

City of Albany

Planning and Zoning Commission Minutes February 27, 2013 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 Eisenmann in the City Council Chambers at 7:00 p.m. on Wednesday February 27, 2013.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Donaldson, Eisenmann, Moss, Arkin
Absent: Pilch
Staff present: City Planner Anne Hersch
Community Development Director Jeff Bond

4. CONSENT CALENDAR

(Consent Calendar items are considered routine and will be enacted by one motion. By approval of the Consent Calendar, the staff recommendations will be adopted unless otherwise modified by the Commission. There will be no separate discussion on these items unless a Commission Member or a member of the audience requests removal of the items from the Consent Calendar.)

Commissioner Arkin- wants everyone to know that the Albany film fest has arrived.

5. PUBLIC COMMENT

For persons desiring to address the Commission on an item that is not on the agenda please note that each speaker is limited to three (3) minutes. The Brown Act limits the Commission ability to take and/or discuss items that are not on the agenda; therefore, such items are normally referred to staff for comment or to a future agenda.

None.

6. DISCUSSIONS & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS

A. PA 11-013 Farmers' Market Conditional Use Permit, One Year Review- This is the annual Planning & Zoning Commission review of the 2012 farmers' market season. The Commission will review compliance with the Conditions of Approval and market operation for the 2012 season. As part of the review the applicant would like to modify the layout to accommodate additional vendors.

Recommendation: Approve the use permit subject to the attached findings and conditions.

1
2 Anne Hersch presents the staff report.

3
4 PUBLIC HEARING OPENED.

5
6 Commissioner Eisenmann- asks if there had been any complaints concerning the live
7 music or complaints in general.

8
9 Anne Hersch- says that they haven't had any complaints since the market started.

10
11 Commissioner Donaldson- says that the first communication asks for the additional
12 vendor to be allowed in the Farmers market on Solano. He asks who the additional
13 vendor would be.

14
15 Anne Hersch- doesn't think that the Ecology Center has a specific vendor in mind. She
16 thinks that they have a rotating list of vendors who participate at various markets.

17
18 Commissioner Arkin- clarifies that the additional space on the revised site plan would
19 be where the additional vendor would be.

20
21 **Francesca Casa**, applicant and manager on site of Albany Farmers Market- says that
22 for the 2012 season, they had modified a lot of their operations to accommodate the
23 neighbors. She notes that the market wasn't as successful that year, and they would
24 like to bring in one more vendor to increase the variety of the market. They are
25 currently recruiting vendors to be at the market. She says that there are currently
26 spaces in the market, which gives consumers the perception that vendors aren't
27 showing up, so the addition of a vendor would give the appearance of a fuller market,
28 creating a more engaged, lively environment.

29
30 Commissioner Eisenmann- asks if they had asked about shifting the tables down to
31 being in front of their shop.

32
33 **Francesca Casa**- says that they are in front of the shop already, and that would be the
34 space that remains.

35
36 Commissioner Donaldson- reads a letter from Albany Sauna and Hot Tubs that voices
37 the opinion that the market isn't really successful. Their issue is that the signage put up
38 every week for the two public parking spots in front of their operation has an amateur
39 quality. Donaldson asks if they could modify it and get a more official sign.

40
41 Anne Hersch- says that they can work with the applicant on signs.

42
43 **Robert Marshall**, Jackson Street- is in favor of Farmers Market. He thinks that it turned
44 out better than he anticipated. He believes that the market didn't succeed as hoped
45 because it had been delayed by a month. He also thinks that it seemed like some
46 vendors were missing. He thinks that the parking sign looks fine as is. He thinks that the

1 sign makes it seem like the city is marking the public parking specifically for the Albany
2 Sauna and Hot Tubs business.

3
4 Commissioner Donaldson- says that the parking is for all non-Farmers Market customers,
5 and that it is just that Albany Sauna and Hot Tubs is the most concerned with the
6 spaces.

7
8 PUBLIC HEARING CLOSED.

