

City of Albany

Planning and Zoning Commission Minutes December 11, 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

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7 1. **CALL TO ORDER-** The meeting of the Planning and Zoning Commission was called
8 to order by Chair Eisenmann in the City Council Chambers at 6:00 p.m. on
9 Wednesday, December 11, 2013.

10
11 2. **PLEDGE OF ALLEGIANCE**

12
13 3. **ROLL CALL**

14 Present: Arkin, Donaldson, Eisenmann, Moss, Pilch
15 Absent: None
16 Staff present: Community Development Director Jeff Bond
17 City Planner Anne Hersch
18

19 4. **OLD BUSINESS**

- 20 A. **1075-1095 Monroe St/1100 San Pablo Ave UC Village Mixed Use Development-** The
21 6.3-acre project site in University Village is located to the northwest and southwest
22 of the Monroe Street/San Pablo Avenue intersection. The proposed project
23 includes a 27,000 square foot grocery store, 17,000 square feet of associated retail
24 space, and a 175-unit senior housing project.
25

26 *** Note Regarding Citizen Participation: This agenda item is a continuation of*
27 *the public hearing on November 20, 2013. The public comment period will be*
28 *re-opened. The Commission, however, may adjust time limits for speakers in*
29 *order to allow time to address all of the items on the meeting agenda. ***
30

31 **Recommendation: The Planning and Zoning Commission adopt the following**
32 **resolutions approving a Tentative Parcel Map, Design Review, and special**
33 **findings:**
34

- 35 a. **Resolution 13-05 Approving a Tentative Parcel Map to Create a Parcel at**
36 **1075/1095 Monroe Street for a Retail Development**
37
38 b. **Resolution 13-06 Approving a Tentative Parcel Map to Create a Parcel at**
39 **1080 Monroe Street for Retail Development**
40
41 c. **Resolution 13-07 Approving a Tentative Parcel Map to Create a Parcel at**
42 **1100 San Pablo Avenue for a Senior Housing Development**
43

1 **d. Resolution 13-08 Approving Design Review for Retail Development at 1075**
2 **Monroe Street**

3
4 **e. Resolution 13-09 Approving Design Review for Retail Development at 1095**
5 **Monroe Street**

6
7 **f. Resolution 13-10 Approving Design Review for Senior Housing Development**
8 **at 1100 San Pablo Avenue**

9
10 **g. Resolution 2013-11 Approving Special findings in support of Design Review**
11 **approval**

12
13 **CEQA: An environmental impact report for the project was approved by the**
14 **City Council in July 2012.**

15
16 Commissioner Arkin recused himself from this item due to the proximity of his home and
17 business to the project site.

18
19 Jeff Bond presented the staff report, summarizing the various changes made to the
20 resolutions.

21
22 PUBLIC HEARING OPENED.

23
24 The following speakers opposed the application: **Rae Graber, Zack Friedman, Kingman**
25 **Lim, Ariella Ronay-Jinich, Dan Ashby, Hank Guerrera, Ed Fields, Patrick O' Conner, Effie**
26 **Rawlings, Krystoff Kantor, Debra Collins, Amber Whitson, Eric Hustead, Kelly Jewett,**
27 **Jesse Euro, Leslie Haddock, Anne Halitt, Brooke Moreno, Catherine Sutton, Maureen**
28 **Crowley, Olga Rappaport, Ryan Geller, Joe Solar, Christopher Wyatt, Tiffany Tsang,**
29 **Butara Suprabro, Signe Mattson, Daniel Murray, Miguel Robles, Jordan Torres, Allison**
30 **Shiasaki, Virginia Stumph, Lisa Kleinbub, John McCully, and Maggie Barrett.** Many of
31 these speakers voiced support for using the Gill Tract as agricultural farm land,
32 emphasizing the community resource and environmental benefits and value of that
33 piece of public space. Some speakers mentioned the climate change mitigation,
34 improved food and soil quality, and open space development the area represented. A
35 few speakers proposed having a democratic dialogue with the greater community in
36 deciding what to do with this land.

37
38 Other specific comments made by some of the above speakers included:

39
40 Ed Fields urged the Commission to not approve the resolutions as they are not in
41 agreement with specific the subdivision code, zoning code, general plan, San Pablo
42 Design guidelines, and PUD along Cordonices Creek.

