

City of Albany
Planning and Zoning Commission
Minutes June 23, 2009, Meeting

Note: These minutes are subject to Planning and Zoning Commission approval. The minutes are not verbatim. An audiotape of the meeting is available for public review.

Regular Meeting

1. Call to order

The meeting of the Planning and Zoning Commission was called to order by Vice Chair Gardner, in the Albany Community Center at 7:30 p.m. on Tuesday, June 23, 2009.

2. Pledge of Allegiance

3. Roll Call

Present: Arkin, Gardner, Moss, Panian

Absent: Maass

Staff present: Planning Manager Jeff Bond, Associate Planner Amber Curl, Planning Clerk Amanda Bennett

4. Consent Calendar

a. 1504 Beverly Place. Planning Application 09-028. Design Review. Front Yard Parking Exception.

Request for design review approval to allow a 656 sq. ft. two-story addition to an existing single-family home. A parking exception is also requested to allow the second required parking space in the front yard.

Staff recommendation: continue to July 14, 2009, meeting due to error in public notice.

b. Minutes from the May 12, 2009 meeting.

Staff recommendation: approve.

Planning Manager Bond reported there was an error in the public noticing for item **4a** and this item would be postponed.

Item 4b:

Vice Chair Gardner noted the third line of page two should read "wanted" rather than "wasted."

Commissioner Arkin moved approval as corrected. Commissioner Panian seconded. Commissioner Moss noted he would abstain.

Vote to approve item **4b**:

Ayes: Arkin, Gardner, Panian

Nays: None

Motion passed, 3-0.

5. Public Comment on Non-Agenda Items

There was no public comment.

6. Discussions and Possible Action on Matters Related to the Following Items

a. Review of Draft Housing Element.

Staff recommendation: take public testimony, provide direction to staff on appropriate revisions, and recommend referral to the City Council prior to sending draft document to the State Department of Housing and Community Development.

Associate Planner Curl delivered the staff report. Commissioner Panian noted City Attorney Zweben's and City Council Member Javandel's names were misspelled on page three. Vice Chair Gardner opened the public hearing.

Adria Anne Marie, San Carlos Avenue, asked why we should build more housing when the schools were already overcrowded. Clay Larson, Albany resident, asked whether secondary unit parking requirements were ministerial or not. He thought the financial analysis should be required for a density bonus. He also saw a contradiction in the number of units. Patricia Morrison asked whether there would be an opportunity to comment on individual applications. Vice Chair Gardner explained that individual applications would go through the normal process. No one else wished to speak. Vice Chair Gardner closed the public hearing.

Commissioner Panian suggested talking about parking less or providing actual code citation. He also noted the date the residential design guidelines were adopted could be added. Commissioner Moss wanted mandated issues like parking referenced as such. He thought parking might need to be revisited. Vice Chair Gardner indicated she would turn in written comments.

Commissioner Arkin found page five missing an "s," and suggested adding percentages on the tables on pages six and nine. On page 27 he had a question about where the mobile homes that were reduced had been located. He asked whether the table on page 25 could go back further. He wanted to see the tract boundaries on the sites inventory map. On promoting secondary units, he suggested an amnesty program and adding secondary units as permitted uses in R-2 and R-3.

Commissioner Arkin moved referral to City Council incorporating the discussion. Commissioner Panian seconded.

Vote to refer item **6a**:

Ayes: Arkin, Gardner, Moss, Panian

Nays: None

Motion passed, 4-0.

7. Announcements/Communications:

- a. **Update on City Council actions related to Planning and Zoning**
- b. **Next regularly scheduled Planning and Zoning Commission hearing scheduled for July 14, 2009.**

8. Future Planning and Zoning Commission Meeting Agenda Items:

- a. **Next regular meeting: Tuesday, July 14, 2009, 7:30 p.m.**

9. Adjournment

The meeting was adjourned at 8:22 p.m.

Next regular meeting: Tuesday, July 14, 2009, 7:30 p.m.

Submitted by:

Amber Curl
Associate Planner