

1 construction, operation, and maintenance of new wireless equipment at 1495 Solano
2 Ave.; and

3
4 **WHEREAS**, staff deemed the application incomplete on December 21, 2012;
5 and

6
7 **WHEREAS**, AT&T resubmitted a revised application on February 1, 2013;
8 and

9
10 **WHEREAS**, on February 27, 2013 City staff deemed the application
11 complete; and

12
13 **WHEREAS**, the City retained the services of Peter Gruchawaka, who
14 specializes in telecommunications review for municipalities, to conduct a third-party
15 review of the application;

16
17 **WHEREAS**, on April 10, 2013, Mr. Gruchawka requested additional
18 information to be provided by AT&T; and

19
20 **WHEREAS**, on April 23, 2013 AT&T responded that the information would
21 be provided to a licensed engineer in the State of California retained by the City of
22 Albany pursuant to a Non-Disclosure Agreement; and

23
24 **WHEREAS**, the Planning & Zoning Commission initially reviewed this
25 application request on April 24, 2013 in a duly noticed public hearing and continued
26 the application to a date uncertain pending the following

- 27
28 1. City staff retain a licensed engineer to complete the third party review;
29 2. The applicant make design changes based on Commission discussion and
30 feedback; and

31

1 **WHEREAS**, on April 25, 2013 the City of Albany and AT&T entered into an
2 agreement to extend the FCC Shot Clock deadline to July 31, 2013; and

3
4 **WHEREAS**, staff prepared a contract services agreement with RCC
5 Consultants whose employs a licensed engineer qualified to complete the third party
6 review; and

7
8 **WHEREAS**, the contract services agreement was signed by RCC and the City
9 of Albany on June 3, 2013; and

10
11 **WHEREAS**, on June 4, 2013 RCC Consultants entered into a Non-Disclosure
12 Agreement with AT&T for the additionally requested information to complete the
13 third party review; and

14
15 **WHEREAS**, “Wireless Communication Facility” is defined in Section
16 20.08.020 as follows:

17 *Wireless Communications Facility means any device or system for the*
18 *transmitting and/or receiving of electromagnetic signals, including but not*
19 *limited to radio waves and microwaves, for cellular technology, personal*
20 *communications services, mobile services, paging systems and related*
21 *technologies. Facilities include antennas, microwave dishes, parabolic*
22 *antennas and all other types of equipment used in the transmission and*
23 *reception of such signals; structures for the support of such facilities,*
24 *associated buildings or cabinets to house support equipment, and other*
25 *accessory development; and*

26 **WHEREAS**, a public hearing notice mailed to property owners within 300 ft.
27 of the subject site and was posted in three public places on June 14, 2013 pursuant to
28 Government Code Section 65090 for the Planning & Zoning Commission hearing;
29 and

30

1 **WHEREAS**, on June 26, 2013 the Planning & Zoning Commission held a
2 public hearing, considered all public comments received, the presentation by City
3 staff, the staff report, and all other pertinent documents regarding the proposed
4 request; and

5
6 **WHEREAS**, the Planning and Zoning Commission reviewed and approved
7 the application request at its June 26, 2013 hearing;

8
9 **WHEREAS**, the Planning Commission included the following special project
10 conditions as part of their approval:

- 11 • Condition that emergency generator service be planned for and
12 ideally located on Solano Ave.
- 13
14 • Design Review: that pilasters similar to those between windows be
15 added below the square face of the cell tower and applicant consider
16 the round recess illustrated or arch repeating that of entry below;
17 and

18
19 **WHEREAS**, the application was called up for review by Councilmember
20 Atkinson on July 9, 2013 pursuant to Section 20.100.080(C) (2) (b) of the Albany
21 Municipal Code; and

22
23 **WHEREAS**, no regular City Council meetings are scheduled during the month of
24 August; and

25
26 **WHEREAS**, City staff scheduled the appeal hearing for City Council on
27 September 3, 2013 pursuant to Section 20.100.080 (E) (1) which requires that the
28 appeal be scheduled within thirty (30) days of the initial filing; and

29
30 **WHEREAS**, AT&T filed a lawsuit against the City of Albany alleging FCC
31 Shot Clock violations on August 23, 2013; and

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WHEREAS, the review was scheduled for September 3, 2013 due to the August recess of the City Council; and

WHEREAS, a public hearing notice was mailed to property owners within 300 ft. of the subject site and was posted in three public places on Friday August 23, 2013 for the City Council appeal pursuant to Government Code Section 65090; and