43
44 Krystoff Kantor suggested that Community Development Director Jeff Bond's
45 employment history may suggest a conflict of interest on this item.

1 Debra Collins, an attorney for affordable housing, encouraged the City to postpone
2 approval of these resolutions, pointing out the City does not have an adequate
3 General Plan, and more specifically, an adequate housing element.

4
5 Amber Whitson warned that paving over more open space could result in detrimental
6 effects on the health and environment. She also pointed out Albany was behind in
7 providing low incoming housing it is required to and this project would only allow more
8 people who aren't living in the City to move in and less people who are already living
9 here to stay here.

10
11 Maureen Crowley pointed out some of the trees that marked for removal were
12 valuable street trees and were outside of the land owned by Sprouts development.

13
14 **Clay Larson-** stated the density bonus does not allow a waiver for parking reduction
15 and suggested increasing the parking in the area by 20-30 spaces.

16
17 The following people spoke in support of the application: **Harry Chomsky of Albany**
18 **Strollers and Rollers, Todd Abbott of Albany Chamber of Commerce, Allen Eckert, Carol**
19 **O Keefe, Ellen Davis Zapata, Peggy McQuaid, Allen Riffer, Steven Donaldson, and David**
20 **Sanger.** Chomsky said Strollers and Rollers supports the project on the basis of providing
21 alternative transportation methods. He requested that the language for the conditions
22 of approval reflect the addition of the hawk signal at the crossing as illustrated in the
23 drawings. Abbott wanted to see the project move forward. He pointed out there was
24 already a business community there and a farm would be detrimental to the already
25 struggling San Pablo businesses. Some of the speakers that supported the application
26 believed the development would provided needed services to Albany and would
27 benefit the city economically.

28
29 PUBLIC HEARING CLOSED.

30
31 Commissioner Donaldson- noted they Commission was behind schedule due to the
32 length of Public Comment period. He suggested that the Commission go ahead and
33 go through the resolutions one by one. He said the global issues raised are relevant to
34 this particular project.

35
36 Commissioner Moss- said that regardless of how the vote goes tonight, many of the
37 speakers that opposed the development are still needed in the community. He noted
38 the help of these speakers and their ideals were needed in a great number of
39 underused Community gardens behind the west part of San Pablo and in voicing
40 support for Albany's Farmer's Market. He also stated in regards to tonight, that the
41 Commission has to vote on what material is being presented.

42
43 Commissioner Pilch- echoed Commissioner Donaldson that this meeting was meant to
44 just look over the changes made since the last meeting. He added the developers
45 agreed the hawk signal on San Pablo was the one they preferred as well and he asked
46 the Commission if this would be acceptable to add to the Conditions of Approval.

1 Commissioner Donaldson and Chair Eisenmann said they had no issues with adding into
2 the language. Commissioner Moss suggested removing all the other options all together
3 and just present the hawk signal to Caltrans. Jeff Bond noted the current language
4 about the Hawk signal has been brought forward to Caltrans and there have not been
5 issues.

6
7 Commissioner Donaldson- noted the term "applicant" has not been defined. Jeff Bond
8 noted there are two applicants- for the senior housing it is Belmont Village and for the
9 retail portion it is Oppidan. He clarified that the resolutions would with the land.

10
11 Commissioner Donaldson- went through each resolution one by one and pointed out a
12 number of grammatical/typographical errors and vague language to be fixed.

13
14 Chair Eisenmann- asked why the "onsite renewable energy" line was stricken out of
15 Exhibit A. Jeff Bond said that this was edited to show clarify that the renewable energy
16 element was not a condition of approval for the retail aspect, just for the senior housing
17 element.

18
19 Commissioner Moss- requested to add wording for 1080 Monroe Parcel B to ensure that
20 property will remain as a park or open space and would not be left a vacant trash
21 heap until construction begins. Jeff Bond clarified this would be an additional "where
22 as" clause. The Commission agreed. Commissioner Moss also added that the "should
23 not" clauses should replace the words "or" with "nor".

