

City of Albany
Planning and Zoning Commission
Approved Minutes June 14, 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 Chair Moss, in the City Council Chambers at 7:30 p.m. on Tuesday, June 14, 2011.

2. Pledge of Allegiance

3. Roll Call

Present: Arkin, Maass, Moss, Panian

Absent: Eisenmann

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

4. Consent Calendar

a. Minutes from the May 10, 2011 Regular Commission Meeting.

Recommendation: Approve.

Commissioner Arkin moved approval of the consent calendar. Commissioner Maass seconded.

Vote to approve item **4a**:

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. 979 San Pablo. Planning Application #11-026. Conditional Use Permit.** The subject property is a 4,000 square foot two-story building with existing ground floor retail and vacant second story most recently used as office space. The applicant is requesting a conditional use permit to allow a Turkish educational and cultural center.

Recommendation: Approve.

Planning Manager Bond delivered the staff report. Chair Moss opened the public hearing and invited the applicant to make a presentation. Oytun Eskiyenenturk, President of Bay Area Cultural Connections, the applicant, was available to answer questions. Margo Wexler, Kains Avenue, supported the application. Vic Molosovic, owner of the parking lot next door wanted to know how many people would need to park. Mr. Eskiyenenturk noted events would be in the evenings, average attendance was 30, and a large event would be 60. No one else wished to speak. Chair Moss closed the public hearing.

Commissioner Maass could support the application. Commissioner Arkin and Commissioner Panian agreed. Chair Moss agreed. Commissioner Arkin moved approval. Commissioner Maass seconded.

Vote to approve item 6a:

Ayes: Arkin, Maass, Moss, Panian

Nays: None

Motion passed, 4-0.

Findings. 979 San Pablo.

Findings for Conditional Use Permit approval (Per section 20.100.030.D of the AMC)

Required Finding	Explanation
<p>1. <i>Necessity, Desirability, Compatibility.</i> <i>The project’s size, intensity and location of the proposed use will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.</i></p>	<p><i>The General Plan designates this area for commercial uses. Additionally, the existing building meets City zoning standards for location, intensity and type of development.</i></p>
<p>2. <i>Adverse Impacts.</i> <i>The project’s use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or physically injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:</i></p> <ul style="list-style-type: none"> a. <i>The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;</i> b. <i>The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;</i> c. <i>The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;</i> d. <i>Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas,</i> 	<p><i>The applicant has agreed to conditions of approval that are expected significantly reduce the potential for noise or other public nuisance impacts on nearby residents and businesses.</i></p>

<i>lighting and signs;</i>	
<p>3. Consistency with Zoning Ordinance, General Plan and Specific Plan. That such use or feature as proposed will comply with the applicable provisions of this Chapter and will be consistent with the policies and standards of the General Plan and any applicable specific plan.</p>	<p>The proposed project compliment existing businesses in the area and bring vitality to this portion of San Pablo Avenue commercial district.</p>

- b. **1500 Solano Avenue (Safeway). Planning Application #08-031. Design Review and Planned Unit Development.** A study session has been scheduled to discuss the CEQA review process associated with an application from Safeway to construct a new grocery store and retail shops totaling approximately 63,411 square feet.
Recommendation: Continue to future date to be determined.

IMPORTANT UPDATE: Safeway has requested that the discussion of their project be rescheduled to a future meeting (exact date TBD). The City and Safeway apologize for any inconvenience this change may cause. For your information, because the public notice had already been sent out, it is standard Commission practice to keep the item on the agenda as a courtesy to members of the public that may attend the meeting. No substantive staff analysis or Commission discussion is anticipated.

Planning Manager Bond explained the reschedule. Chair Moss opened the public hearing and invited speakers. Clay Larson, Albany resident, had a question about the process; he expected a PUD. Chair Moss recused himself due to proximity to his residence. Mr. Larson continued, stated more findings were required for a PUD than for a CUP. Setback and daylight plane not addressed. There was supposed to be a significant amenity. He recommended looking at PUD issues sooner rather than later. Robert Derozai, Sr. Planner for AC Transit, wanted to be sure the transit planning for accessible bus stops was addressed. No one else wished to speak. Chair Moss closed the public hearing.

7. Announcements/Communications:

- a. **City of Albany Planning and Zoning Update “E-Notification”**
- b. **Update on City Council agenda items related to Planning and Zoning activities.**
- c. **Review of status of major projects and scheduling of upcoming agenda items**

8. Future Planning and Zoning Commission Meeting Agenda Items:

- a. **Special Planning and Zoning Commission hearing scheduled for Wednesday, June 22, 2011 on the University Village Mixed Use Project.**
- b. **Next Regular Planning and Zoning Commission hearing scheduled for Tuesday, June 28, 2011.**

9. Adjournment

The meeting was adjourned at 8:00 p.m.

Next regular meeting: Tuesday, June 28, 2011, 7:30 p.m.

Submitted by:

Jeff Bond
Planning Manager