WHEREAS, on September 3, 2013 the City Council held a public hearing, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request;

WHEREAS, Planning and Zoning Code Section 20.100.080.F establishes the following standards for review of appeals:

When reviewing any decision of the Planning and Zoning Commission on appeal, the City Council shall use the same standards for decision making and is required to make findings in accordance with the Municipal Code. The Council may adopt the Planning and Zoning Commission's decision and findings as its own. In either case, the City Council shall have the option to prepare a resolution stating the council's decision or shall render its decision by minute action.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Albany approves application request PA 12-056 and upholds the decision of the Planning & Zoning Commission:

1. FINDINGS FOR EXEMPTION FROM CEQA

1 **Finding:** The project is Categorically Exempt from the California Environmental
2 Quality Act Guidelines pursuant to Section 15303 “New Construction or
3 Conversion of Small Structures”.

4
5 **Evidence:** The proposed application would result in minor changes to the exterior
6 of an existing structure.

7
8 **2. FINDINGS FOR APPROVAL OF DESIGN REVIEW**

9
10 **Findings for Design Review approval (Per section 20.100.050.E of the AMC)**

11
12 1. **Finding Required for Approval:** The project conforms to the General Plan,
13 any applicable specific plan, applicable design guidelines adopted by the City
14 of Albany, and all applicable provisions of this Chapter.

15
16 **Evidence:** The General Plan designates this area for commercial and
17 commercially related development. Additionally, the project meets
18 City zoning standards for location, intensity and type of development.

19
20 2. **Finding Required for Approval:** Approval of project design is consistent
21 with the purpose and intent of this section, which states “designs of
22 projects...will result in improvements that are visually and functionally
23 appropriate to their site conditions and harmonious with their surroundings,
24 including natural landforms and vegetation. Additional purposes of design
25 review include (but are not limited to): that retention and maintenance of
26 existing buildings and landscape features are considered; and that site access
27 and vehicular parking are sufficient.”

28
29 **Evidence:** The proposal is in scale and harmony with existing
30 development in the vicinity of the site. The tower element has been
31 designed to integrate with the existing architecture of the building and

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will be located directly above the main building entrance. This consolidates the antennas to the center of building, reducing the overall footprint and roof-top coverage. Additionally, pilaster details has been incorporated based on Commission conditions of approval.

- 3. **Finding Required for Approval:** Approval of the project is in the interest of public health, safety and general welfare.

Evidence: 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. A third party review has been conducted and a number of conditions of approval requiring signage about radio frequency levels, as well as relocation of the antennas if in future residential development in the controlled radio frequency level areas is constructed, and on-going RF monitoring were incorporated in the Planning & Zoning Commission approval.

- 4. **Finding Required for Approval:** The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.

Evidence: The project as designed is in substantial compliance with the standards as stated, including access, architecture, natural features, coordination of design details, and privacy. The proposed project will not affect the use, drastically affect the aesthetics, or at all the privacy at or around the site.

3. FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT

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1. **Finding Required for Approval:** The size, location and intensity of the project are desirable and compatible with the neighborhood and community.

Evidence: The proposed wireless is located in one of three conditionally permitted zones and will provide additional wireless communication services to city residents and those travelling through the city.

2. **Finding Required for Approval:** The project will not be detrimental to the health, safety, convenience or general welfare of people residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures
- b. 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.
- c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.
- d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

Evidence:

- a. The site is of sufficient size and shape to successfully install/construct the wireless facilities. The antennas will be located on the rooftop of an existing building, covering 5% of the roof top, and will not change the use or dramatically change the aesthetics of the site.

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- b. The project will not have any increased traffic impacts beyond those typical during the initial installation period. A technician will visit the site once every few weeks, and aside from the visits will be self-sufficient unless emergencies arise.
- c. The project will not develop significant new noxious noise, glare, dust or odor emissions beyond those associated with initial construction activities.
- d. The antennas will be completely enclosed within a stealth tower element.

3. **Finding Required for Approval:** 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.

Evidence: The proposed project is otherwise consistent with the City's General Plan zoning standards and requirements relating to wireless facilities.

