

# City of Albany

## Planning and Zoning Commission Minutes November 13, 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.

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4  
5 1. **CALL TO ORDER-** The meeting of the Planning and Zoning Commission was called to  
6 order by Chair Eisenmann in the City Council Chambers at 7:00 p.m. on Wednesday,  
7 November 13, 2013.

8  
9 2. **PLEDGE OF ALLEGIANCE**

10  
11 3. **ROLL CALL**

12 Present: Arkin, Eisenmann, Moss  
13 Absent: Donaldson, Pilch  
14 Staff present: Community Development Director Jeff Bond  
15 City Planner Anne Hersch  
16

17 4. **PUBLIC COMMENT**

18 For persons desiring to address the Commission on an item that is not on the agenda  
19 please note that each speaker is limited to three (3) minutes. The Brown Act limits  
20 the Commission ability to take and/or discuss items that are not on the agenda;  
21 therefore, such items are normally referred to staff for comment or to a future  
22 agenda.  
23

24 No one wished to speak.  
25

26 5. **CONSENT CALENDAR**

27  
28 Chair Eisenmann-noted Items 5A and 5B have been rescheduled for a special meeting  
29 November 20, 2013 due to lack of quorum consent.  
30

- 31 **A. 1075-1095 Monroe St/1100 San Pablo Ave UC Village Mixed Use Development-**  
32 The 6.3-acre project site in University Village is located to the northwest and  
33 southwest of the Monroe Street/San Pablo Avenue intersection. The proposed  
34 project includes a 27,500 sq. ft. grocery store, 18,000 sq. ft. of retail space, and a  
35 175-unit senior housing project. Action may be taken on applications for tentative  
36 parcel map and design review.

37 **Recommendation: Continue to date certain of November 20, 2013.**

38 **CEQA: An environmental impact report for the project was approved by the City**  
39 **Council in July 2012.**  
40

- 41 **B. PA 13-048, 1008 Ordway Design Review and Conditional Use Permit-** The  
42 applicant received Design Review and Conditional Use Permit approval for a  
43 two-story addition and remodel at 1008 Ordway Street. As a condition of the  
44 approval, the applicant was required to modify the roofline to bring the design

1 into as much compliance with 28 ft. height limit as feasible. Specific design  
2 changes were requested by the Planning & Zoning Commission. The applicant  
3 has provided three different design alternatives for the Commission to consider.

4 ***Recommendation: Continue to date certain of November 20, 2013.***

5 ***CEQA: Categorically exempt pursuant to Section 15303, "New Construction or***  
6 ***Conversion of Small Structures" of the CEQA Guidelines***

7  
8  
9 **C. PA 13-064, 937 Stannage Rear Addition Design Review-** The applicant is seeking  
10 Design Review approval for a new single-story addition located at the rear of the  
11 property. The addition is 457 sq. ft. and will include enlarging existing bedrooms,  
12 adding a new master bathroom, and closet space. The overall building height is  
13 proposed to remain the same at 19 ft. Two off-street parking spaces are provided  
14 in the driveway.

15 ***Recommendation: Approve subject to the findings and conditions.***

16 ***CEQA: Categorically exempt pursuant to Section 15303, "New Construction or***  
17 ***Conversion of Small Structures" of the CEQA Guidelines***

18  
19 **D. PA 13-066 1010 Pomona 2<sup>nd</sup> Story Addition Design Review-** The applicant is  
20 seeking Design Review approval for a second-story addition at 1010 Pomona.  
21 Currently the existing single-story home is 1400 sq. ft., with three bedrooms and  
22 one bathroom on a 4,200 sq. ft. lot. The addition includes reconfiguring the  
23 existing floor plan to create a sitting room, adding a new bathroom, closet,  
24 storage and home office. The addition is 797 sq. ft. in area. The building height will  
25 increase to 20'5." The existing home is Craftsman in appearance and the addition  
26 has been designed to retain the same architectural style. Two off-street parking  
27 spaces are provided, one in the garage and one in the driveway.

