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**RESOLUTION #2014-23**  
**RESOLUTION OF THE CITY OF ALBANY CITY COUNCIL**  
**AMENDING**  
**PLANNED UNIT DEVELOPMENT FOR PARCEL A AND PARCEL B**  
**OF THE UNIVERSITY VILLAGE MIXED USE DEVELOPMENT**

**WHEREAS**, Planning and Zoning Code Section 20.100.060 allows Planned Unit Development within the City of Albany.

**WHEREAS**, Planned Unit Development is defined as a development adhering to a comprehensive plan and located on a single tract of land, or on two (2) or more contiguous tracts of land which may be separated only by a street or other public right-of-way.

**WHEREAS**, the purpose of the planned unit development regulations is to promote flexibility of design and increase available usable open space in developments by allowing diversification in the relationships of various buildings, structures and open spaces in building groups and the allowable heights of the buildings and structures, while insuring substantial compliance with the district regulations and other provisions of Planning and Zoning Chapter of the City of Albany Municipal Code.

**WHEREAS**, Planned Unit Development process allows exceptions to the usable open space, lot area, lot width, lot coverage, yards, height, parking, loading, sign, screening and landscaping requirements of the applicable zoning district may be allowed when it can be demonstrated that such exceptions would result in a more desirable development.

**WHEREAS**, an application for a planned unit development permit was made on October 31, 2007.

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**WHEREAS**, plans illustrating the planned unit development requirements were submitted on April 4, 2011, and supplemented by the applicant in presentations made at the September 27, 2011 Planning and Zoning Commission public hearing and the October 17, 2011, January 17, 2012, and July 9, 2012 City Council public hearings.

**WHEREAS**, on July 9, 2012, the City Council approved Resolution #2011-51 certifying the Final Environmental Impact Report pursuant to the requirements of the California Environmental Quality Act.

**WHEREAS**, the City, in Resolution #2011-51 made certain findings in accordance with Public Resources Code section 21081 and section 15091 of the CEQA Guidelines regarding the Project’s impacts on the environment.

**WHEREAS**, the City, in Resolution #2011-51 adopted a Statement of Overriding Considerations for the Project, pursuant to Public Resources Code section 21081, subdivision (b).

**WHEREAS**, the City, in Resolution #2011-51 adopted a Mitigation Monitoring and Reporting Program (“MMRP”) for the Project, attached to Resolution #2011-51 as Exhibit A, pursuant to Public Resources Code section 21081.6 and CEQA Guidelines section 15097.

**WHEREAS**, the Planned Unit Development was presented to the Planning and Zoning Commission pursuant to the use permit procedures in subsection 20.100.030, including:

The Planning and Zoning Commission held a public hearing on September 13, 2011 and September 27, 2011

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Notice of the public hearing was provided on September 2, 2011 according to subsection 20.100.010.E.

**WHEREAS**, the Planning and Zoning Commission and City Council considered all written testimony and public comments;

**WHEREAS**, the proposed residential and retail uses are permitted by the Albany General Plan as it applies to the proposed planned unit development site.

**WHEREAS**, on July 16, 2012, the City Council approved a series of policy-level actions associated with the University Village Mixed Use project including zoning map amendments, zoning text amendments, planned unit development, density bonus to accommodate a senior housing project, grocery store, and retail space;

**WHEREAS**, on May 6, 2013, the City Council, acting as lead agency, approved Resolution 2013-22 of the Albany City Council modifying mitigation measure GCC-I and the mitigation monitoring and reporting program for the University Village Mixed Use development and adopted an EIR addendum;

**WHEREAS**, beginning in 2013, the Planning & Zoning Commission held a series of study sessions on the Planning, Zoning and Subdivision actions associated with tentative maps and design review for the project;

**WHEREAS**, the Planning & Zoning Commission held public hearings on May 8, 2013, June 12, 2013, July 24, 2013, October 9, 2013, October 30, 2013, and November 20, 2013 and December 11, 2013 to discuss the project design, scope, and improvements;

1           **WHEREAS**, formal applications for tentative maps and design review for  
2 1075/1096 Monroe Street and 1100 San Pablo Avenue, and a tentative map for 1080  
3 Monroe Street were filed by the applicant on August 14, 2013;

