

City of Albany
Planning and Zoning Commission
Minutes November 24, 2009, Meeting

APPROVED

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 Maass, in the Albany Community Center at 7:30 p.m. on Tuesday, November 24, 2009.

2. Pledge of Allegiance

3. Roll Call

Present: Arkin, Gardner, Maass, Panian

Absent: Moss

Staff present: Planning Manager Jeff Bond, Planning Clerk Amanda Bennett

4. Consent Calendar

a. Minutes from the October 13, 2009 meeting.

Staff recommendation: Approve.

Commissioner Gardner indicated she would abstain from voting on the minutes because she had not been at the meeting. Commissioner Arkin moved approval of the consent calendar. Commissioner Panian seconded.

Vote to approve item **4a**:

Ayes: Arkin, Maass, Panian

Nays: None

Motion passed, 3-0.

5. Public Comment on Non-Agenda Items

There was no public comment.

6. Discussions and Possible Action on Matters Related to the Following Items

Chair Maass suggested putting item **6b** ahead of item **6a**. There was consensus among the Commissioners to reorder the agenda.

- b. 1700 Sonoma. Planning Application 09-062. Design Review.** Request to allow a 1,000 square foot second-story addition, and convert 706 square feet of crawl space into habitable space.

Staff recommendation: For discussion only.

Planning Manager Bond delivered the staff report. Chair Maass opened the public hearing and invited the applicant to make a presentation. Ron Bogley, the project architect, was available to answer questions. No one else wished to speak. Chair Maass closed the public hearing.

Commissioner Arkin asked whether the windows would have sills. He requested elevations of neighboring houses. The 45-degree angle on the bays was not in character. He liked the second story stepped back, and wondered whether a change in material for the upper floor or the bays would be good. Chair Maass asked how the second story windows lined up with the house next door. He suggested considering photovoltaic panels. Commissioner Gardner wanted to see how the windows lined up and as much detail on the plans as possible. She also asked if people keep building larger homes how we would achieve a reduction of energy use. Commissioner Panian wanted to see a survey and documentation of existing conditions and sections with plate heights. He did not oppose removal of the garage. Commissioner Arkin moved continuation. Commissioner Gardner seconded.

Vote to continue item **6b**:

Ayes: Arkin, Gardner, Maass, Panian

Nays: None

Motion passed, 4-0.

a. Discussion of City of Albany Draft Climate Action Plan.

Staff recommendation: For discussion only.

Planning Manager Bond and Jeff Henderson, from AECOM, delivered the staff report. Chair Maass opened the public hearing. Ed Fields, Albany resident, wanted the report to show that even 550 PPM carbon dioxide was too high. He then suggested the plan address the issue of peak oil and the points made by Preston Jordan regarding using utility taxes to raise funds and incentivize and the city subsidizing on-street parking. He suggested a 4% utility tax and using it to hire a coordinator. He noted city policy did have an impact on San Pablo Avenue trips. Janet Smith-Heimer, co-chair of the Sustainability Committee, noted they were still working on this, trying to streamline and tighten up language to facilitate implementation.

Carol O'Keefe, Albany resident, wanted to replace low, medium, and high with actual dollar amounts, and show individual cost and city cost. She stated the action part of the plan should contain only the quantifiable measures. She noted time was already running, and the EBMUD treatment of wastewater with methane and the UC Village removal of inefficient and addition of efficient housing should be counted. No one else wished to speak. Chair Maass closed the public hearing.

Commissioner Arkin noted that the Planning & Zoning Commission could have a lot of impact. He wanted flexibility built into the document because things not quantifiable now could become quantifiable in the future. He stated that trees were blocking the photovoltaic panels on City Hall. He wanted schools included. Commissioner Panian expressed a desire to integrate this with the General Plan, and to look at linking with the region to address San Pablo Avenue. Commissioner Gardner wanted non-quantifiable items to remain because they still made a difference. Sample budget figures (without analysis) could be added.

BE 2.5 Commissioner Panian stated there was lots of material going into the waste stream and a bunch of new construction, too.

BE 2 Commissioner Arkin said program offering free weatherization. Commissioner Gardner recommended low- and no-cost things like using power strips and turning them off overnight. Commissioner Panian opined there should be consideration given to encouraging seismic retrofit. Commissioner Arkin noted City of Berkeley refunded half of transfer tax for seismic and might do more for efficiency. Commissioners Gardner and Panian recommended plenty of outreach to the community before asking City Council to change taxes.

BE 3 Commissioner Arkin liked the utility-based carbon offset. There was a lengthy discussion regarding credits and offsets.

BE 4 Ed Fields asked whether the Green Building Standards would need to be upgraded. There was a lengthy discussion. Commissioner Maass recommended adding an energy bonus.

BE 5 Commissioner Gardner wondered how to direct people to “good” (not coal-based industry) photovoltaic materials.

BE 6 Commissioner Arkin suggested noted the use of LED holiday lights.

TL 3.2 Commissioner Arkin suggested upgrading the commercial design guidelines to address this and walk-ability, and to revisit the two parking space requirement for residential units, especially in Solano and San Pablo Avenue mixed use development. There was a discussion about charging for parking and neighborhood permit parking.

There was a brief recess.

TL 4 Commissioner Arkin hoped for casual carpooling from Albany to San Francisco. Could they get credit for having smaller, more efficient, and alternative energy vehicles? Chair Maass wanted jobs and housing matched up. Commissioner Panian recommended increasing affordable housing. Commissioner Arkin recommended adding office space. Commissioner Panian recommended a local shuttle service.

Commissioner Maass noted concern that the plan was not looking adaption strategies to address sea level change. Commissioners Arkin Panion and Gardner all discussed the importance of local agriculture and food security. Commissioner Maass noted the importance of connecting with schools.

Commissioner Gardner noted that numerical calculations can be manipulated. And that it is important to proceed with the plan. Commissioners Arkin and Panion concurred.

7. Announcements/Communications:

- a. **Anticipated use of planning consultants for major projects to be reimbursed by applicants.**
- b. **Update on code enforcement activities at 947 Jackson Street and 739 Madison Street**
- c. **Administrative Approval of St. Mary’s College High School Football Playoff Game on November 28, 2009**

Chris Hamilton, Albina Street resident inquired regarding whether the school had more time and expressed desire to have more facts regarding the request. He provided a letter detailing his questions. Robin Ramsey, resident of Beverly Place, expressed question of what it means to have an agreement with the school if exceptions are approved.

- d. Status Report on Public Art Master Plan**
- e. Status Report on Future Expansion of Senior Center**

8. Future Planning and Zoning Commission Meeting Agenda Items:

- a. Next regular meeting of the Planning and Zoning Commission scheduled for Tuesday, December 8, 2009.**
- b. Cancellation of the Planning and Zoning Commission scheduled for Tuesday, December 22, 2009.**
- c. City Council study session on Draft Climate Action Plan scheduled on Monday, January 4, 2010.**

9. Adjournment

The meeting adjourned at 11:24 pm.

Next regular meeting: Tuesday, December 8, 2009, 7:30 p.m.

Submitted by:

Jeff Bond
Planning Manager