

**CITY OF ALBANY
PLANNING AND ZONING AGENDA
STAFF REPORT**

Agenda date: 4/10/2012
Prepared by: ALH

ITEM: 4B

SUBJECT: PA 12-014: Table Tennis Club at 533 San Pablo Parking Exception- The applicant is seeking approval of a parking exception for eleven (11) parking spaces for a new table tennis club at 533 San Pablo Ave. The club will provide table tennis lessons as well as facilities for players to practice. The building is approximately 3,500 sq. ft. and requires eleven (11) parking spaces pursuant to the Albany Municipal Code. Currently, the building has no off-street parking. The business will have two employees and approximately ten students at a time. The business will be open 3:30pm-10pm Monday-Friday, and 10am-6pm on Saturdays & Sundays. Participants are primarily school age children who will be dropped off by a parent or walk to the facility.

SITE: 533 San Pablo Ave.

APPLICANT/OWNER: Benny Wong

ZONING: San Pablo Commercial (SPC)

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the request for parking exception, subject to the attached findings and Conditions of Approval.

BACKGROUND/PROJECT DESCRIPTION

The subject property is a 3,500 square foot single-story building surrounded by existing commercial uses. The applicant is requesting approval of a parking exception to allow an instructional table tennis club at 533 San Pablo Ave. The facility is currently vacant and was once used as a dance rehearsal space for Albany High School. No substantial physical changes to the building are proposed. City standards typically require eleven (11) off street parking spaces for an instructional service use, (1 space/300 sq. ft.) No off-street parking is available for the proposed use. Thus, a parking exception is required.

ENVIRONMENTAL ANALYSIS

Staff has determined that the proposed project is categorically exempt from the requirements of CEQA per Section 15303, "New Construction or Conversion of Small Structures" of the CEQA Guidelines, which exempts small additions.

DISCUSSION OF KEY ISSUES

The application supports one of the city's economic development objectives, which is to encourage occupancy of existing commercial spaces with businesses that serve the community. The proposed table tennis club is expected serve local residents, particularly children in the community. The principle issue with the proposed use is that the property does not have any off-street parking. Thus, employees, students, and parents of students, will use street parking. There will be two employees. It is expected that parents will drop off students at this location for lessons and pick them up after lessons are completed. It should also be noted that the applicant selected this location as it is within walking distance of Albany Middle School and Albany High School, making it accessible for students to walk to the facility. The business will be open 3:30pm-10pm Monday-Friday, and 10am-6pm on Saturdays & Sundays.

In order to evaluate street parking capacity, staff conducted a parking survey on Monday, March 26, 2012 between 4pm-5pm. This particular time was selected to capture the parking demands of the after school hours as that are expected to be the peak time for business. As is generally the pattern throughout the City, the survey found that customer parking is generally available on commercial streets. At the time the survey was conducted, on-street parking was available in front of the business, on San Pablo Ave., from the site to the corner of Brighton Ave. The specific results of the parking survey within 500 feet of 533 San Pablo is detailed below.

Street	Available Spaces	Total	% Available
Brighton	15	25	60%
Garfield	16	32	50%
Kains	21	55	38%
San Pablo Ave.	33	59	56%
Adams	40	59	68%
Clay	8	23	35%
Overall Total	133	253	53%

Attachments:

1. Analysis of Zoning Requirements
2. Findings for Project Approval
3. Conditions of Approval
4. Project Application
5. Aerial Image of Parking Area
6. Letter from Applicant

ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS

20.12 Zoning Districts and Permitted Uses

General Plan: Community
Zoning: San Pablo Commercial (SPC)

20.16 Land Use Classifications

Restaurant

Surrounding	North - SPC	East - R-3
Property Use	South - SPC	West - SPC

20.20.080 Secondary Residential Units.

Not applicable.

20.24.020 Table of Site Regulations by District.

Not applicable.

20.24.030 Overlay District Regulations.

Not applicable.

