

City of Albany
Planning and Zoning Commission
Approved Minutes January 11, 2011, 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 Moss, in the City Council Chambers at 7:30 p.m. on Tuesday, January 11, 2011.

2. Pledge of Allegiance

3. Roll Call

Present: Arkin, Maass, Moss, Panian

Absent: None

Staff present: Community Development Director Anne Chaney, Planning Manager Jeff Bond, Planning Clerk Amanda Bennett

Planning Manager Bond announced Chair Gardner had resigned and there was now a vacancy on the Commission.

4. Consent Calendar

a. Resolution of Appreciation to Andrea Gardner for Service on the Planning and Zoning Commission.

Recommendation: Approve.

b. Minutes from the June 3, 2010 Special Commission Meeting.

Recommendation: Approve.

c. Minutes from the October 12, 2010 Regular Commission Meeting.

Recommendation: Approve.

d. Minutes from the October 26, 2010 Regular Commission Meeting.

Recommendation: Approve.

e. Minutes from the November 9, 2010 Regular Commission Meeting.

Recommendation: Approve.

Commissioner Arkin stated he was absent on June 3rd and October 26th, so he would abstain from those votes; and he noted the October 26th set had the date October 12th on the headers. Commissioner Arkin moved approval. Commissioner Maass seconded.

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

Ayes: Arkin, Maass, Moss, Panian

Nays: None

Motion passed, 4-0 (3-0 for items **4b** and **4d**).

Commissioner Arkin read item **4a**, Resolution of Appreciation for Andrea Gardner, aloud.

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. **1614 Sonoma. Planning Application #10-065. Design Review.** The applicant is requesting Design Review approval to add 344 square feet to the second floor at the rear of the home.

Recommendation: provide direction to applicant and staff and continue action to a future meeting.

Planning Manager Bond delivered the staff report. Vice Chair Moss opened the public hearing and invited the applicant to make a presentation. Lillian Mitchell, the project architect, was available to answer questions. Celia Boyer, owner of neighboring house, was concerned about loss of light and privacy. Sabrina Zerkil, neighbor, was concerned about loss of privacy and view. No one else wished to speak. Vice Chair Moss closed the public hearing.

Commissioner Arkin noted the FAR was close to the maximum; therefore closer attention to the design was necessary. He noted there was no view ordinance. He had a suggestion for bring the flap over the bathroom window down a foot; it would not cause a loss of much space and could allow a lower roofline. He could approve the height.

Commissioner Maass thought the bedroom could be smaller. Commissioner Panian noted there was no privacy ordinance. He wanted a coherent, low-impact project. He was a little uncomfortable with the height, especially because it was a large lot and on a hill. He wondered if the height of the gable could be reduced. The lower deck could be minimized. Closet sizes could be reduced. He did not want a roof height exception.

Vice Chair Moss suggested bringing the closet in two feet. He could approve the height. He hoped that some of the neighbors' concerns could be addressed. Commissioner Arkin recommended obscure glass for the east window of the bathroom. Vice Chair Moss agreed the lower part of the window could be obscure and the upper part clear.

Commissioner Arkin moved continuation. Commissioner Panian seconded.

Vote to continue item **6a**:

Ayes: Arkin, Maass, Moss, Panian

Nays: None

Motion passed, 4-0.

- b. 933 Talbot. Planning Application 10-050. Design Review, Variance & Parking Exception.** The applicant is requesting Commission feedback on the feasibility of future approval of a variance to the City's side yard setback requirements on the north side of the residence.

Recommendation: Study Session only. No action by the Commission will be taken at this meeting.

Planning Manager Bond delivered the staff report. Vice Chair Moss opened the public hearing and invited the applicant to make a presentation. Dan Garfin, the property owner, was available to answer questions. Rick Olivera, neighbor, was okay with the first floor extension, but was concerned about the possible impact of the second story. No one else wished to speak. Vice Chair Moss closed the public hearing.

Commissioner Panian noted variances were for unique sites--oddly shaped, topographical challenges. He thought it would be impossible to make the findings for a variance. It would be easier to make findings to waive the parking spaces. Commissioner Maass agreed. Commissioner Arkin agreed about the variance. With the addition pulled back from the property line, windows could be added. Vice Chair Moss noted since the driveway was not useable, the driveway side of the house could move closer to the other property line.