4  
5           **WHEREAS**, the applications are for senior housing and retail uses in the San  
6 Pablo Commercial Zoning District/University Village San Pablo Avenue Overlay  
7 District; and

8  
9           **WHEREAS**, applications for design review and tentative maps are being  
10 considered in a coordinated manner with other the other retail and senior housing  
11 elements of the of the proposed project;

12  
13           **WHEREAS**, the Planning & Zoning Commission held a public hearing on  
14 December 11, 2013 considered all public comments received, the presentation by  
15 City staff, the staff report, and all other pertinent documents regarding the proposed  
16 request;

17  
18           **WHEREAS**, the Planning & Zoning Commission approved tentative maps  
19 and design review for both the retail and senior housing components of the project at  
20 its December 11, 2013 hearing;

21  
22           **WHEREAS**, an appeal of the Planning & Zoning Commission decision was  
23 filed with the City on December 19, 2013 by Albany Housing Advocates and Amber  
24 Whitson c/o Naomi Young; and

25  
26           **WHEREAS**, an appeal of the Planning & Zoning Commission decision was  
27 filed with the City on December 20, 2013 by Edward Fields; and

28  
29           **WHEREAS**, a public hearing notice was mailed to property owners within  
30 300 ft. of the subject site and was posted in three public places on February 21, 2014  
31 for the City Council hearing pursuant to Government Code Section 65090; and

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**WHEREAS**, on March 5, 2014 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**, the City Council approved Resolution 2014-21 denying the appeal by Albany Housing Advocates and Amber Whitson c/o Naomi Young; and

**WHEREAS**, the City Council approved Resolution 2014-22 denying the appeal by Edward Fields; and

**WHEREAS** supplementary information has been added to the PUD findings to clarify the intent of the PUD and respond to issues raised in the appeals;

**WHEREAS** the modifications to the PUD and its findings do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and no additional mitigation measures are required;

**WHEREAS**, the residential density is approximately 1,100 square feet of net area of the planned unit development, which exceeds the minimum requirement of 690 square feet minimum lot area per dwelling unit required in the district. The calculation is based on approximately 234,600 square feet of gross retail and residential area of the planned unit development, subtracting the 42,600 square feet of area for public street rights-of-way and private streets, and dividing the resulting 192,000 net area by 175 residential units.

**WHEREAS**, the Senior Living Facility will consist of a minimum of 140 independent and assisted living residential units and include a separate and secured Alzheimer’s Care area with up to 35 rooms (non-residential units) resulting in a residential density even further below the maximum allowed in the district.

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2           **WHEREAS**, in granting the Planned Unit Development, the Planning and  
3 Zoning Commission has determined that the following amenities and community  
4 benefits are provided by the project:  
5

- 6       1.     Provision of a high quality Senior Living Facility that addresses a clear  
7           need for senior housing and care options in the City of Albany, which  
8           currently has no senior assisted living facilities, and offers residents a full  
9           range of living accommodations, on-site services and recreational facilities  
10          so residents can remain in the community as they age.
- 11       2.     Provision of a full service grocery store and smaller retail shops in a  
12          location well served by public transit and convenient to a large number of  
13          Albany residents, by foot, bicycle, and public transit, as well as by car.  
14          This new commercial development will result in more retail spending in  
15          Albany and a corresponding increase in sales tax revenue to the City and  
16          will revitalize San Pablo Avenue and provide new jobs and other  
17          significant economic benefits to the city.
- 18       3.     A network of enhanced shared bicycle and pedestrian pathways that link  
19          the project to the surrounding community, including the following specific  
20          elements:
  - 21           •     Dedicated Bicycle and Pedestrian Crossing at the intersection of  
22                 Dartmouth Avenue and San Pablo Avenue;
  - 23           •     Nearly 20,000 square feet of shared bicycle and pedestrian pathways  
24                 on site including paths bordering Codornices and Village Creeks and  
25                 10<sup>th</sup> Street, with potential for linkage to future off-site paths; and
  - 26           •     Extensive on-site bicycle parking including covered parking adjacent  
27                 to the grocery store and the community serving retail for customers  
28                 and bus commuters.
- 29       4.     A Complete Streets approach that compliments the dedicated bike and  
30          pedestrian pathways, including traffic calming measures, back in angled  
31          parking at Monroe Avenue, enhanced sidewalks, opportunities for outdoor

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sidewalk seating, extensive landscaping and storm water management measures, and planting of mature trees at key locations.