4. FINDINGS FOR APPROVAL REQUIRED PER SECTION 20.20.100F.5 OF THE ALBANY MUNICIPAL CODE

1. **Finding Required for Approval:** The establishment or expansion of the facility demonstrates a reasonable attempt to minimize stand-alone facilities, is designed to protect the visual quality of the City, and will not have an undue adverse impact on historic resources, scenic views, or other natural or man-made resources.

Evidence: The proposal is in scale and harmony with existing development near the site. The antennas will be contained within a

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stealth tower enclosure. The facility will not change the use or drastically change the aesthetics of the building.

2. **Finding Required for Approval:** All applicable Development Standards in subsection 20.20.100.E. above have been met; or: Finding for an exception to the Development Standards: Strict compliance would not provide for adequate radio-frequency signal reception and that no other alternative solutions which would meet the Development Standards are feasible.

Evidence: The project is consistent with Section 20.20.100 (E) “Development Requirements and Standards” of the Albany Municipal Code.

3. **Finding Required for Approval:** The placement, construction, or modification of a wireless telecommunications facility in the proposed location is necessary for the provision of wireless communication services to Albany residents and businesses, or their owners, customers, guests, or invitees, or other persons traveling in or about the City.

Evidence: The City retained an independent third-party consultant specializing in telecommunications facilities. The overall conclusion of the analysis that there is a coverage gap is consistent with public testimony from citizens and businesses reporting poor AT&T signal strength in the central portion of the City. It was concluded that the project site is a well suited location within the area for AT&T coverage.

4. **Finding Required for Approval:** Finding for establishment of a satellite dish or parabolic antenna exceeding thirty-nine (39) inches in diameter: A

1 smaller or different antenna cannot feasibly accomplish the provider's
2 technical objectives and that the facility will not be readily visible.

3
4 **Evidence:** N/A

5
6 **5. Finding Required for Approval:** Findings for the establishment of a
7 wireless communications facility that is not co-located with other existing
8 or proposed facilities or a new freestanding pole or tower (at least one (1)
9 finding required):

- 10
11 a) Co-location is not feasible;
- 12
13 b) Co-location would have more significant adverse effects on
14 views or other environmental consideration;
- 15
16 c) Co-location is not permitted by the property owner;
- 17
18 d) Co-location would impair the quality of service to the existing
19 facility;
- 20
21 e) Co-location would require existing facilities at the same
22 location to go off-line for a significant period of time; or

23
24 **Evidence:** N/A- There are no existing wireless facilities located within
25 .6 miles of the proposed subject site. The proposed site could
26 accommodate an additional carrier in the future;

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EXHIBIT A
CONDITIONS OF APPROVAL
PLANNING APPLICATION 12-056
CONDITIONAL USE PERMIT & DESIGN REVIEW FOR AT&T
WIRELESS

Special Conditions

1. The applicant shall submit a sample of the roof material at the time of building permit submittal.
2. The applicant shall submit a revised RF report at the time of building permit submittal analyzing the safety of the revised antenna configuration.
3. All roof access doors shall remain locked at all times except during active maintenance by AT&T or authorized building personnel; and
4. AT&T shall place and maintain permanent **RF Notice signs** in English and Spanish on the **roof access doors**. The signage must be a minimum of 8” wide by 12” high, compliant with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol, and content conventions. All such signage shall at all times provide a working local or toll-free telephone number to its network operations center, and such telephone number shall be able to reach a live person who can exert transmitter power-down control over this site as required by the FCC. The location of the sign must be visible to persons immediately prior to entering the roof area; and
5. AT&T shall place and maintain a permanent **RF Notice sign** in English and Spanish on **the BTS platform**. The signage must be a minimum of 8” wide by 12” high, compliant with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol, and content conventions. All such signage shall at all times provide a working local or toll-free telephone number to its network operations center, and such telephone number shall be able to reach a live person who can exert transmitter power-down control over this site as required by the FCC. The location of the sign must be visible to persons no less than 3 feet from the BTS platform; and
6. AT&T shall place and maintain a permanent **RF Caution sign** in English and Spanish at the **access point to the interior of each pop-up enclosure**. The signage must be a minimum of 8” wide by 12” high, compliant with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol, and content conventions. All such signage shall at all times provide a working local or toll-free telephone number to its network operations center, and such telephone number shall be able to reach a live person who can exert transmitter power-down control over this site as

