

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

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

ITEM: 6A

SUBJECT: The applicant is seeking review and feedback for a proposed boutique auto salon at 1035 Eastshore Freeway (next to Target). The applicant filed an application for a Conditional Use Permit and Design Review and made a formal Design Review submittal to the City in January 2012. The operation is proposed to be a new 8,304 sq. ft. building which will house an auto sales operation. An environmental review pursuant to CEQA has been prepared and will be circulated for public review in the near future. This is a study session and no action will be taken. Feedback will be provided to the applicant and the project will be re-noticed for formal action at a later date.

PROPERTY OWNER: Tim Southwick, President of Toyota of Berkeley

APPLICANT: Phillip Banta, Phillip Banta & Associates Architecture

SITE: 1035 Eastshore Freeway

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission receive the design for the proposed auto salon at 1035 Eastshore Freeway and provide design feedback to the applicant and staff.

BACKGROUND

The Planning & Zoning Commission previously reviewed the preliminary application submittal on November 8, 2011. At that time, the Commission agreed that they supported an auto sales use at this location and would evaluate a full submittal and environmental document at a later date.

After that meeting a letter was prepared outlining the next steps and anticipated timeline for review. (See Attachment 2) This letter included details about the preparation of an initial study and future review. It was expected that a draft initial study would be completed in the spring and ready for circulation. At the present, a draft document is nearly completed with minor revisions being included. Once this is complete, the document will be circulated for public comment. Due to the proximity of the subject site to a Caltrans right of way, a thirty (30) day review period is required pursuant to Section 15073 (a) of the CEQA Guidelines.

This project includes a small auto dealership building of approximately, 8,304 sq. ft., with a sales area of 2,657 sq. ft., a 4,928 sq. ft. service shop area, and a mezzanine area of 719 sq. ft. to be used for storage and utilities. Since a specific user has not yet been identified and the site is considered small by auto sales industry standards, the applicant has referred to the site as a “boutique auto salon” in order to market the site to smaller operators.

SITE LOCATION



ANALYSIS

Design Review

Commission feedback is sought on the preliminary design submittal. The applicant has provided a full Design Review submittal, including site plan and elevation details. The service shop area will be clad in corrugated metal siding and is proposed to be 19' in height. The

maximum building height is 23'6" at the sales area. The building height is appropriate for the location and consistent with neighboring buildings.

The sales area will be glass with sunshades proposed for the exterior walls. The glass walls are setback from exterior columns creating a nice depth to the façade. A standing seam metal roof is proposed for the sales area. The architectural style is complimentary to the neighboring Toyota Service Center and Target store. The image below is a rendering provided by the applicant.



Image 1. Exterior Rendering

Parking Requirements

Parking requirements: Auto sales 1 space/1,000 square feet
Auto repair 1 space/300 square feet

For the proposed business this creates a total of three (3) parking spaces for auto sales and seventeen (17) spaces for auto repair, twenty (20) parking spaces total. There are sixty-three (63) parking spaces shown on the proposed plans. The plans show that approximately forty-one (41) spaces will be designated for vehicle inventory parking. Site access will be shared with the Target from the existing entrance on Eastshore Freeway.

Sign Location

The applicant indicated that he would like to have signage located at the off of the driveway approach, on the south side of the property facing towards I-80. Two pylon sign design options are provided in the plans. Both signs measure 20' in height, though option one is 8' in width and would have two poles. Option two is 10' in width and would have a center pole. It is within the Planning & Zoning Commission's discretion to indicate their preference to the applicant. Conditions will be included to limit excessive banners and flags at the subject site.

Within the surrounding area there are several pylon signs facing the corridor. Toyota of Berkeley, Target, and PetSmart maintain signs close to the right of way. Those existing signs are less than 20 ft. in height.

Use Permit

Section 20.12.040 of the Albany Municipal Code requires a Conditional Use Permit for both auto service and sales. The proposed hours of operation are 7:30 am-7pm, seven (7) days a week. The operation will have nine (9) full-time employees.

Attachments

1. Preliminary Project Plans
2. Letter to the Applicant dated November 23, 2011