- 5. Participation of the Property Owner, and/or lessee of Parcel B in the implementation of the approved Codornices Creek Restoration project abutting the proposed project including the construction and/or funding of bikeways, plazas and other open spaces and the delivery of the necessary public right of way which in combination with grants obtained by the City will result in an open space area exceeding 30,000 square feet.
- 6. Creation of a publically accessible creek-side linear open space along Village Creek, through the provision of public path ways, benches and the on-going management of Village Creek enabling public enjoyment of approximately this 360 foot long riparian open space.
- 7. Enabling the creation of approximately 900 linear feet of Class I bike path along Buchanan and Marin Streets through the delivery of necessary public ROW to the City at no cost.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council makes all of the following FINDINGS REQUIRED FOR CONDITIONAL USE PERMIT pursuant to Section 20.100.030 based on substantial evidence contained in the administrative record:

1. Necessity, Desirability, Compatibility. That the size, intensity and location of the proposed use will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community because it is located on a major arterial street at the southern gateway into the City;

2. Adverse Impacts. That such use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or physically injurious to property,

1 improvements or potential development in the vicinity, with respect to aspects  
2 including but not limited to the following:

3  
4 a. The nature of the proposed site, including its size and  
5 shape, and the proposed size, shape and arrangement of structures  
6 because the project is designed to complement existing creeks and  
7 improve the streetscape appearance of San Pablo Avenue;

8  
9 b. The accessibility and traffic patterns for persons and  
10 vehicles, the type and volume of such traffic, and the adequacy of  
11 proposed off-street parking and loading because the project is  
12 organized around existing roadways;

13  
14 c. The safeguards afforded to prevent noxious or offensive  
15 emissions such as noise, glare, dust and odor because the project will  
16 be required to be constructed consistent with modern building codes;

17  
18 d. Treatment given, as appropriate, to such aspects as  
19 landscaping, screening, open spaces, parking and loading areas,  
20 service areas, lighting and signs because the project proposes to use  
21 below grade parking where possible and complete street and green  
22 street design principles at grade circulation areas; and

23  
24 3. Consistency with Zoning Ordinance, General Plan and Specific  
25 Plan. That such use or feature as proposed will comply with the applicable  
26 provisions of this Chapter and will be consistent with the policies and  
27 standards of the General Plan and any applicable specific plan.

28  
29 **NOW THEREFORE, BE IT FURTHER RESOLVED**, that, in addition to  
30 the use permit findings above, the City Council makes all of the following



1 FINDINGS FOR APPROVAL OF THE PLANNED UNIT DEVELOPMENT  
2 pursuant to Section 20.100.060:

3  
4 1. Necessity. The planned unit development demonstrates the  
5 advantages of modern, large-scale site planning to an extent that could not be  
6 achieved without the planned unit development procedure because the City  
7 can require as a condition of approval public amenities that otherwise would  
8 not be provided;

9  
10 2. Exceptions Warranted. Any exceptions to the requirements of  
11 the applicable zoning district are warranted by an exceptional level or amenity  
12 or other benefits to the community, as set forth herein, which could not be  
13 achieved without the exceptions because the City can require as a condition of  
14 approval public amenities that otherwise would not be provided;

15  
16 3. Substantial Compliance. The degree and extent of any  
17 exceptions granted does not prevent the development from being in substantial  
18 compliance with the regulations of the applicable zoning district because the  
19 types of uses and overall scale of the project comply with the requirements of  
20 the General Plan;

21  
22 **NOW THEREFORE, BE IT FURTHER RESOLVED**, that the City  
23 Council approves the following PLANNED UNIT DEVELOPMENT STANDARDS:

24  
25 Modification #1: The requirements of Table 2.B. – Site Regulations by  
26 District: Nonresidential are modified for Parcel B as follows:

- 27  
28 • **Maximum Building Height:** the maximum building height on Parcel B,  
29 beginning from a setback line 55 feet from San Pablo Avenue westerly  
30 to the boundary of the San Pablo Commercial Zoning District, shall be  
31 52 feet from finished floor of the main level to the highest point of the

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structure, subject to general exceptions and mechanical appurtenances described in Section 20.24.080.