- 1 required by the FCC. The location of the sign must be visible immediately prior to
2 entering the pop-up; and
3
- 4 7. All access to the proposed pop-up and FRP screen walls shall be secured by
5 AT&T at all times, except during active maintenance by AT&T; and
6
- 7 8. AT&T shall install and at all times maintain in good condition alternating bright
8 color UV stabilized floor stripes in front of Sector A extending from the pop-up
9 in front of Sector A to the end of the controlled zone, at least 42' towards the
10 eastern wall of the building; and
11
- 12 9. Consistent with AT&T's proposed RF safety zone for Sector B, AT&T shall
13 install and at all times maintain in good condition alternating bright color UV
14 stabilized floor stripes in front of Sector B extending from the FRP screen walls
15 to the parapet wall.
16
- 17 10. If members of the General Population are required to be in the controlled zone in
18 front of Sectors A or B, denoted by the roof stripping other than to transit the
19 controlled zone area (i.e., to perform maintenance or repairs on the air
20 conditioning units or roof area, etc. within the controlled zone), AT&T shall
21 coordinate signal transmissions from the that Sector during the entire work period
22 to ensure compliance with the FCC rules.
23
- 24 11. If at any time in the future a mixed-use or residential building is constructed
25 within the RF controlled area, in front of the panel antennas, AT&T will make an
26 adjustments necessary to remain in compliance with applicable FCC rules, subject
27 to any applicable Planning and Zoning Commission review and approval.
28
- 29 12. No portion of the project, including without limitation the equipment cabinets; the
30 mounting platforms, rails and racks; the GPS antenna; cables; work lights; and all
31 other elements of the project shall protrude above the height of the parapet wall.
32
- 33 13. Installation of an emergency generator will be subject to City of Albany review
34 and permits, including if applicable, Planning and Zoning Code review and
35 California, Building, Electrical, Mechanical and Fire Codes."
36
- 37 14. The applicant shall be required to conduct RF testing consistent with 20.20.100
38 (G) of the Albany Municipal Code.
39
- 40 15. The applicant shall modify the project design to include pilaster details replicating
41 the archway element on the tower face. The modified design shall be reviewed by
42 staff. (Per Planning & Zoning Commission approval 6/26/13)
43
- 44 16. Emergency generator service shall be located on Solano Ave. between window
45 banks and identified on the plans submitted with the building permit submittal.
46 (Per Planning & Zoning Commission approval 6/26/13)

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GENERAL PROJECT CONDITIONS

Gen-1 Project Approval. This Design Review and Conditional Use Permit approval is for AT&T Wireless, as substantially shown and described on the project plans, except as may be modified by conditions herein. Plans include plans prepared by AT&T, date received June 3, 2013 (project plans include site plan, elevations, RF report, alternatives analysis, details), all as presented to the City Council September 3, 2013. For any condition herein that requires preparation of a Final Plan where the project developer has submitted a conceptual plan, the project developer shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.

GEN-2 Project Approval Expiration. This Design Review and Conditional Use Permit approval will expire on September 3, 2014 (one year from the date on which this approval becomes effective), or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued; a certificate of occupancy has been issued; the use is established; the use permit, variance or design review approval is renewed. The approval may be renewed by the Community Development Director for a period up to an additional two (2) years, provided that, at least ten (10) days before expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Community Development Director may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval.

Gen -2a The project is subject to a Standard Agreement pursuant to Section 20.20.100 (F) (6) of the Albany Municipal Code.

Standard Agreement.

b. No use permit shall become effective until such agreement has been executed. Said agreement shall bind the operator, the property owner, and all successor parties to the following:

- 1) Maintain the exterior appearance of the facility;*
- 2) Ultimately to remove the facility in compliance with this Chapter and any conditions of approval;*
- 3) Pay all costs for monitoring for compliance with this agreement and all conditions and environmental mitigation measures;*

1 4) Reimburse the City for all costs incurred for work the
2 applicant had failed to perform;
3

4 5) Where applicable in the case of a freestanding tower, the
5 agreement shall stipulate that the permittee will rent or lease available space
6 on the tower, under the terms of a fair-market lease, to other wireless service
7 communication providers without discrimination.
8

9 c. The Community Development Director shall develop a
10 standard form for such agreement which shall include the provisions of this
11 paragraph and other provisions which shall include, but not be limited to
12 authorization for City agents to enter the property, and establishment of
13 liability of the applicant for any pollution resulting from the facility.
14

15 **Gen 2b-** The project also is subject to “Duration, Revocation and Discontinuance”
16 regulations contained in Planning and Zoning Code Section 20.20.100.I:
17