9
10 Commissioner Arkin- notes that he has been at the market, and knows that businesses
11 around it are concerned that the trucks might arrive too early, but his informal
12 observation has seen that the trucks arrive on time. He confirms that all of the
13 surrounding businesses were concerned about the parking for their patrons to make
14 appointments.

15
16 **Motion to approve item 6A subject to the findings and conditions in the staff report, with**
17 **the additional condition that the review be in two years rather than in one year:** Arkin

18
19 **Seconded by:** Moss

20
21 Ayes: Arkin, Eisenmann, Moss, Donaldson

22 Nays: None

23 Motion passed, 4-0

24
25 **B. PA13-005 2nd Story Addition at 832 Ramona-** The applicant is seeking Design
26 Review and Conditional Use Permit approval for a second story addition at 832
27 Ramona. The existing home is 925 sq. ft. with two bedrooms and one bathroom
28 on a 3,750 sq. ft. lot. The applicant is seeking approval to add 584 sq. ft. which
29 will include a new master suite. This will result in a three bedroom, two bathroom
30 home with a height of 25 ft. The existing south wall is located 2 ft. off of the
31 property line. The applicant is seeking a Conditional Use Permit to extend the
32 non-conforming wall vertically.

33 ***Recommendation: Approve with Project Conditions.***

34
35 Commissioner Eisenmann recused herself due to the location of her office.

36
37 Anne Hersch presented the staff report.

38
39 PUBLIC HEARING OPENED.

40
41 Commissioner Moss- asks the designer what the second story floor to plate height is.

42
43 **Julie Calandra**, designer of the project- says that it is eight feet, and the existing first
44 floor is eight foot three inches.

45

1 Commissioner Moss- asks if she has any ideas about how to resolve the issues regarding
2 the shadows that were discussed in the letters from the neighbors.
3

4 **Julie Calandra-** says that she met with the neighbors and discussed options. She says
5 that they had a new option that they hadn't been able to look at.
6

7 Commissioner Donaldson- asks if the neighbors are on the north-side residence, and
8 asks for clarification about the option. He asks if the stairwell that is being lowered is
9 where the north second floor window is located.
10

11 **Julie Calandra-** says that the stairwell is at the front of the addition, which is around
12 half-way back of the existing house.
13

14 Commissioner Donaldson- confirms that what the neighbors want lowering the roofline
15 over the stairwell, not over the room.
16

17 **Julie Calandra-** says that they worked with the client to keep the upper floor square
18 footage low as to keep any impact to neighbors to the minimal.
19

20 **Nancy Brown,** resident on Pamona Ave- is southwest of the addition. She says that she
21 received a card notifying her of the addition, but she thinks that it will impact her view
22 of the sky, hills, and trees. She believes that Albany is generally a one-story town, so
23 when a second story is added, the people in one-story housing have affected lighting
24 and view. She had noticed that the pitch of the sight-line of the roof is high, and she
25 wonders if the roofline could be lowered, or if it could be thinned, so it wouldn't be as
26 wide as the first story.
27

28 Commissioner Donaldson- notes in response to a question that the discussion is about
29 the entire project, not just certain parts.
30

31 **Nancy Brown-** adds that privacy may be a concern, because she doesn't know where
32 any windows would be added.
33

34 **Thomas White,** resident at 830 Ramona Ave- says that they (him and the people at his
35 residence) respect their neighbor's need for the addition and don't want to do
36 anything to stand in their way. He says that the design was considerate of his backyard
37 privacy, and he was included in the planning. He does have a concern about the loss
38 of sunlight in three of his living spaces, but he understands that lowering roofline would
39 affect the floor plan. He wonders what impact lowering the stairwell would have on
40 the light, and notes that he submitted some calculations. He thinks that reducing the
41 headroom on the upper reach of the stairwell by 3ft6in would increase direct mid-
42 morning to mid-afternoon sunlight in living spaces by about 1hr15min to 2hr. He doesn't
43 think this change would require modification to the floor plan or living space. He wants
44 the commission to revisit the design.
45