Modification #2: The requirements of Planning and Zoning Code Section 20.24.110.F.2 and F.3 (Landscaping of Parking Facilities) are modified for Parcel A as follows:

- No interior planting areas within the parking lot.

Modification #3: The requirements of Planning and Zoning Code Section 20.24.110.F.2 and F.3 (Landscaping of Parking Facilities) are modified for Parcel A as follows:

- Minimum one tree for eight parking spaces.

Modification #4: The requirements of Planning and Zoning Code Section 20.28.030 (Parking Space Requirements) are modified for Parcel B as follows:

- Allow one parking space per five hundred gross square feet of floor area for all types of restaurant, retail, professional office, and services.

Modification #5: The requirements of Planning and Zoning Code Section 20.28.030 (Parking Space Requirements) are modified for Parcel B as follows:

- Allow off-street non-residential parking for Parcel B to be met with parking spaces located on abutting Monroe Street.

Modification #6: The requirements of Planning and Zoning Code Section 20.28.060 (Off-Street Loading) are modified for Parcel A as follows:

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- Allow 16 parking spaces to be utilized both as required parking spaces and as access to required loading berth (e.g., no parking during loading hours).

Modification #7: The requirements of Planning and Zoning Code Section 20.28.070 (Loading Space Requirements) are modified for Parcel B as follows:

- No off-street loading required for multi-tenant shopping center.

Modification #8: The requirements of Planning and Zoning Code Section 20.28.020.E. (Off-Street Parking: General Regulations) are modified for Parcel A as follows:

- Allow 16 required parking spaces to be inaccessible during specified business hours in order to allow truck access to required loading berth (e.g., no parking during loading hours).

Modification #9: The requirements of Planning and Zoning Code Section 20.28.080.B.4 (Loading Area Standards) are modified for Parcel A as follows:

- Allow turning and maneuvering of vehicles to infringe on off-street parking spaces during specified hours of operation (e.g., no parking during loading hours).

Modification #10: The requirements of Planning and Zoning Code Section 20.28.050.A.2 (Table 7) (Dimensions of Standard Parking Spaces) are modified for Parcel A as follows:

- Allow stall length of 18 feet for 90 degree angle parking
- Allow stall length of 18 feet for 60 degree angle parking

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- Allow aisle width of 14 feet for 60 degree angle parking

Modification #11: The requirements of Planning and Zoning Code Section 20.28.050.A.2 (Table 7) (Dimensions of Standard Parking Spaces) are modified for Parcel A as follows:

- Allow stall length of 18 feet for perpendicular angle parking

Modification #12: The requirements of Planning and Zoning Code Section 20.12.040.A.2 Table 1 (Note 3 and 4) (Ground Floor Uses in SPC District) are modified for Parcel B as follows:

- Allow residential or residential care facility uses, including off-street parking, on the ground floor.

**NOW THEREFORE, BE IT FURTHER RESOLVED,** that the City Council approves the following **CONDITIONS OF APPROVAL** associated with the Planned Unit Development approval, as amended:

1. Project Approval: except as may be modified by conditions herein, this PUD approval is for the Parcels shown and described on the senior housing Tentative Parcel Map submitted by BKF Engineers on February 3, 2014 and the retail development Tentative Map submitted by BKF Engineers on February 24, 2014. A0.4 of plans prepared by Peter Waller (Pyatok Architects), date received April 4, 2011, as presented to the Planning and Zoning Commission on May 24, 2011, as may be modified or supplemented by presentations to the Planning and Zoning Commission on September 14, 2011, September 27, 2011, and to the City Council on October 17, 2011, January 17, 2012, and July 9, 2012.