18 a. An approved use permit for a wireless communication facility must be
19 activated within one (1) year from the date of final approval. If not activated
20 within one (1) year from the date of final approval, the permit shall be deemed
21 expired, as provided in subsection 20.100.010.K.1.
22

23 b. Once activated, all permit approvals for wireless communication
24 facilities shall be valid for an initial maximum period of up to ten (10) years, or as
25 specified by the approving body.
26

27 c. Permit approvals may be administratively extended without a
28 public hearing for subsequent five (5)-year terms(s) by the Community
29 Development Director upon verification of continued compliance with the findings
30 and conditions of approval under which the application was originally approved,
31 as well as any other provisions provided for in the Municipal Code, and Federal
32 and State regulations which are in effect at the time of permit renewal.
33

34 d. In the event that the Community Development Director finds that the
35 applicant has not maintained the facility in compliance with all applicable code
36 requirements, conditions of approval and provisions of the maintenance
37 agreement, the Director may initiate a revocation procedure as provided by
38 subsection 20.100.010.M.
39

40 e. Costs associated with the process of verification of compliance and
41 extension or revocation of approval shall be borne by the permit holder.
42

43 2. Discontinuance of Use. All equipment and improvements
44 associated with a wireless communication facility shall be removed within thirty
45 (30) days of the discontinuation of the use and the site shall be restored to its
46 original, pre-construction condition, or as approved by the Community

1 *Development Director. For facilities located on City property, this removal*
2 *requirement shall be included within the terms of the lease. For facilities located*
3 *on private sites, the terms of private leases shall also require equipment removal*
4 *as a provision of the lease. Written verification of the removal of wireless*
5 *communication facilities on private property shall be provided to the Community*
6 *Development Director within thirty (30) days of the discontinuation of the use.*

7
8 *a. If the operator fails to remove the wireless communication facilities*
9 *from the site, the property owner shall be responsible for removal, and may use*
10 *any bond or other assurances provided by the operator pursuant to the*
11 *requirements of this Chapter to do so. If such facilities are not removed, the site*
12 *shall be deemed to be a nuisance and the City may call the bond for removal or*
13 *take such other action as it deems appropriate.*

14
15 *b. Failure to inform the Community Development Director of*
16 *cessation of operations of any existing facility shall constitute a violation of the*
17 *Zoning Ordinance and be grounds for:*

- 18
19 1) *Prosecution;*
20
21 2) *Revocation or modification of the permit;*
22
23 3) *Calling of any bond or other assurance secured by the operator*
24 *pursuant to the requirements of this Chapter; and/or*
25
26 4) *Removal of the facilities.*

27
28 GEN-3 **Fees.** The applicant shall pay all City and other related fees applicable to
29 the property, as may be modified by conditions herein. Fees shall be based
30 on the current fee structure in effect at the time the relevant permits are
31 secured, and shall be paid before issuance of said permit or before any City
32 Council final action approval. Notice shall be taken specifically of Plan
33 Check, Engineering, Fire and Inspection Fees. The project developer shall
34 also reimburse the City for direct costs of planning; building and
35 engineering plan check and inspection, as mutually agreed between the
36 City and developer.

37 GEN-4 **Appeals.** The Albany Municipal Code provides that any action of the
38 Planning staff may be appealed to the Planning and Zoning Commission,
39 and any action of the Planning and Zoning Commission may be appealed
40 to the City Council as per the procedures described in Section 20.100.080.
41 The City Clerk will then schedule the matter for the next available City
42 Council meeting.

43
44 GEN-5 **Requirement for Building Permit.** Approval granted by the City Council
45 does not constitute a building permit or authorization to begin any
46 construction or demolish an existing structure. An appropriate permit

