

City of Albany
Planning and Zoning Commission
Minutes May 25, 2010, Meeting

APPROVED

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 Moss, in the City Council Chambers at 7:30 p.m. on Tuesday, May 25, 2010.

2. Pledge of Allegiance

3. Roll Call

Present: Arkin, Maass, Moss, Panian

Absent: Gardner

Staff present: Planning Manager Jeff Bond, Planning Clerk Amanda Bennett

4. Consent Calendar

a. Minutes from the March 9, 2010 Regular Commission Meeting.

Recommendation: Approve.

b. Minutes from the March 23, 2010 Regular Commission Meeting.

Recommendation: Approve.

- c. 423 San Pablo. Planning Application 09-031. Conditional Use Permit.** The applicant requests City approval to allow the removal of the existing wireless communication antennas located on an existing 65-foot high monopole and replacement with new antennas. The Commission opened the public hearing on the application at the April 27, 2010 meeting and continued action to the May 25, 2010 Commission meeting. Subsequently, the applicant has requested an extension to the June 22, 2010 Commission meeting.

Recommendation: continue the public hearing to June 22, 2010. No substantive commission discussion recommended at this time.

- d. 913 Carmel. Planning Application 10-028. Design Review, Conditional Use Permit and Front Yard Parking Exception.** The subject property is a 4,400 square foot lot with a 1,548 square foot single-family home. The applicant is requesting approval to allow a 632 square foot second story addition to the rear of the home. One parking space will be provided in the existing garage and a front yard parking exception is required to accommodate the required second off-street parking space.

Recommendation: continue the public hearing to June 8, 2010.

It was noted item **4a** was not included in the packet. Commissioner Arkin noted he would abstain from the vote on item **4b** because he had not attended that meeting. Commissioner Panian moved approval of consent calendar items **4b**, **4c**, and **4d**. Commissioner Maass seconded.

Vote to approve items **4b**, **4c**, and **4d**:

Ayes: Arkin, Maass, Moss, Panian

Nays: None

Motion passed, 4-0.

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. **950 Tulare. Planning Application 10-017. Design Review.** The subject property is a 5,720 square foot lot with a 1,429 square foot single-family one-story home and detached garage. The applicant is requesting approval to allow a 437 square foot addition to the rear of the home.

Recommendation: approval

Planning Manager Bond delivered the staff report. Vice Chair Moss opened the public hearing and invited the applicant to make a presentation. Mark Compton, the property owner, was available to answer questions. No one wished to speak. Chair Moss closed the public hearing.

Commissioner Arkin found the project handsome and appropriate. Commissioner Maass had no problem. Commissioner Panian agreed it was fairly modest. He asked whether the fence conflicted with the determination of the "front." Planning Manager Bond recommended a condition requiring design review of any future fencing. Commissioner Panian moved approval with the added condition. Commissioner Arkin seconded.

Vote to approve item **6a**:

Ayes: Arkin, Maass, Moss, Panian

Nays: None

Motion passed, 4-0.

Findings. 950 Tulare

Findings for Design Review approval (Per section 20.100.050.E of the AMC)

Required Finding	Explanation
1. <i>The project conforms to the General Plan, any applicable specific plan, applicable design guidelines adopted by the City of Albany, and all applicable provisions of this Chapter.</i>	<i>The General Plan designates this area for residential development. Additionally, the project meets City zoning standards for location, intensity and type of development.</i>
2. <i>Approval of project design is consistent with the purpose and intent of this section, which states "designs of projects...will result in improvements that are visually and functionally appropriate to their site</i>	<i>The proposal is in scale and harmony with existing development in the vicinity of the site. The architectural style, design and building materials are consistent with the existing dwelling and with the City's Residential Design Guidelines. The</i>

<p><i>conditions and harmonious with their surroundings, including natural landforms and vegetation. Additional purposes of design review include (but are not limited to): that retention and maintenance of existing buildings and landscape features are considered; and that site access and vehicular parking are sufficient."</i></p>	<p><i>proposed project will provide safe and convenient access to the property for both vehicles and pedestrians.</i></p>
<p>3. <i>Approval of the project is in the interest of public health, safety and general welfare.</i></p>	<p><i>The proposed project will not be detrimental to the health, safety, convenience and welfare of those in the area and would not adversely impact property, improvements or potential future development in the area.</i></p>
<p>4. <i>The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.</i></p>	<p><i>The project as designed is in substantial compliance with the standards as stated, including access, architecture, natural features, coordination of design details, retention and maintenance of buildings, and privacy.</i></p>

- b. **808 Cerrito. Planning Application 10-022. Design Review.** The subject property is a 6,500 square foot lot with a 1,517 square foot single-family one-story home and detached studio/garage. The applicant is requesting approval to allow a 615 square foot addition to the rear of the home.

Recommendation: approval

Planning Manager Bond delivered the staff report. Vice Chair Moss opened the public hearing and invited the applicant to make a presentation. Chris Kent, the property owner, was available to answer questions. Unidentified neighbor to the north was glad he was willing to modify the design, reducing the height by one to two feet. No one else wished to speak. Chair Moss closed the public hearing.

Commissioner Arkin thought the revision would improve the proportions of the design. Commissioner Maass agreed. Commissioner Panian was concerned about lack of window details. He hoped they would match existing. He wanted to see the bracket detail repeated. Second floor blank wall, windows oddly positioned--change interior layout?