24
25 **Motion to approve item 4A (a-g) with the amendments and modifications discussed**
26 **here at this Commission meeting:** Moss

27 **Seconded by:** Pilch

28 Commissioner Donaldson clarified this included the addition of the 1080 Monroe Parcel
29 B. Commissioner Moss said yes.

30 AYES: Donaldson, Eisenmann, Moss, Pilch

31 NAYES: None.

32 **Motion Passes, 4-0**

33
34 **5. CONSENT CALENDER**

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

40
41 **A. PA 13-075, 922 Ramona Ave. Second Story Addition** - The applicant is seeking
42 Design Review approval for a 2nd story addition at 922 Ramona Ave. The existing
43 home is 1,184 sq. ft. with two bedrooms and one bathroom on a 4,800 sq. ft. lot.
44 The applicant is proposing a 1,193 sq. ft. second story addition which will include
45 four bedrooms, two bathrooms, and an upstairs laundry. This will result in a four
46 bedroom and three bathroom home, 2,377 sq. ft. in area, with a maximum

1 height of 27'6.5". The existing home is Arts & Crafts style with a shed roof. The
2 proposed addition is modern in appearance and will include cable railing
3 balconies at the front and rear elevations and a front gable roof. Two off street
4 parking space are provided, one in the existing garage and one in the driveway.

5 **Recommendation: Review and approve the proposed project subject to**
6 **the findings and conditions.**

7
8 **CEQA: Categorically Exempt per Section 15303 "New Construction or**
9 **Conversion of Small Structures" of the CEQA Guidelines**

10
11 Commissioner Arkin rejoined the meeting. Chair Eisenmann recused herself from this
12 item. Vice Chair Donaldson took over the meeting.

13
14 Vice Chair Donaldson asked to see if any member of Commission wished to pull this item
15 for further discussion or if any member of the audience wished to speak. No one wished
16 to speak.

17
18 **Motion to approve Consent Calendar: Arkin**

19 **Seconded by: Moss**

20 AYES: Arkin, Donaldson, Moss, Pilch

21 NAYES: None.

22 **Motion passes, 4-0.**

23
24 **6. PUBLIC COMMENT**

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

30
31 No one wished to speak.

32
33 **7. DISCUSSIONS & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS**

- 34
35 **A. PA 13-047, 1017 Ordway Design Review-** The applicant is seeking Design Review
36 and Parking Exception approval for a 2nd story addition and interior remodel at
37 1017 Ordway Street. The existing home is 1,261 sq. ft. with two bedrooms and two
38 and a half bathrooms on a 3,570 sq. ft. lot. The applicant is proposing a 758 sq. ft.
39 second story addition which will include master suite with bathroom, a second
40 bedroom and bathroom, laundry, closet, two exterior balconies, and a roof top
41 deck. Previous approval by the Commission was appealed to the Albany City
42 Council based on the roof deck design and access. The applicant modified the
43 project to slightly expand the roof deck and create an exterior stairwell. The City
44 Council remanded this design revision to the Planning & Zoning Commission for
45 further review.

1 **Recommendation: The Planning and Zoning Commission review the**
2 **proposed application and provide feedback to the applicant and staff.**
3 **Conditions and findings are included as attachments to the staff report**
4 **should the Commission choose to approve the project.**

5
6 **CEQA: Categorically Exempt per Section 15303 "New Construction or**
7 **Conversion of Small Structures" of the CEQA Guidelines**

8
9 Chair Eisenmann recused herself from this item. Anne Hersch presented the staff report.

10
11 Commissioner Donaldson- noted he missed the September 11th meeting and asked if
12 the parking exception was approved. Anne Hersch noted the parking exception was
13 approved and was not part of the appeal.

14
15 PUBLIC HEARING OPENED.

16
17 **Robin Pennell** of Jarvis Architects, project architect - noted that prior to the appeal, the
18 building department said the roof deck approved by Commission could only be used
19 for solar panel maintenance purposes and could not be used as habitable space. In
20 the new changes, the roof deck has been lengthened 18" and solves a water proofing
21 detail as well as helps with privacy issues with neighbors. He added the building height
22 and garage has been changed as previously requested by the Planning and Zoning
23 Commission.