- 1 2. This PUD is granted for, and is within the scope of, the project described in  
2 the Environmental Impact Report certified by the City Council on July 9,  
3 2012, and the Addendum thereto approved on May 6, 2012. Subsequent  
4 approvals relying on this PUD shall be in substantial compliance with the  
5 project described in this Environmental Impact Report.  
6
- 7 3. The Planned Unit Development, as amended herein, and the tentative maps  
8 and design review approval, are within the scope of the EIR certified by the  
9 City Council in Resolution #2011-51, and the addendum to the EIR approved  
10 on May 6, 2013. The revisions to the project are of a design nature and/or are  
11 a reduction in the size of the grocery store and retail components. Nothing in  
12 the tentative maps, design review or the Planned Unit Development  
13 amendment, including the allowance of residential or residential care facility  
14 uses, including off-street parking, on the ground floor constitutes substantial  
15 changes to the project studied in the EIR, or involves any new significant  
16 environmental effects, or a substantial increase in the severity of previously  
17 identified significant effects, than those evaluated in the EIR such that a  
18 subsequent or supplemental EIR or negative declaration would be required  
19 pursuant to CEQA Guidelines sections 15162 and 15163, and there is no  
20 substantial evidence to the contrary.  
21
- 22 4. None of the other conditions described in Section 15162 of the CEQA  
23 Guidelines calling for the preparation of a subsequent EIR or negative  
24 declaration have occurred.  
25
- 26 5. This PUD is granted for the exceptions to standards of development  
27 specifically described in these findings and conditions of approval. Approval  
28 of the PUD does not constitute an express or implied approval of other  
29 required actions, including but not limited to design review, conditional use  
30 permit, variances, subdivision, encroachment permits, stormwater  
31 management permits, grading permits, or building permits. The size and

1 location of buildings and other on-site and off-site improvements may be  
2 required to be modified to comply with regulatory requirements that are part  
3 of subsequent applications.  
4

5 6. The approval of this PUD does not constitute a development agreement as  
6 authorized by Government Code 65864 and does not represent a grant of a  
7 vested right to develop the proposed project. The City retains its authority to  
8 adopt policies rules, regulations, standards, and conditions of approval that  
9 may affect the proposed project until such time that the project approvals are  
10 vested by issuance and substantial reliance on a building permit.  
11

12 7. Project Approval Expiration: This PUD approval shall expire two years from  
13 the date on which this approval becomes effective unless a design review  
14 application has been submitted and diligently pursued. The approval may be  
15 extended by the Community Development Director for a period up to an  
16 additional one (1) year, provided that, at least ten (10) days before expiration  
17 of one (1) year from the date when the approval becomes effective, an  
18 application for renewal of the approval is filed with the Community  
19 Development Department. The Community Development Director may grant  
20 a renewal of an approval where there is no change in the original application,  
21 or there is no request to change any condition of approval.  
22

23 8. Hold Harmless Agreement. Pursuant to Government Code Section  
24 66474.9(b) and Albany Municipal Code section 20.100.010(e), but subject to  
25 the terms of this Section 6, the applicant (including any agent thereof) shall  
26 defend, indemnify, and hold harmless, the City of Albany and its agents,  
27 officers and employees, from any claim, action or proceeding against the City  
28 or its agents, officers or employees to attack, set aside, void or annul the  
29 City's approval concerning this application, which action is brought within the  
30 time period provided for in Section 66499.37. The City will obtain the  
31 applicant's approval before filing the CEQA notice of determination. The

1 City will promptly notify the applicant of any such claim, action or  
2 proceeding and cooperate fully in the defense in good faith consultation with  
3 the applicant. This indemnification shall include, but not be limited to,  
4 damages, fees and/or costs awarded against the City, if any, and cost of suit,  
5 attorneys' fees, and other costs liabilities and expenses incurred in connection  
6 with such proceeding whether incurred by the applicant, the City and/or the  
7 parties initiating or bringing such proceeding. The applicant shall also defend,  
8 indemnify and hold harmless the City, its agents, officers, employees and  
9 attorneys for all costs incurred in additional investigation and/or study of, or  
10 for supplementing, preparing, redrafting, revising, or amending any document  
11 (such as an EIR), if made necessary by said proceeding and if the applicant  
12 desires to pursue securing such approvals, after initiation of such proceeding,  
13 which are conditioned on the approval of such documents. The applicant shall  
14 also indemnify the City for all the City's costs, fees, and damages which the  
15 City incurs in enforcing the indemnification. The applicant may propose  
16 counsel of its choice to represent jointly the applicant and the City; provided,  
17 however, the City shall have right to retain separate counsel if the City  
18 reasonably determines, after consultation with the applicant, that such separate  
19 counsel is necessary in order effectively represent the interests of the City.  
20 The City shall retain the right to approve all significant decisions concerning  
21 the City's defense of the matter and any and all settlements, which approval  
22 shall not be unreasonably withheld. In addition, the applicant shall have the  
23 right to withdraw the project application in order to remove the cause for any  
24 claim, action or proceeding in accordance with the provisions of this Section  
25 6, in which case the City may elect to render rescind any approvals granted  
26 pursuant to this Resolution, as well as any approvals related to the project  
27 associated with this Resolution, making such approvals null and void.