28 ***Recommendation: Approve subject to the findings and conditions.***

29 ***CEQA: Categorically exempt pursuant to Section 15303, "New Construction or***  
30 ***Conversion of Small Structures" of the CEQA Guidelines***

31  
32 **Motion to approve Consent Calendar (Items 5C and 5D): Arkin**

33 **Seconded by: Moss**

34 **AYES: Arkin, Eisenmann, Moss**

35 **NAYES: None**

36 **Motion passes, 3-0**

37  
38 **6. DISCUSSIONS & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS**

39  
40 **A. PA 13-068 Ales Unlimited Conditional Use Permit and Parking Exception at 1501B**  
41 **Solano-** The applicant is seeking Conditional Use Permit and Parking Exception  
42 approval for a new specialty beer establishment at 1501 Solano Ave. The business  
43 will offer craft beers for retail sale and consumption on-site. The applicant will also  
44 offer spirits for on-site consumption only. Proposed hours of operation are 11am-  
45 12am Monday-Saturday and 10am-10pm on Sunday. A Parking Exception is

1 required as there no off-street parking at the business. There is an existing Ales  
2 Unlimited in San Francisco. This will serve as the East Bay location for the business.

3 ***Recommendation: Approve subject to the findings and conditions.***

4 ***CEQA: Categorically exempt pursuant to Section 15303, "New Construction or***  
5 ***Conversion of Small Structures" of the CEQA Guidelines***

6  
7 Commissioner Moss noted he would have to recuse himself from this item. Due to the lack  
8 of quorum, this item was carried over to the November 20<sup>th</sup> meeting. One speaker in the  
9 audience could not make the November 20, 2013 meeting and met with Jeff Bond outside  
10 the chambers to have his comments taken in.

11  
12 **B. PA 13-067 730 Gateview Ave. Design Review, Parking Exception and Variance-**

13 The applicant is seeking Design Review, Parking Exception and Variance  
14 approval for a 1441 sq. ft. addition which also includes a secondary dwelling unit.  
15 The addition to the main home includes new stairs, hallway, two bedrooms, and a  
16 powder room. The secondary unit includes a bedroom, bathroom, dining/living  
17 room, kitchen, and covered parking space. The lot is 5,650 sq. ft. and has  
18 frontage on Gateview Ave. and Pierce St. A variance is requested to allow a rear  
19 yard setback reduction on the Pierce St. side so that the setback is consistent with  
20 other homes which face Pierce St. A parking exception is requested to allow one  
21 parking space for the main residence where two are required.

22 ***Recommendation: Approve subject to the findings and conditions.***

23 ***CEQA: Categorically exempt pursuant to Section 15303, "New Construction or***  
24 ***Conversion of Small Structures" of the CEQA Guidelines***

25  
26 Anne Hersch presented the staff report. The Commission called for a recess until 7:30pm.

27  
28 **Jason Kaldis**, architect- described the project's design, taking in consideration the forms of  
29 existing neighboring properties on Pierce Street. He said other alternatives such as cutting  
30 into the curb for parking were not viable options, given the particular characteristics of this  
31 lot.

32  
33 PUBLIC COMMENT PERIOD OPENED.

34  
35 No one wished to speak.

36  
37 Commissioner Moss- noted that Pierce Street's parking was heavily impacted. He asked  
38 that the applicant try to find that additional off-street parking spot and not require a  
39 parking exception. He added that the proposed two stairs looked too dominant on the  
40 street, but overall, he liked the design.

41  
42 Commissioner Arkin- liked the proposal and could support a Variance here because it is an  
43 unusual lot. He had no issues with the parking exception because the physical constraints  
44 of adding the additional parking space were too great. In terms of design review, he liked  
45 the symmetry of the garage and two stairways, but was concerned the upper building  
46 would extend farther than intended.