24
25 **Ali Heydari**, applicant- said he opted for a roof deck for space utilization, view
26 utilization, and design reasons. In regards to the landscape screening, he said such
27 screening would resolve privacy issues between this property and that of the appellant.
28 Heydari noted community support that he has received for this project.

29
30 **Andre Ptaszynski**, eastern neighbor of the applicant- noted that privacy should be
31 preserved and the proposed landscape bamboo screening would cast shadows on his
32 property so there would be no other light coming to his house except from the North
33 side. He asked the Commission to deny the roof deck because it would have a huge
34 impact on how he would live in his house.

35
36 **Suz-Ana Morandin**- commended Ali and his wife for their graciousness in trying to
37 address his neighbors' concerns. She stated she did not have a problem with the
38 remodel, but disagreed with the roof deck as she did not feel it was a necessity. She
39 pointed out the peculiar situation in Albany where building up blocks neighbors' views,
40 but in order to get a better view, one must build up.

41
42 Robin Pennell- explained the bamboo screen was translucent and would let light in
43 even if you could not see through it.

44
45 **Nat Courtney**, 1015 Ordway- requested the applicant limit construction to Monday-
46 Friday.

1
2 Ali Heydari- said that he had made an effort to work with his neighbors and the
3 Commission. He said he would make it a priority to be non-intrusive to the
4 neighborhood. Heydari noted he would be willing to limit construction hours from
5 Monday through Friday.

6
7 PUBLIC HEARING CLOSED.

8
9 Commissioner Moss- liked the design, but would like to know who gets to maintain the
10 bamboo.

11
12 Vice Chair Donaldson- was concerned about the idea of the roof deck. He though the
13 design was good but he was worried that allowing this roof deck would create a
14 precedent to add roof decks all around Albany to improve one's view. He noted the
15 applicant had an illegal secondary unit in the past that they Commission should not
16 look past. Overall, Commissioner Donaldson said he was inclined to deny the roof deck.
17 He said he is encouraged to do this as the design review guidelines call for a high level
18 of scrutiny on homes that are at the top of the FAR.

19
20 Commissioner Pilch- thought the project showed exceptional design and was inclined
21 to approve the roof deck.

22
23 Commissioner Arkin- was impressed how the stairs were integrated in a way that was
24 unobtrusive and improved the design. He said the applicant has worked out what the
25 Commission has requested regarding height. He stated he had no issues with this
26 application.

27
28 Commissioner Moss- said roof decks may not be a bad thing. He said if the deck was
29 well integrated in design, as this one is, he does not think he would have a problem with
30 seeing more of them. He said in this case, the roof deck did not bother him and he
31 found it acceptable.

32
33 **Motion to approve Item 7A with the additional conditions that the bamboo that is**
34 **planted be maintained to the reasonable satisfaction of the neighbors and that the**
35 **maintenance of the bamboo be the responsibility of the property owner. In addition, per**
36 **City standards, limit outdoor construction hours to Monday-Friday on this property: Moss**

37 **Seconded by: Pilch**

38 **AYES: Arkin, Moss, Pilch**

39 **NAYES: Donaldson**

40 **Motion Passes, 3-1**

41
42 Vice Chair Donaldson called for a short break.

43
44 **B. PA13-069 850 Hillside Ave New Two-Story Home** - The applicant is seeking Design
45 Review approval for a new two-story home at 850 Hillside Avenue. The project
46 site is a 6,655 sq. ft. vacant lot located in the Hillside Overlay District. The

1 proposed two-story home will include four bedrooms, four bathrooms, a two car
2 garage, family room, and roof deck. The new home will be 3,000 sq. ft. and 17'6"
3 in height. The home has two off-street parking spaces contained in the garage.
4 The applicant has made revisions to the project design based on Commission
5 review from 10/30/13.

6
7 **Recommendation: Review and approve the proposed project subject to the findings**
8 **and conditions.**

9
10 **CEQA: Categorically Exempt per Section 15303 "New Construction or Conversion of**
11 **Small Structures" of the CEQA Guidelines**

12
13 Chair Eisenmann re-joined the meeting. Anne Hersch presented the staff report.