46 PUBLIC HEARING CLOSED.

1
2 Commissioner Arkin- notes that it is currently a 38.6% floor area ratio, so it is a modest
3 addition. He believes that the design is acceptable, but there is opportunity to further
4 mitigate impact. He says that because they have a conditional use permit to extend
5 the non-conforming side wall, it is something worth looking at. He says that if they
6 continued the roofline in the sketch provided with the solar study, they could have a
7 symmetrical gable over the front bedroom. He suggests further changes that wouldn't
8 change the cost, but would balance the façade design in the front and back. He
9 adds that at less than 1500sqft, fire sprinklers aren't required, so the designer may want
10 to stay under that threshold.

11
12 Commissioner Moss- agrees with Arkin on everything he said. He wants to take another
13 look at the roofline because he thinks it would be easy to reduce the impact it has on
14 neighbors without adding cost. He also believes that they could probably make the
15 nonconforming wall a conforming extension without needing the use permit for the
16 encroachment. He says that the permit is for small, narrow lots that couldn't be shifted.
17 He supports taking it to staff if the applicant is willing to modify the room.

18
19 Commissioner Donaldson- agrees with the comments so far. He notes that when he
20 went to the property he found that the driveway was in poor condition, and he thinks
21 that they should add a condition of approval to repair the driveway.

22
23 **Julie Calandra-** thinks that the client would be willing to go back and look at it in
24 depth, and see the effects on the space it would have.

25
26 Commissioner Arkin- says that an addition of its size is only at the meeting because of
27 the second story, and the conditional use permit. He notes that in terms of privacy,
28 they generally try to avoid having two windows directly across from each other.

29
30 **Motion to continue item 6B to the meeting on March 13, 2013:** Arkin

31
32 **Seconded by:** Moss

33
34 Ayes: Arkin, Moss, Donaldson

35 Nays: None

36 Motion passed, 3-0

37
38 **C. PA 13-003 1067 Curtis 2nd Story Addition-** The applicant is seeking Design Review
39 and Parking Exception approval for a 2nd story addition at 1067 Curtis St. The
40 existing home is 1,081 sq. ft. with three bedrooms one bathroom home. The
41 applicant is proposing to add a 980 sq. ft. addition which will include a 24 sq. ft.
42 addition on the first floor and a 956 sq. ft. second story addition. The second
43 story addition will include three new bedrooms, two bathrooms, and a new
44 laundry area. The first floor will be reconfigured to include a remodeled kitchen,
45 new office room, family room, dining area, and living room. This will result in a
46 three bedroom, three bathroom home on a 3,750 sq. ft. lot. The new home will

1 be 2062.4 sq. ft. and the maximum height will be 27'.
2 **Recommendation: Approve with Project Conditions.**
3

4 Anne Hersch presented the staff report.
5

6 Commissioner Moss- asks what the front setback to the stairway is.
7

8 Anne Hersch- says that it is 15ft from the property line. She notes that because
9 the sidewalk widths vary, the property line starts 2ft in.
10

11 Commissioner Moss- says that the document shows the existing is 10ft4in and the
12 new is 9ft1in.
13

14 Anne Hersch- says that they can have encroachment of the front porch into the
15 required yard setback, up to 6ft.
16

17 Commissioner Donaldson- asks if the rear yard is really 9ft4in deep.
18

19 Anne Hersch- says that the rear yard setback with the proposed addition is
20 35ft9.5in.
21

22 Commissioner Eisenmann- asks if the hot tub is included in the design approval.
23

24 Anne Hersch- says that it is shown on the plan as part of the project submittal,
25 and they don't require a building permit for a hot tub.
26

27 Commissioner Eisenmann- notes that Berkeley requires an administrative use
28 permit in terms of notifying the neighbors about the motor, and she wonders if
29 there was anything similar in Albany.
30

31 Anne Hersch- says that there hasn't. She notes that Berkeley also requires
32 screening to the use permit requirement.
33

34 Commissioner Donaldson- says that the noise can't be perceived off the
35 property line.
36

37 Commissioner Eisenmann- asks if there was a survey provided.
38

39 Anne Hersch- believes that the applicant has a site survey to share.
40

41 **Duval Hicks**, homeowner- says that they have worked with the neighbors to
42 make sure that they are comfortable with the changes. He notes that they will
43 stay within the floor plan, foundation, craft, and style of the home.
44

45 PUBLIC HEARING OPENED.
46

1 None.

2
3 PUBLIC HEARING CLOSED.