- c. 1030-1130 San Pablo Avenue (University Village). Planning Application #07-100. Planning Application 10-050. Design Review & Parking Exception.** A request for rezoning, subdivision, affordable housing agreement, planned unit development, conditional use permit, design review and parking exception for a new grocery store and mixed-use development at a site owned by the University of California.

Recommendation: Study Session only. No action by the Commission will be taken at this meeting.

Commissioner Arkin recused himself due to proximity to his home and office, and excused himself from the remainder of the meeting. Planning Manager Bond delivered the staff report. Vice Chair Moss opened the public hearing and invited the applicant to make a presentation. Kevin Hufferd, UC Berkeley, began a presentation. Peter Waller, the project architect, continued the presentation. John Cicarelli, Bill Pomerantz, Senior Living Consultant, and Bob LaLanne, continued the presentation.

Preston Jordan, Albany Strollers and Rollers, stated the cyclist route from Dartmouth to the Whole Foods would be hazardous. He recommended switching the store and the senior housing. He noted the ball fields were limiting the project. Mara Duncan, Albany resident, was concerned about the sustainability of the project and about changing the zoning without being sure what was coming. She thought the whole UC Berkeley property should have been reviewed together. Signe Madison, Albany resident, opined a Whole Foods would not be good for sustainability and meeting CAP goals.

Jackie Hermes Fletcher, Albany resident, was concerned about traffic, pollution from exhaust, loss of business for smaller markets, and a large development not being green. She recommended turning the space into a park or garden. Francesco Papalia, Albany resident, opined this was a spectacular opportunity to develop senior housing and a grocery store on a

main artery. He said it would be great for seniors, and people who drove by and shopped to the north or south would shop in Albany instead. Also, this would be a grocery store in walking and bicycling distance for underserved Albany neighborhoods.

Miley Urbancek, Village Residents Association, was supportive, but had concerns about parking, traffic, and piecemeal development of the Gill Tract. Brian Parcell, Albany resident, expected the ball fields to remain. He was concerned about a planned pathway through the ball fields. He hoped the water mains that ran under the proposed store site would be moved. He recommended making Jackson Street a one-way street. In general he supported the project.

Ed Fields, Albany resident, agreed there were positives about the project, but there were major impacts. He hoped the Commissioners would look at the alternatives. Did UC Berkeley approach any smaller markets, like Natural Foods Grocery Company? He opposed rezoning, especially of the senior housing site--it would not need commercial zoning. He hoped some of the senior units would be affordable housing. Rodney Thomas, Albany resident, recommended making Monroe between the senior housing and Whole Foods into retail with a cafe, etc. No one else wished to speak. Vice Chair Moss closed the public hearing.

Commissioner Maass wanted some of the senior units to be affordable housing. The PUD should have exceptional amenities for the community. In addition to the creek restoration, there should be other amenities. Commissioner Panian was uncomfortable with rezoning for one project. On the other hand, the property had one owner and was an unusual shape, so the current split between the SPC and R2 zones looked arbitrary. Regarding the PUD idea, he noted open space should be maximized.

Vice Chair Moss did not have a problem with the PUD or the rezoning. He wanted assurances that there would be senior housing before the rezoning. He wanted some idea of the future of the ball fields and the Gill Tract. Commissioner Panian wanted to see the Master plan before any zoning change. Zoning change could include rezoning of some of the land as open space.

Peter Waller representing the applicant stated a request for project-specific rezoning and summarized public amenities in the project including creek restoration, wider sidewalks, and open space for senior housing

7. Announcements/Communications:

- a. Update on City Council agenda items related to Planning and Zoning activities.
- b. Review of status of major projects and scheduling of upcoming agenda items

8. Future Planning and Zoning Commission Meeting Agenda Items:

- a. Next Regular Planning and Zoning Commission hearing scheduled for January 25, 2011. In addition to regular business, the selection of Chair and Vice Chair will be agendized for this meeting.
- b. January 31, 2011 Commission and Committee Training, 7:30 pm, City Council Chambers.
- c. Codornices Creek Project Phase III Ribbon Cutting, Friday, February 11, 2011, 12:00 - 1:30.

- d. Please note that the Regular Planning and Zoning Commission scheduled for February 22, 2011 will be rescheduled to February 23, 2011 due to the President's Day Holiday.

9. Adjournment

The meeting was adjourned at 11:10 p.m.

Next regular meeting: Tuesday, January 25, 2011, 7:30 p.m.

Submitted by:

Jeff Bond
Planning Manager