14
15 **Nicholas Maderas**, applicant- said the changes to the design were done in regard to
16 previous comments made by the Commission and his neighbors. He detailed various
17 design concepts of the project and presented various views, maps, shadow studies,
18 site, and material details. He mentioned the oak trees indicated on the landscaping
19 plan would have to be replaced as his neighbor at 847 Hillside is allergic to that species
20 of trees.

21
22 PUBLIC HEARING OPENED.

23
24 **Susan Ford** on behalf of **Shin Wan Lu**, 861 Hillside- expressed concerns that the proposed
25 project would block her view (and lower her property value) as well as intrude on her
26 privacy.

27
28 **John Ford**, 841 Hillside- felt the project ignored the neighbors request to keep the
29 appearance in line with the surrounding properties. He felt the Commission's previous
30 comments were not reflected in this new design.

31
32 **Mark Lockaby**, 800 Hillside- was concerned the project would block his neighbor's
33 views. He suggested the house was a five story split level home not a two story home.
34 He noted he would like to see the house lowered.

35
36 **Susan Ford**, 841 Hillside- was concerned the style of the house was out of context with
37 the neighborhood.

38
39 Commissioner Pilch- reiterated that diversity of styles did not bother him. He pointed out
40 the applicant tried to minimize the height at the street level. He appreciated
41 Commissioner Arkin's previous comments that the unenclosed area beneath the house
42 was not a viable growing area. He noted the house was large, but he would not dismiss
43 it just because of its size.

44
45 Commissioner Arkin- asked what product was going to be used for the white panel
46 material.

1
2 **Nicholas Maderas-** said possibly Luminotti. He passed around a sample to the
3 Commission.

4
5 Commissioner Arkin- appreciated that the applicants changed much of their design in
6 response to the Commission's previous comments. In regards to remarks made during
7 public comment, Arkin noted the view would be changing and the applicant has been
8 working to lower the FAR in response to these concerns. Arkin said he did like that the
9 entryway was more pronounced and the garage more receded. He mentioned various
10 improvements made to the application including: greater acknowledgement of
11 Catherine's Walk, lowered FAR, greater solar control, steps down the hill, and a better
12 way of meeting the ground. Some optional suggestions he had included: carrying the
13 character of the white panels in the front to the rear, having a longer overhang at the
14 South façade, and adding a plaster finish at the garage. He was comfortable with how
15 this application has evolved and felt that previous comments were addressed.

16
17 Commissioner Donaldson- felt that the application has improved a lot. Like Arkin, he did
18 not have a problem with having a living space on top of the garage. He liked the
19 variation of levels in the front. He asked how much the house could be dropped
20 another foot without running into driveway problems. He liked the variation of materials,
21 the landscaping, and sensitivity to Catherine's Walk. Overall he felt it would be a good
22 addition at that location, but would like to see the height lowered if possible.

23
24 Commissioner Moss- liked the design but had a few minor issues including: making an
25 awkward window near the entry way above the garage level more symmetrical with
26 surrounding windows and adding a railway along the Catherine's Walk side. He said the
27 corner post could be turned out.

28
29 Chair Eisenmann- suggested helping neighbor relations by lowering the height. She said
30 it would nice to have the different materials continued along the back as well. In
31 regards to the window, she suggested moving the window a little off the corner and
32 pay attention to the elevations. In addressing public comment, she said the project's
33 approval represents flexibility on what can be done with surrounding properties should
34 neighbor's want to add to their houses.

35
36 Commissioner Pilch- asked the applicant how the color of redwood change over time
37 and what the lifespan of the white panels are.

38
39 Maderas- noted the white panels are a commercial product and should last 25 years
40 plus. He expected the redwood to gray. He detailed the various plants and trees
41 included in his landscaping plan. In regards to the Commission's comments regarding
42 sloping it down, he had concerns about flooding and the quality of the driveway. For
43 the soffit, he intended to use wood planks. He noted he will flip the bathtub in the first
44 bathroom.

45
46 Commissioner Arkin- suggested moving the lowest window more to the west.