- 28  
29 9. Exceptional Public Amenities: the owner and/or leasee shall submit to the  
30 City all required plans and documentation required for implementation of the  
31 public amenities associated with the granting of this PUD. Required plans and

1 documentation shall be reviewed and approved by the Planning and Zoning  
2 Commission and other relevant regulatory authorities prior to the issuance of  
3 any building permit or grading permit. Commission action on the required  
4 plans and documentation shall be subject to the Commission’s public hearing  
5 procedures established in Section 20.100 of the Planning and Zoning Code.  
6 Required plans and documentation include:

7  
8 A. As a requirement for a complete application for subdivision of the  
9 property, the applicant shall prepare “complete streets” and “green streets”  
10 design guidelines for development of Parcel A and Parcel B, including:

- 11 a. Direct two-way bicycle access from the intersection of Dartmouth  
12 and San Pablo south directly to the Codornices Creek Type I bike  
13 path; and
- 14 b. Funding for an independent technical analysis, prepared by a  
15 qualified professional, on the feasibility of a motorist-separated  
16 bicycle access on San Pablo Avenue. The selection of the  
17 professional and the scope of work for the analysis shall be  
18 prepared in a collaborative manner with the property owner, lessee,  
19 Albany Strollers & Rollers, AC Transit, and other stakeholders.  
20 The conclusions of the analysis will be provided to the City  
21 commissions as part of the City’s evaluation of an application for a  
22 subdivision of the property.
- 23 c. property owners and/or lessees shall fund the cost of independent  
24 post-construction traffic monitoring, which shall be initiated 6 to  
25 10 months after completion of each phase of the project, conducted  
26 while schools are in session, and continued periodically if the  
27 Traffic and Safety Commission makes a determination that the  
28 project is creating traffic capacity or safety issues;
- 29 d. lockers and showers shall be made available to employees of the  
30 senior housing;

31 B. City approval of location and design of AC Transit bus stops;




- 1 C. City approval of a stream management plan for the portion of Village
- 2 Creek abutting the proposed project, including a monthly inspection and
- 3 repair program including trash removal and erosion control, monitoring of
- 4 plantings including seasonal trimming/clearing, and installation and
- 5 maintenance of informational signage and public benches.
- 6 D. City determination that the property owners and/or leasees have fulfilled
- 7 obligations and cooperated fully with the implementation of the approved
- 8 Codornices Creek Restoration project abutting the proposed project;
- 9 E. City determination that the property owners and/or lessees have fulfilled
- 10 obligations and cooperated fully in the timely delivery of all required
- 11 deeds, dedications, and other documents associated with improvements at
- 12 the Buchanan/Marin/San Pablo improvement projects.

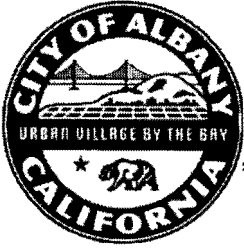
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14 10. Public Improvements Standards. Public improvements shall be designed and  
15 constructed in accordance with the City's Standard Specifications and  
16 Standard Details, unless specifically waived in writing by the City Engineer.

17  
18 PASSED, APPROVED and ADOPTED this 5<sup>th</sup> day of March 2014.

19  
20 AYES: *Council members: Atkinson, Barnes, Maass,*  
21 NOES: *none*  
22 ABSENT: *none*  
23 ABSTAIN: *none*

24   
25 Mayor

26  
27 ATTEST:  
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30



# City of Albany

1000 San Pablo Avenue • Albany, California 94706  
(510) 528-5710 • [www.albanyca.org](http://www.albanyca.org)

**RESOLUTION NO. 2014-23**

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

The 5th day of March, 2014, by the following votes:

AYES: Council Members Atkinson, Barnes, Maass, Vice Mayor Wile & Mayor Thomsen

NOES: none

ABSENT: none

ABSTAINED: none

RECUSED: none

WITNESS MY HAND AND THE SEAL OF THE CITY OF ALBANY, this 6th  
day of March, 2014.

Eileen Harrington  
DEPUTY CITY CLERK