4
5 Commissioner Moss- says that the skylights won't work because they need to be
6 4ft off the property line, or they have to be considered as an opening and be
7 fire protected.

8
9 Commissioner Arkin- thinks that due to the setback they are at least 4ft off the
10 property line. He thinks that it is a strong design. He notes that the floor area
11 ratio is 0.54, near the upper limit. He thinks the application is acceptable,
12 including the front yard parking exception.

13 Commissioner Moss- notes that there is a fence that blocks off moving parking
14 to the back. He thinks that if it were pulled back, it could be a conforming
15 situation.

16
17 Commissioner Arkin- thinks that it is a lack of width.

18
19 **Shannon Hicks**, homeowner- says that the driveway after the fence becomes
20 what used to be a garage shed, so there is a foundation that steps up 6-7in. She
21 says that there used to be a wall which they removed, so there is a narrowing
22 and a step up. She also notes that the hot tub was just included in the drawing
23 as something that they would like to have.

24
25 Commissioner Moss- says that the issue with the hot tub is that it is right next to
26 the fence, so if someone were to stand in it, they could see over the fence. He
27 suggests that moving it closer to the center of the property would solve the issue
28 (hot tubs are around 30-36in off the ground). He adds that he likes the design,
29 and thinks that the windows work well. He isn't sure about the vent for the water
30 heater. He wants to check if it has to be vented out of the roof or if it could be
31 vented out of a wall. He says that there might be a proximity to property line
32 issue. He also notes that there needs to be a physical reason for nonconforming
33 parking, and he doesn't have the dimensions of the driveway, so he can't tell if
34 it's 8ft6in.

35
36 Commissioner Eisenmann- says that if the parking spots were drawn to the
37 correct dimensions, it is wider than what is allowed adjacent to the kitchen.

38
39 **Alexandra Sheets Saikley**, architect- says that with the kitchen bump out, it isn't
40 practical to park next to it. She says that preferring not to move the existing
41 fence and having the step-up would prevent from having a parking space
42 there, and they wouldn't be able to meet the width requirement.

43
44 Commissioner Donaldson- thinks that the extension of the chimney is awkward.
45 He could see why they would want a window at the second floor location.
46

1 Commissioner Eisenmann- says that the chimney could be another design
2 element, and that the way the pipe runs around the window feels out of
3 balance. She notes that many homes in Albany have beautiful fireplace and
4 chimney, so it could be a feature. She feels that even though the window would
5 be pushed to the side, the chimney should have a preference over the window
6 from the exterior. She thinks that the bay at the front elevation could be wider
7 and the porch could be smaller so that the bay would relate to the bay in the
8 child's bedroom.
9

10 **Alexandra Sheets Saikley-** says that visually it would be preferred to have a
11 vertical brick chimney. She says that with the current chimney, the homeowners
12 aren't able to use the parking space next to it. With the current design, the box
13 around the flue is smaller than what the brick chimney would need to be,
14 allowing parking. She says that they would take off all of the bricks and put in
15 the flue as far back as possible.

