



PLANNING AND ZONING COMMISSION
REGULAR MEETING

Albany Community Center, 1249 Marin Avenue
Tuesday, May 27, 2008, 7:30 pm

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**

4. **CONSENT CALENDAR**
(Consent Calendar items are considered to be routine and will be enacted by one motion. By approval of the Consent Calendar, the staff recommendations will be adopted unless otherwise modified by the Commission. There will be no separate discussion on these items unless a Commission Member or a member of the audience requests removal of the items from the Consent Calendar.)
 - a. **Minutes from the April 8, 2008 meeting.**
Staff recommendation: approve.

 - b. **1166-1170 Solano Ave. Planning Application 08-021. Parking Exception.** A request for a Parking Exception to allow the waiver of the two additional parking spaces that would be required due to the restaurant expansion.
Staff recommendation: approve.

 - c. **1100 Portland Avenue and 701-705 San Pablo Avenue. Planning Application 07-083. Condominium Conversion.** A request for approval of a Condominium Conversion to allow 12 existing apartment units and two retail commercial spaces to be converted into condominiums.
Staff recommendation: approve.

 - d. **727 San Pablo Avenue. Planning Application 08-036. Approval of Minor Exterior Alteration.** A request for approval for installation of a gate into the parking lot at 727 San Pablo Avenue.
Staff recommendation: approve.

5. **PUBLIC COMMENT**
For persons desiring to address the Commission on an item that is not on the agenda please note that each speaker is limited to three (3) minutes. The Brown Act limits the Commission ability to take and/or discuss items that are not on the agenda; therefore, such items are normally referred to staff for comment or to a future agenda.

6. **DISCUSSIONS & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS**
 - a. **1157 Brighton Avenue and 420 Cornell Avenue. Planning Application 07-079. Design Review.** Request for a Design Review approval on an application to construct a new two-story, multi-family building.
Staff recommendation: approve.

- b. 908 Ventura. Planning Application 07-081. Design Review. Conditional Use Permit.** A request for Design Review approval to allow a 923sq.ft. second-story addition to an existing single-family home. A Conditional Use Permit is also requested to allow the extension of a nonconforming (northern) wall.
Staff recommendation: provide direction to the applicant on appropriate revisions to the project and approve it subject to staff review and approval.
- c. 905 Carmel. Planning Application 08-019. Design Review.** Request for Design Review approval to allow a 609sq.ft. second-story addition to an existing single-family home.
Staff recommendation: approve.
- d. 1020 Curtis. Planning Application 07-042. Review for compliance with Conditions of Approval** (two-story addition to an existing single-family home).
Staff recommendation: provide direction to applicant on appropriate revisions or approve as proposed.
- e. 701-705 Hillside. Status Report on Implementation of Planning Application 05-025.**
Discussion of implementation of project originally approved in 2004 to construct two single family homes.
Staff recommendation: discuss and provide direction to staff and applicant on appropriate "next steps" if needed.
- f. Study Ordinance regarding Tobacco-Related Retail Establishments**
Staff recommendation: discuss and provide direction to staff and/or recommendation to City Council on study of the need for regulations regarding the sale of tobacco productions.

7. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION

- a. Update on Waterfront Planning
- b. Update on City Council actions related to Planning and Zoning
- c. Reminder of Design Review Guidelines work session on Tuesday, June 17, 2008, 7:00 at the Albany Community Center.

8. FUTURE PLANNING AND ZONING COMMISSION MEETING AGENDA ITEMS

(Staff discussion and Commission member announcement of status of previous agenda items and requests for future agenda items. No public comment will be taken on requests for future agenda items).

- a. Next Regular Meeting: Tuesday, June, 10, 2008, 7:30 p.m.

9. ADJOURNMENT

The Commission/Committee/Board packet is available for public inspection at the Albany Community Center/Library, Fire Department and City Hall. The agenda and supporting staff reports can be found on our web page at www.albanyca.org.

Please note that if you provide your name and address when speaking before the Commission/Committee/Board it will become part of the official public record, which will be posted on the Internet.