- 1 issued by the Community Development Department must be obtained
2 before constructing, enlarging, moving, converting, or demolishing any
3 building or structure within the City.
4
- 5 GEN-6 **Fire Department Approval.** As part of a building permit application, the
6 applicant shall submit written documentation that all requirements of the
7 Albany Fire Department have, or will be, met to the satisfaction of the
8 AFD.
9
- 10 GEN-7 **Engineering Approval.** As part of a building permit application, the
11 applicant shall submit written documentation that all requirements of the
12 Public Works Department have, or will be, met to the satisfaction of the
13 City Engineer.
14
- 15 GEN-8 **Construction Hours.** Construction activity shall be restricted to the hours
16 of 8:00 a.m. to 6:00 p.m. Mondays through Saturdays, and 10:00 a.m. to
17 6:00 p.m., Sundays and legal holidays, unless otherwise approved in
18 writing by the City Engineer for general construction activity. Failure to
19 comply with construction hours may result in stop work orders or other
20 administrative actions.
21
- 22 GEN-9 **Modifications to Approved Plans.** The project shall be constructed as
23 approved. Planning staff may approve minor modifications in the project
24 design, but not the permitted land use (per MC 20.12). A change in an
25 item requiring discretionary approval and any other changes deemed
26 appropriate by the Planning staff shall require further Planning and Zoning
27 Commission approval through the Design Review process.
28
- 29 GEN-10 **Hold Harmless Agreement.** Pursuant to Government Code Section
30 66474.9, the applicant (including any agent thereof) shall defend,
31 indemnify, and hold harmless, the City of Albany and its agents, officers
32 and employees, from any claim, action, or proceeding against the City or
33 its agents, officers or employees to attack, set aside, void, or annul the
34 City's approval concerning this application, which action is brought within
35 the time period provide for in Section 66499.37. The City will promptly
36 notify the applicant of any such claim action or proceeding and cooperate
37 fully in the defense.
38
- 39 GEN-11 **Public Improvements Standards.** Public improvements, as required by
40 the City Engineer during building permit review, shall be designed and
41 constructed in accordance with the City's Standard Specifications and
42 Standard Details, unless specifically waived in writing by the City
43 Engineer.
44
- 45 GEN-12 **Title 24 Standards.** All construction shall be designed and built in
46 accordance with California Title 24 handicap accessibility standards.

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Appropriate details and specifications shall be incorporated into the plans and submitted at time of building permit application.

GEN-13

Energy Conservation Standards. All buildings shall be designed in accordance with the State of California energy conservation standards for non-residential buildings. The necessary plans and documentation shall be submitted at time of building permit application.

ARCHITECTURE CONDITION

ARCH-1

Material Samples. Samples of final exterior materials and the proposed color palette shall be submitted for review and approval by the Community Development Department as part of building permit application.

ARCH-2

Final Architectural Drawings. The applicant shall submit final architectural elevations, details and revisions for the review and approval of the Community Development Department as part of building permit application.

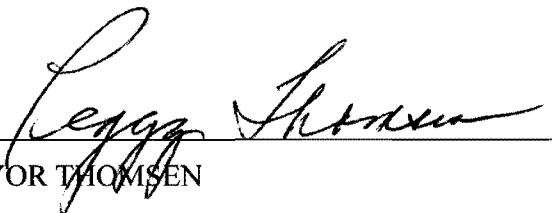
1 **PASSED AND ADOPTED** by the City Council of the City of Albany on the 3rd day
2 of September 2013.

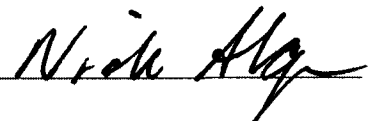
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4 AYES: *Council Members: Barnes, Maass + Mayor Thomsen*

5
6 NOES: *Council Members: Atkinson + Vice Mayor Wile*

7
8 ABSENT: *none*

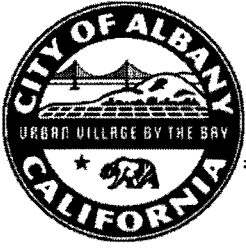
9
10 ABSTAIN: *none*

11
12
13 
14 _____
MAYOR THOMSEN

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16
17
18 ATTEST: 

19
20 Nicole Almaguer
21 Albany City Clerk

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City of Albany

1000 San Pablo Avenue • Albany, California 94706
(510) 528-5710 • www.albanyca.org

RESOLUTION NO. 2013-52

PASSED AND APPROVED BY THE COUNCIL OF THE CITY OF ALBANY,

The 3rd day of September, 2013, by the following votes:

AYES: Council Members Barnes, Maass & Mayor Thomsen

NOES: Council Members Atkinson and Vice Mayor Wile

ABSENT: none

ABSTAINED: none

RECUSED: none

WITNESS MY HAND AND THE SEAL OF THE CITY OF ALBANY, this 4th

day of September, 2013.

Eileen Harrington
DEPUTY CITY CLERK

The City of Albany is dedicated to maintaining its small town ambiance, responding to the needs of a diverse community, and providing a safe, healthy and sustainable community.