16 Commissioner Arkin- has no problems with the shallow box on the lower level. He
17 says that the issue is the way that it extends to the second level, and he would
18 prefer if the window were shifted, or if a second window were added so the
19 chimney could go straight up.
20

21 Commissioner Moss- says that the chimney on the first floor doesn't have to
22 come out, but could go up. He says that if they thicken the master bedroom
23 wall, they could split the windows and make a sculptured wall. Instead of a 6in
24 wall, they could make a 10in wall and get the 6in flue through it, resulting in two
25 small recesses for windows on either side of the bed. He says that another
26 option is to bay the bedroom out so that it is in line with the chimney, so they
27 lose no room when it comes up.
28

29 Commissioner Arkin- says that any modification could be made by the architect
30 and staff. He thinks that the way the flue comes out needs to be changed.
31

32 **Motion to approve item 6C subject to redesign of the chimney arrangement and**
33 **limiting the hot tub to be away from the property line: Donaldson**
34

35 **Seconded by:** Moss
36

37 Ayes: Eisenmann, Moss, Arkin, Donaldson
38

39 Nays: None
40

41 Motion passed, 4-0
42

43 **D. Amendments to the Planning and Zoning Code Related to Green Building and**
44 **Bay Friendly Landscaping Regulations-**
45 **Recommendation: Recommend to the City Council adoption of amendments to**
46 **the Planning and Zoning Code and Green Building Standards of Compliance.**

Anne Hersch presents the amendments.

1
2 Commissioner Arkin- agrees with the strategy of modifying it so that it could be
3 tweaked in the future without needing a formal resolution process. He says that
4 there are still some things that aren't as they had discussed. He notices that for
5 city sponsored projects they aren't requiring USGBC certification of city
6 sponsored renovations greater than 10,000sqft, but they are requiring that for
7 private projects. He doesn't think that they intended to give the city that
8 benefit. He believes that they were aiming for third party verification for smaller
9 projects.

10
11 Anne Hersch- asks for a clarification that for the city sponsored projects and
12 commercial renovation over 10,000sqft, they are eliminating the lead gold
13 certification for commercial renovations under the threshold. She asks if it is lead
14 gold certification through USGBC.

15
16 Commissioner Arkin- says that it is right, and both renovations for city projects
17 and renovations for commercial projects should say lead gold efficiency, and
18 both should be third party verification.

19
20 Commissioner Moss- asks if the 39 points is the minimum. He and the others
21 decide that 39 points will be the minimum in all cases.

22
23 Commissioner Arkin- says that for single family residential, they had decided that
24 they would have a 1,500sqft cutoff for sprinkler requirement, and projects above
25 it would be subject to getting a full green certification with 75 points minimum or
26 lead for homes. He says that the second tier, which is renovations or new
27 constructions subject to design review, need the green point rating or lead with
28 75 points minimum with a third party verification. He says that the third tier is all
29 other building permits, which is most points practicable and at plan check.

30
31 Jeff Bond- says that the wide range of people seeking building permits could
32 give some problems. He suggests that they apply the changes only to owner
33 builder applications. He believes that they would need to have an education
34 process with various trade people.

35
36 Commissioner Eisenmann- thinks that owners may start to send in contractors to
37 get permits if they only required owners. She suggests that they require it be
38 completed by the owner before the final signoff.

39
40 Jeff Bond- says that they could do it, but they would have to change
41 procedures. He notes that they check smoke detectors with every permit.

42
43 Commissioner Donaldson- asks how hard it would be to get 75 points.

44

1 Commissioner Arkin- says that on average people are getting 70-75 to 100-150.
2 He notes that most likely many people would get more points if they noted the
3 things they do but don't mark for points.
4

5 Commissioner Moss- notes that the issue isn't marking down points, but making
6 sure that people go through and do what they say they will.
7

8 Commissioner Arkin- says that what they're trying to figure out is how small a
9 project has to be before the point is where they don't require verification, and
10 just need the checklist as an educational tool.
11

12 Commissioner Moss- says that the state now has a two page checklist as part of
13 the drawings for commercial projects. He says that the architect locates on the
14 drawing where each of the things is, after which an inspector checks and signs
15 off on it. He notes that they aren't point based, but is a list of mandatory items.
16 He discusses various methods used by other communities. He doesn't think that
17 they should require green code checklists for small projects like sewer laterals.
18

19 Jeff Bond- suggests having an online form that homeowners could use, so the
20 homeowner doesn't have to come into the office, or have to scan something
21 for the city.
22

