

# *City of Albany*

## Planning and Zoning Commission Minutes July 22, 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 7:00 p.m. on Wednesday July 22, 2015.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Donaldson, Friedland, Giesen-Fields, Kent, Menotti

Absent: None.

Staff Present: Community Development Director Jeff Bond

4. **CONSENT CALENDAR**

(Consent Calendar items are considered routine and will be enacted by one motion. By approval of the Consent Calendar, the staff recommendations will be adopted unless otherwise modified by the Commission. There will be no separate discussion on these items unless a Commission Member or a member of the audience requests removal of the items from the 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.

No one wished to speak.

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

- A. **PA15-33: Design Review, Conditional Use Permit, and Sign Program for Retail Building at 1080 Monroe Avenue (south side of Monroe Street between 10<sup>th</sup> Street and San Pablo Avenue in University Village)**- The applicant is seeking design review approval for a new 11,700 square foot retail building on a 12,830 square foot parcel, a conditional use permit to allow a restaurant with full bar alcohol beverage service, and approval of a sign program. In 2012 and 2014, the City Council approved various actions associated with the project including an environmental impact report pursuant to the California Environmental Quality Act. The proposed building is one story, 24 feet in height, and is designed in a contemporary style with a mix of metal siding, stucco, concrete block, and recycled wood finish. 30 parking spaces will be

1 provided on Monroe Street, which will be owned by the University of California  
2 and maintained by the applicant.

3  
4 **Recommendation:** Approve Design Review, Condition Use Permit, and Sign  
5 Program subject to attached findings and conditions of approval.

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

9  
10 Jeff Bond presented the staff report. He introduced planning consultant, **Jean Eisberg**,  
11 who has helped in reviewing and preparing materials tonight.

12  
13 Bond noted that there has been no discussion from UC about University Village signage.

14  
15 Commissioner Menotti- asked about East West traffic for bikes and pedestrians. Bond  
16 described the routes using an aerial photo. Bond described placement of bus stops. Chair  
17 Donaldson asked about the San Pablo Design Guidelines. Bond indicated that the stores  
18 opted to have their entrances on Monroe.

19  
20 **Joe Ryan**, owner/president of Oppidan and applicant- introduced self and thanked staff  
21 for working with them.

22  
23 **Tony Valadez**, Lowney Architecture- explained the plan and proposed elevations. He  
24 talked about various details of the architecture and landscaping. He noted that the hoop  
25 bike rack would be proposed instead of the wave ones.

26  
27 Ryan- noted he was confident he would be ready to rent out the space to interested  
28 retailers for a variety of uses.

29  
30 Commissioner Friedland- was interested in having more information regarding the  
31 restaurant operator at this site because of Resolution 15-07 regarding the conditional use  
32 permit for a full bar and alcohol.

33  
34 PUBLIC HEARING OPENED.

35  
36 **Ed Fields**- was concerned about the environmental damage that that would be created  
37 with this project.

38  
39 **Maureen Crowley**- asked that the development south of Monroe stop being referred to as  
40 "senior housing" as she said it was an assisted living facility. She thought the two large  
41 proposed restaurants would create competition for Albany's smaller businesses.

42  
43 **Preston Jordan**, Strollers and Rollers- was grateful that Oppidan was working collaboratively  
44 with Strollers and Rollers. He liked the hoop bikes and wanted the bike lockers to be bike  
45 link lockers. In regards to green street elements, he wanted to make sure the landscape  
46 strip along Solano would be part of the green strip and would be designed to be treated  
47 by storm water. He encouraged that the tree wells along Monroe could receive storm  
48 water runoff as well.

49  
50 PUBLIC HEARING CLOSED.

51  
52 Chair Donaldson noted there were three issues to discuss tonight: design review,  
53 conditional use permit for liquor license, and master sign program.