1  
2 Chair Eisenmann- was willing to support the finding for the Variance on the rear lot, but  
3 agreed with Arkin that the massing of the house seemed to be in front of the adjacent  
4 housings on the street. She recommended pushing back this part of the building.  
5

6 Anne Hersch- clarified that the application was for an addition to the main structure as well  
7 as a 649 square foot accessory structure, not just a large secondary structure.  
8

9 Kaldis- said there is an about four feet difference between this project's frontage and 725  
10 Gateview but this was addressed with a cut in the corner. In regards to the intended  
11 purpose of the house, Kaldis stated it was not the intention of this family or the architectural  
12 design to divide these structures into two, but a deed restriction could avoid this fear in the  
13 future.  
14

15 Chair Eisenmann asked if there was anyone in the audience who wished to speak. No one  
16 wished to speak.  
17

18 **Motion to Approve Item 6B for Design Review and Variance to allow a reduced rear yard**  
19 **setback with following additional conditions:** Arkin

20 -The upper level fronting onto Pierce Street with the same plane as the rest of the  
21 surrounding homes on Pierce Street

22 -A total of three parking spaces will be provided

23 **Seconded by:** Moss

24 AYES: Arkin, Eisenmann, Moss

25 NAYES: None

26 **Motion passes, 3-0**  
27

28 **C. Recommendation to the City Council Regarding Adoption of Amendments to the**  
29 **Planning and Zoning Code Regulating Fully Animated Electronic Advertising Signs**

30 - The City Council has directed staff to initiate an amendment to the Planning  
31 and Zoning Code to allow an electronic advertising sign facing Interstate 580. On  
32 October 30, 2013, the Planning and Zoning Commission adopted a resolution of  
33 intent to amend the Planning and Zoning Code.  
34

35 *Recommendation: that the Planning and Zoning Commission recommend to the*  
36 *City Council adoption of the proposed ordinance.*

37 *CEQA: Approval of the installation of a fully animated electronic advertising sign*  
38 *will require compliance with CEQA requirements.*  
39

40 Jeff Bond presented the staff report. He showed the Commission some draft edits that have  
41 been made for review including a definition for "digital billboard" and "franchise  
42 agreement".  
43

44 The Commission discussed encouraging photovoltaic panels on the signs. Commissioner  
45 Arkin brought up that this eliminates the use of PVC cloths used on traditional billboards. He  
46 liked the proposal that in order to put one up, one or two have to be taken down.

1 Commissioner Moss asked for billboard standards form the manufacturer so he could get a  
2 better idea of the proposed signs.  
3

4 **D. Establishment of Working group of Members of the Traffic & Safety Commission,**  
5 **Planning & Zoning Commission, and Sustainability Committee to prepare policy**  
6 **alternatives to residential parking requirements.** On November 4, 2013, the City  
7 Council authorized establishment of a working group of the Traffic and Safety  
8 Commission, Sustainability Committee, and the Planning and Zoning Commission  
9 to prepare policy alternatives for residential parking policies in Albany.

10 *Recommendation: Nominate Commission members to serve on the working group.*  
11

12 Jeff Bond presented the staff report. Chair Eisenmann proposed moving this item to next  
13 week to discuss with the absent commissioners. Commissioner Arkin noted he would not be  
14 at the meeting next week but would like to be part of the working group. Chair Eisenmann  
15 noted she would not be able to serve on this Commission.  
16

#### 17 **7. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

18 (Staff discussion and Commission member announcement of status of previous  
19 agenda items and requests for future agenda items. No public comment will be  
20 taken on requests for future agenda items).  
21

22 Anne Hersch announced there would be a special meeting next week on November 20,  
23 2013. She noted two applications 726 Cerrito and St. Mary's were both going to be  
24 reviewed by City Council, 1017 Ordway would be returning to the Commission in  
25 December, and 1008 Ordway would be before the Commission next week.  
26

#### 27 **8. FUTURE PLANNING AND ZONING COMMISSION AGENDA ITEMS**

28  
29 Next Planning and Zoning Commission hearing: **Wednesday, November 20, 2013 at 9:08**  
30 **pm.**  
31

#### 32 **9. ADJOURNMENT**

33 The meeting was adjourned at 9:08 p.m.

34 Next regular meeting: Wednesday, November 20, 2013 at 7 p.m. at Albany City Hall  
35

36 Submitted by: Anne Hersch, City Planner  
37

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