

# City of Albany

## Planning and Zoning Commission Minutes November 20, 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.

### Special Meeting

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7 1. **CALL TO ORDER-** The meeting of the Planning and Zoning Commission was called to  
8 order by Chair Eisenmann in the City Council Chambers at 7 p.m. on Wednesday,  
9 November 20, 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. **PUBLIC COMMENT**

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

26 No one wished to speak.  
27

28 5. **CONSENT CALENDAR**

29 None.  
30

31 6. **DISCUSSIONS & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS**  
32

33 **A. PA 13-068 Ales Unlimited Conditional Use Permit and Parking Exception at 1501B**

34 **Solano-** The applicant is seeking Conditional Use Permit and Parking Exception  
35 approval for a new specialty beer establishment at 1501 Solano Ave. The business  
36 will offer craft beers for retail sale and consumption on-site. The applicant will also  
37 offer spirits for on-site consumption only. Proposed hours of operation are 11am-  
38 12am Monday-Saturday and 10am-10pm on Sunday. A Parking Exception is  
39 required as there no off-street parking at the business. There is an existing Ales  
40 Unlimited in San Francisco. This will serve as the East Bay location for the business.

41 **Recommendation: Approve subject to the findings and conditions.**  
42

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

1  
2 Commissioner Moss recused himself due to proximity issues. Anne Hersch presented the  
3 staff report.

4  
5 **Steve Smith**, applicant- explained the location choice and proposed business. He said the  
6 new establishment would offer both bottle and draft sales. He did not intend to serve food  
7 but would have tables and chairs available for seating.

8  
9 **Clay Larson**- thought the parking exception was lacking because it seems more like a pub  
10 than a retail store.

11  
12 **Hal Brandell**, Fonda owner- thought this project would be a good addition to the  
13 neighborhood.

14  
15 Commissioner Donaldson- thought the space would be more of a retail space like Solano  
16 Cellars rather what the applicant described, however, he was not worried about parking  
17 demand in that location. He felt he could support the application.

18  
19 Commissioner Pilch- liked the application and noted the new bike racks that should help  
20 mitigate parking demands.

21  
22 Commissioner Arkin- also agreed with the application and felt he could support it.

23  
24 Chair Eisenmann- asked if they should consider increasing number of waived parking  
25 spaces. She felt the hours were reasonable since they mirrored those of Fonda's. The  
26 Commission agreed that the parking spaces should be kept.

27  
28 **Motion to approve Item 6A:** Donaldson

29 Seconded by: Pilch

30 Ayes: Arkin, Donaldson, Eisenmann, Pilch

31 Nays: None.

32 **Motion Passes, 4-0**

33  
34 **B. PA 13-048, 1008 Ordway Design Review and Conditional Use Permit-** The  
35 applicant received Design Review and Conditional Use Permit approval for a  
36 two-story addition and remodel at 1008 Ordway Street. As a condition of the  
37 approval, the applicant was required to modify the roofline to bring the design  
38 into as much compliance with 28 ft. height limit as feasible. Specific design  
39 changes were requested by the Planning & Zoning Commission. The applicant  
40 has provided three different design alternatives for the Commission to consider.

41 ***Recommendation: Review modified roof designs and provide feedback to the***  
42 ***applicant.***

43  
44 ***CEQA: Categorically exempt pursuant to Section 15303, "New Construction or***  
45 ***Conversion of Small Structures" of the CEQA Guidelines***

1 Commissioner Moss rejoined the meeting. Chair Eisenmann recused herself from this item  
2 due to the proximity of her home. Vice Chair Donaldson took over the meeting. Anne  
3 Hersch presented the staff report.

4  
5 **Howard McNenny**, applicant- noted he took both Commissioner Arkin's hipped roof and  
6 Commissioner Moss's crossed gable roof into consideration in figure 2 and 3, respectively.  
7 He said he has come up with a new proposal but still prefers his original design best.

8  
9 Commissioner Donaldson- asked if either of these roof designs would not be hidden from  
10 the view of their back neighbors. McNenny replied that the house is very far back. In terms  
11 of fireplaces, McNenny said they would go with the flue option presented in figure 2.

12  
13 Commissioner Pilch- liked the original roof design and was willing to approve it with the  
14 height overage of foot and nine inches. He preferred the gas fireplace and new proposed  
15 chimney solution.

16  
17 Commissioner Arkin- was fine with the original roof design given the circumstances of this  
18 particular project.

19  
20 Commissioner Moss- felt his option was viable and effectively lowered impact to the rear of  
21 the house.

22  
23 Commissioner Donaldson- said he could support the original design and modifying the  
24 fireplace approach.