23 Commissioner Arkin- wonders if they could make all other permits be limited to
24 ones where space is being renovated or being added onto, so small things like
25 swapping out meters wouldn't require it. He wants only actual construction of
26 renovation or addition to require the checklist.
27

28 Anne Hersch- thinks that they could set the threshold at renovations. She raises
29 an example of a building permit application of various upgrades that would
30 qualify for the checklist: changing windows, insulating the house, switching
31 appliances, remodeling, etc.
32

33 Commissioner Arkin- asks what the cutoff for bringing an addition to commission.
34

35 Anne Hersch- says that anything under 400sqft is administrative design review.
36

37 Commissioner Arkin- asks if the administrative design review of minor additions
38 shouldn't fall into the checklist of most points practicable, and if only the ones
39 that are between 400sqft and those requiring sprinklers should require a third
40 party review. He thinks that it would be hard for someone who is just renovating
41 to get the 75 points. He suggests that such the middle category be subject to
42 Planning Commission Design review.
43

44 Jeff Bond- points out that there are a fair number of projects each year that
45 would not be required to do this checklist under these standards.
46

1 The commission agreed to leave the threshold of design review and see how it
2 plays. Commissioner Arkin adds that if issues arise concerning getting to 75
3 points or receiving third party verification, the decisions made could be
4 readjusted as needed.
5

6 Commissioner Arkin makes a few edits on the multi-family/mixed-use portion of
7 the application. He suggests changing the number 5 to 4 in both locations. For
8 new construction of 4 units of more, the built it green certification or lead would
9 be required. Renovation requires just the third party verification and not the
10 build it green certification. The commission ultimately agreed that new
11 construction of multifamily projects of any number of units should require the
12 build it green certification.
13

14 Commissioner Donaldson suggests for multi-use projects, applicants should
15 consult with staff. Commissioner Eisenmann is comfortable with setting the
16 threshold at three units for renovations. Jeff Bond notes that if there is a uniting
17 situation, there is a hardship and infeasibility ordinance.
18

19 Commissioner Arkin adds to the mixed use category that the "all" be put in the
20 first column and "green point checklist or lead" be put in the second column.
21 Then for verification and points, that could be consulted with planning
22 commission and staff. He clarifies that tonight's action is to modify the
23 ordinance.
24

25 Jeff Bond- says the goal is to present something to City Council by April 1st. He
26 says it would be ideal to have a motion to move this item along.
27

28 **Motion to approve item 6D recommending its adoption to City Council,**
29 **adopting the amendments outlined in staff report and attaching to it Exhibit A,**
30 **the Green Building Threshold table as modified by the Commission : Arkin**
31

32 **Seconded by:** Donaldson
33

34 Ayes: Eisenmann, Moss, Arkin, Donaldson
35

36 Nays: None
37

38 Motion passed, 4-0
39

40 7. NEW BUSINESS

41 **Tom White** asks about the status of 832 Ramona project. He also has questions regarding
42 daylight plane ordinance and the term "nonconforming".
43

44 Anne Hersch says that the item was moved to a date certain of March 13th. She notes
45 that no re-notification would be given. She notes that the daylight plane ordinance limits
46 the height of certain commercial buildings that lie directly in front of residential buildings,

1 for example residences along streets such as Kains that are directly connected to Solano.
2 She explains that "legal nonconforming" means that building was conforming at the time
3 of construction but due to changes in regulations, no longer conforms to current rules.
4

5 **A. Report on San Pablo-Buchanan Complete Streets Study-**

6 *Recommendation: receive report and provide feedback to staff. (note: the Traffic and*
7 *Safety Commission will be holding substantive discussion on the project at their Thursday,*
8 *February 28, 2013 meeting)*
9