1
2 **Motion to approve item 7B with additional condition that the windows on the street**
3 **façade is addressed as discussed by Commission to satisfaction of staff with direction**
4 **that if staff is not satisfied, the application is to be brought back to the Planning and**
5 **Zoning Commission: Arkin**
6 **Seconded by: Moss**
7 AYES: Arkin, Donaldson, Eisenmann, Moss, Pilch
8 NAYES: None
9 **Motions passes, 5-0**

10
11 Anne Hersch clarified the applicant would need to keep up the story poles during the
12 14 day appeal period.

13
14 **C. General Plan Update Review & Presentation** – This is the fifth in a series of Planning
15 and Zoning Commission Study Sessions on the Albany 2035 General Plan Update.
16 This Study Session will continue Commission discussion of definitions of the
17 proposed new land use categories for the General Plan Map. This discussion
18 commenced on July 24, 2013.

19
20 **Recommendation: This item is a study session and no Commission action is required.**

21
22 Jeff Bond noted the item 7C and 7D regarding the General Plan Update and
23 emergency housing was critical to discuss tonight but item 7E the Digital Billboards
24 could be discussed in January due to time constraints.

25
26 **Barry Miller**, General Plan consultant- noted that given the late hour, he would just give
27 the presentation and save room for public comment and general questions at the end.
28 His presentation covered the purpose of land use categories and focused on four
29 remaining categories that were not covered in the July meeting- namely the
30 categories of Commercial Services and Production, Public/Quasi-Public, Park and
31 Open Space, and Creek Conservation Area. Beyond this meeting, next steps include
32 applying categories to the map, calculating development capacity, comparing to “no
33 project” capacity, and continuing to vet categories and map and quantify
34 environmental impacts.

35
36 **Bob Outis**- stated for the record that they not accord any respect to the Voices to
37 Vision project in anything that happens in this General Plan. He said it should not be
38 used as a guide in any way for this process.

39
40 **Ed Fields**- was unclear about the University Village designation and pointed out
41 discrepancies between the handout and presentation.

42
43 Commissioner Arkin- believed that religious facilities and UC Village be labeled under
44 Public/Quasi Public.

45

1 Barry Miller- proposed that UC Village be placed under its own separate category.
2 Commissioner Donaldson agreed with Millers proposal. Miller explained that the FAR
3 ratios used for these areas were taken from existing requirements.

4
5 **Motion to continue to item 7D and continue meeting to 11:30 PM:** Arkin

6 **Seconded by:** Moss

7 AYES: Arkin, Donaldson, Eisenmann, Moss, Pilch

8 NAYES: None

9 **Motion Passes, 5-0**

10
11 **D. Amendments to the Planning and Zoning Code related to Emergency Housing,**
12 **Transitional Housing and Supportive Housing** – Proposed amendments would
13 allow emergency shelters in the Commercial Mixed Use zoning district as a
14 permitted use and would define and clarify that transitional and supportive
15 housing are residential activities.

16
17 **Recommendation:** Prepare recommendation to the City Council.

18
19 **CEQA: Statutorily Exempt per Section 15194 “Affordable Housing Exemption” of the**
20 **CEQA Guidelines**

21
22 Jeff Bond presented the staff report.

23
24 Commissioner Moss- proposed having bicycle parking on outside as well as inside. Bond
25 noted the 25 bed number was from the draft General Plan and Miller noted that this
26 was in line with other cities of similar size.

27
28 **Lauren Hansen**, attorney with Albany Housing Advocates- pointed out problems with
29 the CMX zone. She said there may be environmental constraints and proposed the
30 Commission recommend the emergency housing be zoned the SPC zone rather than
31 the CMX.

32
33 **Bob Outis**- said he had gone around the CMX zone to look for possible sites for the
34 proposed housing and could not find any. He said this was not a meaningful attempt to
35 comply with state code.

36
37 **Peggy McQuaid**- commented on the inefficiency of the long meeting. She agreed with
38 the previous two speakers that the CMX zone might not be the best place for this kind
39 of housing. She felt the CMX zone was hiding away the people who need these services
40 and she felt these people and services should be placed in an area where they are
41 more visible.

42
43 Commissioner Arkin- noted that CMX was chosen because this housing was created
44 with the waterfront population in mind and the CMX location was closest to the
45 waterfront. He proposed adding SPC zone as an additive zone rather than replacing
46 CMX. He also proposed allowing emergency housing in the SC zone and with a use

1 permit in R3 zones. He brought up the idea of multifamily dwellings in the CMX zone with
2 a use permit.