25  
26  
27 **C. 1075-1095 Monroe St/1100 San Pablo Ave UC Village Mixed Use Development-**

28 The 6.3-acre project site in University Village is located to the northwest and  
29 southwest of the Monroe Street/San Pablo Avenue intersection. The proposed  
30 project includes a 27,500 sq. ft. grocery store, 18,000 sq. ft. of retail space, and a  
31 175-unit senior housing project.

32 ***Recommendation: The Planning and Zoning Commission approve the following:***

- 33  
34 ***1. Resolution 13-05 Approving a Tentative Parcel Map to Create a Parcel at***  
35 ***1075-1095 Monroe Street for a Retail Development***  
36  
37 ***2. Resolution 13-06 Approving a Tentative Parcel Map to Create a Parcel at***  
38 ***1080 Monroe Street for Retail Development***  
39  
40 ***3. Resolution 13-07 Approving a Tentative Parcel Map to Create a Parcel at***  
41 ***1100 San Pablo Avenue for a Senior Housing Development***  
42  
43 ***4. Resolution 13-08 Approving Design Review for Retail Development at 1075***  
44 ***Monroe Street***  
45

1                   5. *Resolution 13-09 Approving Design Review for Retail Development at 1095*  
2                    *Monroe Street*

3  
4                   6. *Resolution 13-10 Approving Design Review for Senior Housing Development*  
5                    *at 1100 San Pablo Avenue*

6  
7                   *CEQA: An environmental impact report for the project was approved by the City*  
8                    *Council in July 2012.*  
9

10 Chair Eisenmann rejoined the meeting.

11  
12 Commissioner Arkin recused himself from this item and left for the night.

13  
14 Chair Eisenmann noted there are six resolutions which need to be voted on independent  
15 of one another.

16  
17 Staff indicated decisions made here were final unless appealed.

18  
19 Chair Eisenmann invited representatives from the retail portion of the project to speak.

20  
21 **Steve Cutter- Sprouts representative-** said they have created a pedestrian, bike-friendly  
22 project that fits well with the City and said they hoped to build both parts of the project at  
23 the same time.

24  
25 **Eric Gerrard of BKF-** detailed the circulation map associated with the two retail parcels  
26 including pedestrian ease and sewer system.

27  
28 **Tim Sloat,** Lowney Architecture- presented a materials board and the Commission asked a  
29 few questions regarding the material choices. Commissioner Moss noted he would suggest  
30 hidden fasteners for the corrugated metal and asked the applicant to consider a finish for  
31 the wood.

32  
33 **Lisa Knowles,** landscape architect- said there would be sixteen preserved trees, forty-nine  
34 removed ones, three relocated oak trees and 120 total trees being proposed. She said the  
35 public art would be relocated to Monroe Street.

36  
37 Chair Eisenmann invited representatives of the senior housing element to speak.

38  
39 **Paul Chapman,** Belmont Village- said there has not been changed since last time. He said  
40 public art would go in the corner by the creek to serve as an Albany gateway piece.

41  
42 **Ed Fields-** asked Jeff Bond a clarification question. Bond explained that in the retail there  
43 were two parcels being created and both building up for potential action this meeting  
44 were in one of them. Fields stated his many of his concerns were around open space and  
45 said pointed out there has been no parkland dedication. He did not think the Commission  
46 should vote on resolutions that they had not had adequate time to fully understand yet. He

1 had additional questions regarding flood regulations, gill tract tree preservation, and other  
2 issues.

3  
4 **Preston Jordan**, Albany Stroller and Rollers- commended the project for taking Strollers and  
5 Rollers comments into consideration and hoped the Commission would approve it.

6  
7 **Chris Kent**- was concerned about the trees being removed. He thought putting in more  
8 trees would help with this project and future ones.

9  
10 **Jacqueline Hermes-Fletcher**- asked the Commission to think about the future of Albany  
11 and to vote against the application.

12  
13 **Signe Matson**- supported comments made by Ed Fields, Maureen Crowley, and Jacqueline  
14 Hermez-Fletcher. She wished the Commission would listen to the speakers and act more  
15 accordingly.

16  
17 **Maureen Crowley**- voiced concerns regarding the trees.

18  
19 **Clay Larson**- thought some wording of the PUD could be clearer and that the waiver of  
20 parking requirements violated state law.

21  
22 **Todd Abott**, Vice President of Albany Chamber of Commerce- believed the City needs the  
23 project.

24  
25 **Tiffany Tsang**- Did not believe community input was properly assessed in regards to this  
26 project. She mentioned that a survey done in October showed that members of the  
27 community wanted to see gardens and agricultural space at this location.

