

# City of Albany

## Planning and Zoning Commission Minutes May 6<sup>th</sup>, 2015 Meeting

Note: These minutes are subject to Planning and Zoning Commission approval. The minutes are not verbatim. An audiotape of the meeting is available for public review.

### Regular Meeting

1. **CALL TO ORDER** The meeting of the Planning and Zoning Commission was called to order by Chair Donaldson in the City Council Chambers at 6:30 p.m. on Wednesday, May 6<sup>th</sup>, 2015.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**  
Present: Friedland, Giesen-Fields, Donaldson, Menotti  
Absent: Kent  
Staff Present City Planner Anne Hersch  
Community Development Director Jeff Bond
4. **CONSENT CALENDAR**  
None.
5. **PUBLIC COMMENT**  
For persons desiring to address the Commission on an item that is not on the agenda please note that each speaker is limited to three (3) minutes. The Brown Act limits the Commission ability to take and/or discuss items that are not on the agenda; therefore, such items are normally referred to staff for comment or to a future agenda.  
None.
6. **DISCUSSIONS & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:**
  - A. **PA 14-036 Design Review & Parking Exception for a Single Story Addition at 941 Jackson-** The applicant is seeking Design Review and Parking Exception approval for a single story addition and secondary residential unit at 941 Jackson. The subject lot is 3,750 sq. ft. with an 855 sq. ft. two bedroom, one bathroom home built in 1943. There is an existing non-conforming wall on the south side of the home. The applicant is proposing to expand the first floor by 485 sq. ft. and construct a new master suite, family room, and bedroom. This will result in a three bedroom, two bathroom home, 1,340 sq. ft. in area, 16'6" in height. The home is Minimal Traditional in appearance and is proposed to be blended with a modern style addition with shed roof. The applicant is also seeking approval to convert the existing accessory structure into a secondary residential unit. A Parking Exception is required to accommodate the third parking space in the required front yard setback.  
**Recommendation: Approve subject to the attached findings and Conditions of Approval.**

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

3 Anne Hersch presented the staff report.

4  
5 Chair Donaldson asked Anne Hersch for a clarification and Anne explained that  
6 it at the discretion of the commission.

7  
8 PUBLIC HEARING OPENED

9  
10 **Sam Wong**, lives on street behind project. Expressed support of the project.

11  
12 **Adryanne Driscoll**. 934 Madison. Expressed concern with survey performed on  
13 the site and commented that the accessory structure is attached to an existing  
14 building.

15  
16 **Don Driscoll**, 934 Madison. Expressed concerned about the property owner's  
17 illegal additions and building work.

18  
19 **Nada Nakahara**- 727 Evelyn. Spoke in support of this project and explained that  
20 such a small exception (one inch for parking) should be exempt.

21  
22 **Barbara Chambers**- 937 Jackson St. Expressed concerns regarding  
23 encroachment issues.

24  
25 Commissioner Kent arrived at 7:50pm

26  
27 Commissioner Friedland left because of scheduling issues but spoke in support of  
28 approval.

29  
30 Citizen discussed neighbor tensions and expressed disapproval of this design  
31 review.

32  
33 **Ingrid Leveret**- spoke in support of this project and in support of the homeowners.

34  
35 **Igor Gosofski**- spoke in support of this project

36  
37 **John Destin**- Albany resident. In support of the project and approval.

38  
39 **Barbara Chambers**- expressed anger and alternate stories regarding issues with  
40 neighbors and encroachment.

41  
42 **Adriana Masias**- 946 Jackson Street. Commented that those who break the rules  
43 once are bound to break them again. Expressed the need for people to follow  
44 the rules.

45  
46 PUBLIC HEARING CLOSED

47  
48 Commissioner Giesen-Fields spoke in support of the project due to the  
49 compliance and overall design.

50  
51 Commissioner Menotti spoke in support of the project as well.

52  
53 Commissioner Kent asked about the fee sheet. Anne Hersch explained that the  
54 fee that was paid reflected the additional fees for unpermitted work.

1  
2 Commissioner Giesen-Fields clarified issues with the survey. Donaldson  
3 commented on whether it was a full survey.  
4

5 Commissioner Kent spoke to approve the project as well.  
6

7 Chair Donaldson spoke in approval of the design but expressed concern about  
8 the parking despite the small zoning exception.  
9

10 Anne Hersch suggested that the commission include conditions when approving  
11 the project to ensure to homeowner's follow through with fixing presented issues.  
12

13 Commissioner Giesen-Fields asked Chair Donaldson to express specifically what  
14 the amended conditions would be.  
15

16 Chair Donaldson explained the need for the property to have a full survey. Anne  
17 Hersch explained that this is a person who works for over a dozen homes for the  
18 city each month.  
19

20 Commissioner Giesen-Fields again spoke in support of the approval.  
21

22 Jeff Bond explained that usually they request property owner to deal with the  
23 problem privately.  
24

25 **Motion to approve PA 14-036 Design Review and Parking Exception at 941**  
26 **Jackson with conditions: Giesen-Fields**

27 Seconded: Kent

28 AYES: Giesen-Fields, Donaldson, Kent, Menotti

29 NAYES: None

30 **Motion passed, 4-0**  
31

32 Ed, lawyer, explained the intent of the applicant to ensure that the property passes the  
33 survey and all structures are brought into conformance with code.  
34  
35

36 **7. NEW BUSINESS**

37 **None.**  
38

39 **8. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

40 **None.**  
41

42 **9. NEXT MEETING:** May 13, 2015  
43

44 **10. ADJOURNMENT**  
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46 The meeting was adjourned at 7:45 p.m.

47 Next regular meeting: Wednesday, May 13, 2015, 7:00 p.m. at Albany City Hall  
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50 Submitted by: Anne Hersch, City Planner  
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53 **Jeff Bond, Community Development Director**  
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