10 Jeff Bond explains that Caltrans granted the City some funds to do studies at
11 both locations. He notes that the team came up with two alternatives for
12 San Pablo Avenue and will present them tomorrow night at the Traffic and
13 Safety Commission meeting. He notes all this information is on the web page
14 but presents part of it to the Planning and Zoning Commission. He explains
15 the first option which is a "Super Share-o" which involves bicyclists traveling in
16 the slow vehicle lane. In this alternative, a bright green stripe would help
17 illustrate where bicyclists should be. He adds there are two options for this
18 alternative which vary in size and location of the added median. He also
19 shows option two which is a separated bicycle lane. He says that the
20 funding is provided to better develop one of these two options.
21

22 For Buchanan, most improvements are under construction. There has been
23 discussion regarding putting in a new pedestrian crossing either at Taylor or
24 Polk.
25

26 Jeff Bond explains that the leapfrogging of median and turning lane is put in
27 place because of parking and loading considerations. Personally, Bond felt
28 option two (the separate bike lane) was much more complex because of
29 the parking issues. As a bicyclist, however, he would prefer a separate lane.
30

31 Commissioner Donaldson asks about the past success of similar green-strips
32 in other areas. Jeff Bond says that he has not seen many, but there is one in
33 Long Beach that is reportedly working well.
34

35 Commissioner Arkin felt the green-stripe slow lane would work some of the
36 time, but the second option would work better. Commissioner Moss agrees.
37 He notes he likes what Berkeley did with having the bike lane on a separate
38 block.
39

40 Commissioner Donaldson asks if the sidewalk could be narrowed to provide
41 more space. Jeff Bond says that this option has not been investigated much.
42

43 **Paul O Curry-** suggests designating a lane for bicycles on Kains. He says our
44 difficulties are 1) how difficult it is to cross San Pablo at places such as
45 Brighton and 2) improving how everyone can safely cross the streets.
46

1
2 **A. Planning and Zoning Commission Agenda Scheduling and Meeting**
3 **Proceedings-**

4 *Recommendation: receive report and provide feedback to staff.*
5

6 Anne Hersch presents the staff report. She notes that the new Planning and
7 Zoning Meeting time which would result in meeting times ending earlier than
8 11pm. She says the Commission would have to balance the steady volume
9 of applications alongside work related to the general plan update. She has
10 two suggestions: 1) limiting the number of applications discussed per
11 meeting and 2) implementing speaker cards. Jeff Bond mentions that it
12 might be a helpful if the Commission did not start a new agenda item after
13 10 pm.
14

15 The Commission supports the idea of speaker cards. Commissioner
16 Donaldson adds the speaker cards may also save time for those who want
17 to leave a comment but may not wish to speak.
18

19 **B. Resolution of Appreciation to Leo Panian for his service on the Planning and**
20 **Zoning Commission-**

21 *Recommendation: Approval.*
22

23 The commission skimmed over the resolution.
24

25 **Motion to approve item 7C: Arkin**
26

27 **Seconded by:** Moss
28

29 Ayes: Eisenmann, Moss, Arkin, Donaldson

30 Nays: None

31 Motion Passed: 4-0
32

33 **8. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**
34

35 (Staff discussion and Commission member announcement of status of previous
36 agenda items and requests for future agenda items. No public comment will be
37 taken on requests for future agenda items).
38

39 Commissioner Moss announces that he will be absent at the next Planning and
40 Zoning Commission Meeting.
41

42 Anne Hersch says that the Commission's decision was upheld by City Council
43 regarding the cell site at 1035 San Pablo.
44

1 Jeff Bond says a study session would probably come to the commission soon
2 regarding the university village project. He says a general plan meeting will be
3 brought to the Commission in March.
4

5 **9. FUTURE PLANNING AND ZONING COMMISSION AGENDA ITEMS**

6
7 Next Planning and Zoning Commission hearing: **Wednesday, March 27, 2013 at 6:30 pm.**
8

9 **10. ADJOURNMENT**

10
11 The meeting was adjourned at 9:08 p.m.

12
13 Next regular meeting: Wednesday, March 27, 2013, 6:30 p.m. at Albany City Hall
14

15
16 _____
17 Submitted by: Anne Hersch, City Planner
18

19
20 _____
21 **Jeff Bond**
Community Development Director