28  
29 **John Lamon**, BKF engineer representing Senior Housing Project- explained the open space  
30 shown on the plans.

31  
32 **Sherry Van Dorn**, landscape architect for Senior Housing- said there will be street trees  
33 along San Pablo. She indicated they would be a mixture of sizes and of better quality.  
34 Commissioner Moss asked that the landscape architects tag the existing trees so public will  
35 know which trees will be removed, transplanted, or replaced.

36  
37 **Steve Cutter**, Oppidan- said the city arborist had taken a tour of the retail portion and had  
38 said recommended that five trees be relocated. Cutter said Oppidan planned to relocate  
39 three trees.

40  
41 Commissioner Donaldson- wanted more information from staff regarding Ed Fields  
42 comments, public art and how all of the documents and tentative maps fit in and confer  
43 or differ from the PUD for the site.

44

1 Jeff Bond- said the Conditions of Approval serve as a checklist. He said the parkland  
2 dedication that Fields spoke about was required at the site. Bond gave a brief overview of  
3 the various different provisions the project must meet.  
4

5 **Paul Chapman**, senior housing- said the Arts Committee felt the applicants should focus on  
6 the corner. He said they are interested in hiring a sculptor named Joe Javel for the project.  
7 Bond showed an image of the proposed art for the retail portion by artist Gordon Huether.  
8 He said there would be some accompany landscaping as well in that corner.  
9

10 **Peter Goodman**, head of the Arts Committee- said they had not seen the specific piece  
11 proposed for the senior housing side yet and as far as the retail side, his understanding was  
12 the picture of the red tree-like sculpture was an example of Huether's work and not a  
13 specific representation of what would be there.  
14

15 Commissioner Pilch- agreed with idea of tagging trees and he preferred engaging a local  
16 artist if possible. He said he was ready to move forward with the project, but was not  
17 comfortable voting on items the Commission just recently been presented with.  
18

19 Commissioner Donaldson- asked if it was possible to continue this item to a date certain  
20 and set a deadline for the Commissioners to send comments to staff as they revise the  
21 resolution. Commissioner Moss clarified that the final map would not be sent back to the  
22 Planning and Zoning Commission. He stated he was comfortable with design aspects of  
23 the project, but did not feel comfortable voting on this item tonight. The Commission  
24 requested to see the red line changes of both the changes and resolutions before taking  
25 action and to make it a condition to see the final map and perhaps have the city engineer  
26 available to present his understanding.  
27

28 Commissioner Pilch and Moss said they would be willing to attend a special meeting for this  
29 item. The Commission and staff agreed an early meeting time of 6 pm on December 11  
30 would work.  
31

32 **Motion to continue the public hearing on Item 6C to date certain of December 11:**

33 Donaldson

34 **Seconded by:** Pilch

35 AYES: Donaldson, Eisenmann, Moss, Pilch

36 NAYES: None

37 **Motion passes, 4-0.**  
38  
39

40 **D. Establishment of Working group of Members of the Traffic & Safety Commission,**  
41 **Planning & Zoning Commission, and Sustainability Committee to prepare policy**  
42 **alternatives to residential parking requirements.** On November 4, 2013, the City  
43 Council authorized establishment of a working group of the Traffic and Safety  
44 Commission, Sustainability Committee, and the Planning and Zoning Commission  
45 to prepare policy alternatives for residential parking policies in Albany.

1           *Recommendation: Nominate Commission members to serve on the working*  
2           *group.*

3  
4 Jeff Bond presented the staff report. Anne Hersch noted Commissioner Arkin and  
5 Moss had previously expressed interest. Commissioner Moss and Commissioner  
6 Pilch both noted they would be interested as well.  
7

8  
9       **7. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

10           (Staff discussion and Commission member announcement of status of previous  
11           agenda items and requests for future agenda items. No public comment will be  
12           taken on requests for future agenda items).  
13

14 Anne Hersch noted the City Council unanimously voted to uphold the Planning and Zoning  
15 Commission's decisions in both the St. Mary's conditional use permit/CEQA and the 726  
16 Cerrito appeals.  
17

18       **8. FUTURE PLANNING AND ZONING COMMISSION AGENDA ITEMS**

19  
20           Next Planning and Zoning Commission hearing: **Wednesday, December 11, 2013 at 6 pm.**  
21

22       **9. ADJOURNMENT**

23  
24           The meeting was adjourned at 10:18 p.m.

25           Next regular meeting: Wednesday, December 11, 2013 at 6 p.m. at Albany City Hall  
26

27           \_\_\_\_\_  
28           Submitted by: Anne Hersch, City Planner  
29

30           \_\_\_\_\_  
31           **Jeff Bond, Community Development Director**