

City of Albany

Planning and Zoning Commission Minutes April 22nd, 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 Vice Chair Giesen-Fields in the City Council Chambers at 7:00 p.m. on Wednesday, April 22nd, 2015.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Friedland, Giesen-Fields, Kent, Menotti

Absent: Donaldson

Staff Present: City Planner Anne Hersch

4. **CONSENT CALENDAR**

None.

A. PA 14-036 Design Review & Parking Addition 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. The subject lot is 3,750 sq. ft. and contains an 855 sq. ft. two bedroom, one bathroom home built in 1943. The applicant is proposing to expand the first floor by 485 sq. ft. which includes a new master suite, family room, and bedroom. This will result in a three bedroom, two and bathroom home, 1,340 sq. ft. in area, 16'6" in height. The home is Minimal Traditional in appearance and is proposed to 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: Due to a public notification issue, new public hearing notices will be sent for May 13, 2015 Planning & Zoning Commission hearing.

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

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.

1 **Ed Fields**, 600 block of Kains. Concerned with a recent project at the Sizzler site in
2 context with the new housing element.
3

4 **6. DISCUSSIONS & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:**
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6 **A. PA 15-019 Portland Terrace Residential Units at 665 San Pablo Ave. (Northwest**
7 **corner of Kains Ave. & Portland Ave.)-** ****STUDY SESSION**** The applicant
8 submitted an application for Design Review and a Planned Unit Development
9 for the parking lot at the northwest corner of Kains Ave. & Portland. The
10 project includes seven (7) new residential townhouses, four units on Kains Ave.
11 and three units facing Portland Ave. Two new parcels would be created
12 through a lot line adjustment. The total parcel area for development is 10,000
13 sq. ft. The applicant is seeking a Planned Unit Development approval to allow
14 a reduced front yard setback of 8'6". A green space is proposed as the public
15 amenity. The units are proposed to be 3 bedroom, 2.5 bathrooms, with a two
16 car tandem garage, and a maximum height of 28 ft.
17

18 **Recommendation: Provide direction to staff and the application. No action is**
19 **required.**
20

21 ***CEQA: The project is Categorically exempt pursuant to Section 15332 "In-Fill***
22 ***Development Projects."***
23

24 Anne Hersch presented the staff report.
25

26 Howard McNenny, architect. Presented additional details regarding the
27 project and more information regarding the utility line.
28

29 Commissioner Friedland asked if the landscape architect would like to present
30 or comment on any additional details.
31

32 Sue Oda gave brief details regarding potential plants to be used.
33

34 PUBLIC HEARING OPEN
35

36 **David Orth-** 625 and 627 San Pablo. Concerned with the movement of the
37 tree and expressed the approval of removing the tree. Expressed the need for
38 a runoff limit from the potential proposed project.
39

40 **Michael Cabanatuan-** 639 Kaines. Expressed a few concerns. Does like the
41 redwood trees but welcomes changes to the street trees. Concerned with
42 parking.
43

44 **Ed Fields-** Surprised that inclusionary housing was not mentioned in the staff
45 report. Expressed concerns with getting rid of the current less preferable trees.
46

47 **Ed Crowley-** expressed concerns about parking with the new setback.
48

49 PUBLIC HEARING CLOSED
50

51 Commissioner Friedland asked to clarify the lot lines for this project. The
52 architect explained that the layout of the lot is affected primarily by the
53 parking.
54

1 Vice Chair Giesen-Fields asked about the potential pedestrian path way. The
2 architect explained it wouldn't be a dead end.

3
4 Commissioner Friedland asked about other potential parking options to deal
5 with potential problems. The architect explained it would be difficult given the
6 height restrictions. Commissioner Friedland asked about behind the lot parking
7 and the architect said they had not thought of that option but it wouldn't be
8 preferable.

9
10 Commissioner Menotti asked about how the space will work with the
11 developed section in contrast to the restaurant lot. Also questioned the
12 number of units in terms of space efficiency. The architect explained that it
13 wouldn't make sense to have such constricted or potentially not possible
14 parking areas.

15
16 Commissioner Friedland asked about the economic and financial difference
17 between two separate buildings as appose to one larger structure with a few
18 more units. The architect said it wouldn't be financially viable given the
19 current funding.

20
21 Commissioner Kent asked about a parking spot clarification in regards to this
22 potential project and the current existing parking on Kains.

23
24 Commissioner Kent also questioned the depth of the high voltage line going
25 through the site. The architect explained the current situation with the
26 company.

27
28 Commissioner Friedland commented that the site plans would no longer
29 include the depth of the voltage line.

30
31 Commissioner Kent asked about the maintenance of the greenway. The
32 architect was unclear about who would perform the upkeep.

33
34 Commissioner Menotti asked about how they might consider the noise issues
35 with the restaurant so close to housing units.

36
37 Vice Chair Giesen-Fields urged the applicant to look at the higher density
38 option of 8 units. Expressed concerns about the greenway not being
39 welcoming to the general public.

40
41 Commissioner Friedland agreed and had similar concerns about the
42 greenway design. Also somewhat concerns about the redwood tree.

43
44 Commissioner Menotti agreed.

45
46 Commissioner Kent urged the applicant to consider a different public amenity
47 that would be more welcoming. Expressed the need to consider keeping the
48 existing street trees.

49
50 Vice Chair Giesen-Fields asked Anne Hersch about potential past public
51 amenity projects. Anne Hersch expressed the need for a more formal write-up
52 regarding past projects. Expressed overall approval of addressing Albany's
53 goal of increasing housing density and increasing overall units.

1 Citizen concerned with redwood tree branch falling.

2 **7. NEW BUSINESS**

3 None.

4
5 **8. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

6 Vice Chair Giesen-Fields discussed the recent City Council meeting regarding the
7 wireless ordinance. The city council would like the planning and zoning commissions
8 to come back to the issue with some questions and certain considerations in mind.

9
10 Anne Hersch announced the potential of an event at Golden Gate Fields to look
11 out for.

12
13 **9. NEXT MEETING:** May 6th, 2015

14
15 **10. ADJOURNMENT**

16 The meeting was adjourned at 8:00 p.m.

17 Next regular meeting: Wednesday, May 6, 2015, 6:30 p.m. at Albany City Hall

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21 _____
Submitted by: Anne Hersch, City Planner

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Jeff Bond, Community Development Director

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