3
4 Commissioner Donaldson- agreed with Arkin's recommendations on allowing
5 emergency shelters in the SPC zone. He asked when the zoning changes could be
6 made to allow second units in the R2 and R3 zones. Jeff Bond said this could be brought
7 back as a future agenda item. Donaldson had no issues with staff's proposal and felt it
8 addressed new state requirements. He did not think emergency housing should be in
9 the SC district.

10
11 Commissioner Eisenmann- said the SC zone should be part of a larger discussion if
12 treated as a right, but she thought it was fine to have emergency housing there with a
13 use permit. Commissioner Eisenmann and Moss felt R3 with a use permit was more
14 appropriate than SC.

15
16 Commissioner Arkin- clarified the Commission was comfortable with expanding
17 opportunities for emergency shelter in the SPC zone and in the SC zone and R3 zone
18 with a use permit, as well as allowing transitional and supportive housing the CMZ zone.

19
20 Commissioner Moss-proposed having 25 beds by right for the CMZ zone and 12 beds by
21 right (more with a use permit) in the other zones discussed. Commissioner Eisenmann
22 and Commissioner Donaldson were not comfortable with making Solano a permitted
23 category for this type of housing. The Commission agreed having a by-right designation
24 for second floor and above in the SPC zone and by use permit on the ground floor.

25
26 **Motion to extended meeting by 15 minutes:** Moss

27 **Seconded by:** Pilch

28 AYES: Arkin, Donaldson, Eisenmann, Moss, Pilch

29 NAYES: None

30 **Motion Passes, 5-0**

31
32 The Commission agreed that a use permit could be allowed in cases where emergency
33 shelters are too close to one another (within 300 ft).

34
35 **Motion to pass recommendation onto City Council to review amendments as presented
36 here and as modified as follows:** Arkin

37 -Use in the CMX district for transitional and supportive housing be added as a by-use
38 designation

39 -By permit including superscript footnote 3 in SPC district the use of emergency shelter
40 and by use permit in the R3 and SC district the use of emergency shelter

41 -Second shelter may be constructed within 300 feet of another shelter with a major use
42 permit

43 **Seconded by:** Donaldson

44 AYES: Arkin, Donaldson, Eisenmann, Moss, Pilch

45 NAYES: None

46 **Motion Passes, 5-0**

- 1
2 **E. Amendments to the Planning and Zoning Code Related to Sign Regulations to**
3 **Allow Digital Billboards In The Commercial Mixed Use Zoning district** - Proposed
4 amendments would allow digital billboards in the Commercial Mixed Use zoning
5 district subject to a franchise or relocation agreement that requires removal of
6 existing static billboards.
7

8 **Recommendation: Prepare recommendation to the City Council.**
9

10 ***CEQA: Categorically Exempt per Section 15332 "Infill Development***
11 ***Projects" of the CEQA Guidelines***
12

13 The Commission opted to discuss this item at a future meeting.
14

15 **8. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

16 (Staff discussion and Commission member announcement of status of previous
17 agenda items and requests for future agenda items. No public comment will be
18 taken on requests for future agenda items).
19

20 **A. Planning & Zoning Commission Meeting Schedule for 2014**
21

22 Commissioner Donaldson noted he may be absent at the next meeting on January 22.
23 Anne Hersch noted the next meeting will mostly be residential remodel applications.
24 Jeff Bond noted the first Measure D working group work session will be at 7pm next
25 week followed by the Sustainability Commission's regular meeting.
26

27 **FUTURE PLANNING AND ZONING COMMISSION AGENDA ITEMS**
28

29 Next Planning and Zoning Commission hearing: **Wednesday, January 22, 2014 at 7 pm.**
30

31 **9. ADJOURNMENT**
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33 The meeting was adjourned at 11:37 p.m.

34 Next regular meeting: Wednesday, January 22, 2014, 7:00 p.m. at Albany City Hall
35

36 Submitted by: Anne Hersch, City Planner
37

38 _____
39 **Jeff Bond, Community Development Director**