20.24.040 Hillside Residential Regulations.

Not applicable.

20.24.050 Floor-Area-Ratio.

Not applicable.

20.24.060 Setback Areas, Encroachments.

Not applicable.

20.24.100 Distances between Structures.

Not applicable.

20.24.110 Fences, Landscaping, Screening.

Not applicable.

20.24.130 Accessory Buildings.

Not applicable.

20.28 Off-Street Parking Requirement.

See Summary of Key Issues.

20.40 Housing Provisions

Not applicable.

20.44 Non-conforming Uses, Structures and Lot

Not applicable.

20.48 Removal of Trees

Not applicable.

20.52 Flood Damage Prevention Regulations

Not applicable.

20.100.030 Use Permits.

Not applicable.

20.100.040 Variances.

Not applicable.

20.100.010 Common Permit Procedures.

Public notice of this application was mailed on March 30, 2012, in the form of mailed notice, to property owners and occupants within a 300-foot radius, and posted in three locations.

20.100.050 Design Review.

Not applicable.

ATTACHMENT 2 - FINDINGS

Findings for Parking Exceptions (Per section 20.28.040.B.5 of the AMC)

<i>Required Finding</i>	<i>Explanation</i>
<i>1. On the basis of a survey of comparable situations, parking demand for the proposed use or uses will be less than the required number of spaces.</i>	The City requirements are for 11 off-street parking spaces. The applicant selected this particular site as it is walking distance from Albany Middle School and Albany High School, making the site accessible for students. Additionally, it is expected that parents who drive students to lessons will be dropping them off and not parking for the duration of lessons.
<i>2. The probable long-term occupancy of the property or structure, based on the project design, will not generate substantial additional parking demand.</i>	The patron-driven demand for parking is expected to be short term and peak at after school hours. In the context of overall parking demand in the business district, the demand generated by the proposed use will not be substantial.
<i>3. Based on a current survey of parking space availability and usage within a five hundred (500)-foot walking distance of the boundary of the site of the subject building, a reduction of the parking requirement will not have a substantial effect on the parking available for neighboring uses.</i>	A survey was conducted on March 26, 2012, and a total of 253 street parking spaces were observed, with 120 occupied and 133 vacant.

ATTACHMENT 3
COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS OF APPROVAL

SPECIAL CONDITION

SP1- The applicant shall install bicycle racks and work with City staff on the placement of the facilities. The City may pay for the installation of the bicycle racks and seek full reimbursement from the applicant for the cost of the racks and installation.

Standard Conditions

1. This Parking Exception approval is for a table tennis club, except as may be modified by conditions herein. Plans include an application submitted by Benny Wong, dated received by the Community Development Department on March 20, 2012, and presented to the Planning and Zoning Commission at its meeting of April 10, 2012.
2. Pursuant to Government Code Section 66474.9, the applicants (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Albany and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application, which action is brought within the time period provide for in Section 66499.37. The City will promptly notify the applicants of any such claim action or proceeding and cooperate fully in the defense.
3. This Parking Exception approval shall expire at the close of business on April 24, 2013, (one year from the date on which this approval becomes effective) unless, before expiration of one year, occupancy is commenced. The Community Development Director may renew the Parking Exception approval for a period up to an additional two (2) years, provided that, at least ten (10) days prior to March 27, 2013, an application for renewal of the approval is filed with the Community Development Department.
4. The applicant shall adopt programs and policies to encourage employees to use transit, carpools, bicycles, etc. to reduce parking impacts on the surrounding neighborhood.

The applicant shall install bicycle racks and work with City staff on the placement of the facilities. The City may pay for the installation of the bicycle racks and seek full reimbursement from the applicant for the cost of the racks and installation.

Appeals: The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council, if such appeal is filed within 14 days of the date of the action. Appeals may be filed in the Community Development Department by completing the required form and paying the required fee. The City Clerk will then schedule the matter for the next available City Council meeting.