1 Commissioner Giesen-Fields noted that blade signs cannot exceed 8 feet.  
2  
3 Commissioner Kent- noted that the signs would not be visible with the proposed trees and  
4 asked about reclaimed wood detail. He reiterated parts of the design guidelines that he  
5 felt were neglected such as signage as part of the building and the use of lively colors.  
6 Valdez responded that the signage was placed high so that it was visible and the  
7 marquee sign was chosen to match Albany vernacular.  
8  
9 Chair Donaldson- liked the modern style in terms of colors and style but did disagreed with  
10 the big blade/marquee sign projecting.  
11  
12 Commissioner Friedland- liked the façade and materials along Monroe but thought the  
13 corner building did not feel like a gateway and was a little modest. She thought the  
14 signage was confusing.  
15  
16 Commissioner Giesen-Fields- thought this sign differed from the other Albany archetypes  
17 Valdez mentioned in that this sign was closer to the people which made its presence  
18 stronger. He liked the materials and modern style. He encouraged the use of photovoltaics  
19 on the project.  
20  
21 Commissioner Menotti- agreed with the proposed uses. He asked about bike trails for small  
22 children. Jeff Bond explained various paths for riders of various levels. The Commissioners  
23 noted visibility issues surrounding the crosswalk. Bond noted he would work with the  
24 transportation planner on including signage and striping to improve visibility.  
25  
26 Jeff Bond- noted the applicant for the full liquor license was Tomatina, a chain Italian  
27 restaurant. He noted that the conditions for Little Star Pizza were used as the template for  
28 this license.  
29  
30 Commissioner Giesen-Fields- was comfortable with approving the liquor license portion but  
31 proposed to continue the design review and signage portions.  
32  
33 **Motion to Approve the revised Resolution 2015-07 as presented to approve a conditional**  
34 **use permit to allow a restaurant with a full bar alcohol beverage service at 1080 Monroe:**  
35 Giesen-Fields  
36 Seconded by: Kent  
37 AYES: Donaldson, Friedland, Giesen-Fields, Kent, Menotti  
38 NAYES: None.  
39 **Motion passed, 5-0.**  
40  
41 **Motion to continue Resolution 2015-08 and Resolution 2015-06 which pertain to the master**  
42 **sign program and design review for the retail development at 1080 Monroe to a later date**  
43 **of September 9, 2015 to allow for the applicant to further refine the design of the building:**  
44 Giesen-Fields  
45  
46 Joe Ryan requested more definition so that the applicants would know if they met a  
47 certain criteria they could move the project forward.  
48 Commissioner Kent- suggested refining the tree placement so it does not block signage  
49 and works with the lights. He added the suggestion of improving the conditions of the  
50 crosswalk to improve safety.  
51  
52 Chair Donaldson- suggested raising the San Pablo/Monroe corner and finding an  
53 alternative to the large blade sign that could be integrated better into the building. He

1 requested that the applicant ask the UC for signage ideas or requirements regarding the  
2 entrance signage to UC Village.

3  
4 Seconded by: Kent

5  
6 AYES: Donaldson, Friedland, Giesen-Fields, Kent, Menotti

7 NAYES: None.

8 **Motion passed, 5-0.**

9  
10  
11 **B. Draft Ordinance Implementing Expedited Permitting for Small Rooftop Solar**  
12 **Energy Systems.** – The proposed ordinance has been prepared in response to  
13 the requirements of AB 2188, approved in 2014, requiring municipalities adopt  
14 new procedures.

15  
16 **Recommendation:** Approve a recommendation to the City council to adopt  
17 the proposed ordinance.

18  
19 *CEQA: Exempt from the requirement of the California Environmental Quality*  
20 *Act.*

21  
22 Jeff Bond presented the staff report.

23  
24 PUBLIC HEARING OPENED.

25  
26 **Ed Fields-** asked if there was a maximum permit fee cost in the state guidelines as the  
27 current fee did not seem to encourage applicants to get a permit. Jeff Bond said that as  
28 part of the adoption of this ordinance, the costs of solar permits could be brought up to  
29 City Council.

30  
31 Chair Donaldson was concerned that the adoption of this ordinance would put create  
32 more work for City staff. Bond noted he did not like the new law that just one inspection  
33 would be required on these projects. Commissioner Giesen-Fields disagreed with the law  
34 because it required staff to permit anyone to apply for solar panels on their house via  
35 administrative approval. He also noted that the ten day period will be reduced to three  
36 days which would make it much harder for anyone who wished to appeal. He said the  
37 photovoltaics have a large impact on the house's aesthetics and affect on neighbors and  
38 the Commission and staff would have no say on these issues.

39  
40 Commissioner Menotti- pointed out a few areas to change the language.

41  
42 **Motion to approve Resolution 2015-05 with the changes suggested and that City Council**  
43 **consider reviewing the permit fees:** Menotti

44 Seconded by: Friedland

45 AYES: Donaldson, Friedland, Kent, Menotti

46 NAYES: Giesen-Fields

47 **Motion passed, 4-1.**

48  
49  
50 **7. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

51 (Staff discussion and Commission member announcement of status of previous  
52 agenda items and requests for future agenda items. No public comment will be  
53 taken on requests for future agenda items).

1 Jeff Bond reported that the City Council got a similar report about the General Plan as the  
2 Planning and Zoning Commission did. The Council decided they would like a work session  
3 as well on the subject. Chair Donaldson said he submitted his own memo suggesting  
4 places in the policies where language could be added regarding the relevance of the  
5 policy to Golden Gate Fields.  
6

7 **9. NEXT MEETING:** September 9, 2015  
8

9 **10. ADJOURNMENT**

10  
11 The meeting was adjourned at 9:12 p.m.

12 Next regular meeting: Wednesday, September 9, 2015, 7 p.m. at Albany City Hall  
13  
14

15  
16 \_\_\_\_\_  
17 Submitted by: Anne Hersch, City Planner  
18

19 \_\_\_\_\_  
20 **Jeff Bond, Community Development Director**  
21