Vice Chair Moss noted the West elevation was not drawn correctly--wall looked huger than it was because the ground was up higher. Mr. Kent explained there would be a retaining wall. Vice Chair Moss noted the roof was also not shown correctly--hip instead of gable. The awning windows did not match—should be replaced with single- or double-hung. Vents should be made more in character with the existing.

Commissioner Arkin moved approval with revision to gable (ridge centered over pairs of east and west windows); brackets similar to existing, east and west; gable roof vents to be coordinated with existing house; and a net reduction in plate height of eighteen inches as

presented by the applicant. Commissioner Maass seconded.

Vote to approve item **6b**:

Ayes: Arkin, Maass, Moss, Panian

Nays: None

Motion passed, 4-0.

Findings. 808 Cerrito

Findings for Design Review approval (Per section 20.100.050.E of the AMC)

Required Finding	Explanation
1. <i>The project conforms to the General Plan, any applicable specific plan, applicable design guidelines adopted by the City of Albany, and all applicable provisions of this Chapter.</i>	<i>The General Plan designates this area for residential development. Additionally, the project meets City zoning standards for location, intensity and type of development.</i>
2. <i>Approval of project design is consistent with the purpose and intent of this section, which states “designs of projects...will result in improvements that are visually and functionally appropriate to their site conditions and harmonious with their surroundings, including natural landforms and vegetation. Additional purposes of design review include (but are not limited to): that retention and maintenance of existing buildings and landscape features are considered; and that site access and vehicular parking are sufficient.”</i>	<i>The proposal is in scale and harmony with existing development in the vicinity of the site. The architectural style, design and building materials are consistent with the existing dwelling and with the City’s Residential Design Guidelines. The proposed project will provide safe and convenient access to the property for both vehicles and pedestrians.</i>
3. <i>Approval of the project is in the interest of public health, safety and general welfare.</i>	<i>The proposed project will not be detrimental to the health, safety, convenience and welfare of those in the area and would not adversely impact property, improvements or potential future development in the area.</i>
4. <i>The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.</i>	<i>The project as designed is in substantial compliance with the standards as stated, including access, architecture, natural features, coordination of design details, retention and maintenance of buildings, and privacy.</i>

- c. **962 Ordway. Planning Application 10-025. Design Review.** The subject property is a 4,600 square foot lot with a 1,498 square foot single-family home. The applicant is

requesting design review approval to allow a 968 square foot second story addition to the rear home.

Recommendation: approval

Planning Manager Bond delivered the staff report. Vice Chair Moss opened the public hearing and invited the applicant to make a presentation. Howard McNenny, project architect, and Robert Colah, property owner, were available to answer questions. No one else wished to speak. Chair Moss closed the public hearing.

Commissioner Panian noted this would be large, but lower. Concerns about window proportions and arrangements not in character. Commissioner Maass felt it was appropriate. Commissioner Arkin recommended more height on the windows under the gable on the street elevation. Vice Chair Moss liked the project and agreed more detail on the gable ends would be appropriate. Commissioner Panian moved approval with gable vent on front of addition, larger, taller windows, possibly a pair of double-hung. Commissioner Maass seconded.

Vote to approve item **6c**:

Ayes: Arkin, Maass, Moss, Panian

Nays: None

Motion passed, 4-0.

Findings. 962 Ordway

Findings for Design Review approval (Per section 20.100.050.E of the AMC)

Required Finding	Explanation
<p>1. <i>The project conforms to the General Plan, any applicable specific plan, applicable design guidelines adopted by the City of Albany, and all applicable provisions of this Chapter.</i></p>	<p><i>The General Plan designates this area for residential development. Additionally, the project meets City zoning standards for location, intensity and type of development.</i></p>
<p>2. <i>Approval of project design is consistent with the purpose and intent of this section, which states "designs of projects...will result in improvements that are visually and functionally appropriate to their site conditions and harmonious with their surroundings, including natural landforms and vegetation. Additional purposes of design review include (but are not limited to): that retention and maintenance of existing buildings and landscape features are considered; and that site access and vehicular parking are sufficient."</i></p>	<p><i>The proposal is in scale and harmony with existing development in the vicinity of the site. The architectural style, design and building materials are consistent with the existing dwelling and with the City's Residential Design Guidelines. The proposed project will provide safe and convenient access to the property for both vehicles and pedestrians.</i></p>

<p>3. <i>Approval of the project is in the interest of public health, safety and general welfare.</i></p>	<p><i>The proposed project will not be detrimental to the health, safety, convenience and welfare of those in the area and would not adversely impact property, improvements or potential future development in the area.</i></p>
<p>4. <i>The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.</i></p>	<p><i>The project as designed is in substantial compliance with the standards as stated, including access, architecture, natural features, coordination of design details, retention and maintenance of buildings, and privacy.</i></p>

7. Announcements/Communications:

- a. **Update on City Council agenda items related to Planning and Zoning activities.**

8. Future Planning and Zoning Commission Meeting Agenda Items:

- a. **Special study session of the Planning and Zoning Commission to discuss the proposed Safeway grocery store scheduled for Thursday, June 3, 2010.**
- b. **Next Regular Planning and Zoning Commission hearing scheduled for June 8, 2010.**

9. Adjournment

The meeting was adjourned at 8:30 p.m.

Next regular meeting: Tuesday, June 8, 2010, 7:30 p.m.

Submitted by:

Jeff Bond
Planning Manager