

# City of Albany

## Planning and Zoning Commission Minutes February 11, 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

- 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, February 11, 2015.

- PLEDGE OF ALLEGIANCE**

- ROLL CALL**

Present: Arkin, Donaldson, Friedland, Giesen-Fields  
Absent: Kent  
Staff present: City Planner Anne Hersch  
Community Development Director Jeff Bond

- 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.)

- PA 15-010 New Business Signage for Walker Zanger Tile Shop at 1001 Eastshore Highway-** The applicant is seeking Design Review approval for new business signage for Walker Zanger Tile Shop at 1001 Eastshore Highway. The subject site is 63,900 sq ft. lot with an existing 19,471 sq. ft. building built in 1990. The site was formerly occupied by Pet Smart. The applicant is proposing to install illuminated channel letters on the west facing façade. The sign area will be 88 sq. ft., well under the maximum allowable sign area for the building.  
**Recommendation: Approve subject to the attached findings and Conditions of Approval**

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

Commissioner Giesen-Fields- pulled item 4A for discussion.

- PA 14-057 Zoning Clearance for Sprint Wireless at 1600 Posen-** The applicant has filed a zoning clearance application for an existing Sprint facility at St. Mary's College High School. The scope of work includes removal and replacement of three (3) existing antennas located on the rooftop of the

1 gymnasium building. The antennas will be completely screened from view and  
2 will be located behind the existing screen wall. The existing antennas are 6 ft.  
3 and will remain the same size. The antennas will mount on new pipe mounts.  
4 The facility was originally approved and constructed in 2002.

5 **Recommendation: Continue to a date certain of February 25, 2015**

6  
7 **CEQA: *Categorically exempt pursuant to Section 15303 "New Construction or***  
8 ***Conversion of Small Structures," of the CEQA Guidelines***  
9

10 **Motion to approve Consent Calendar Item 4B:** Friedland

11 Seconded by: Arkin

12 AYES: Arkin, Donaldson, Friedland, Giesen-Field

13 NAYES: None.

14 **Motion passed, 4-0.**

15  
16 **Item 4A:**

17 Anne Hersch presented the staff report. Commissioner Giesen-Fields asked which words  
18 would be illuminated.

19  
20 **William Batterman**, Sign of Light Electric- clarified that only the name "Walker Zanger"  
21 would be illuminated.

22  
23 PUBLIC HEARING OPENED. No one wished to speak.

24  
25 PUBLIC HEARING CLOSED.

26  
27 **Motion to approve Item 4A:** Giesen-Fields

28 - With condition that the temporary signage is in the same location as the  
29 permanent signage will be placed.

30 **Seconded by:** Friedland

31 AYES: Arkin, Donaldson, Friedland, Giesen-Fields

32 NAYES: None.

33 **Motion passed, 4-0.**

34  
35 **5. PUBLIC COMMENT**

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

40  
41 **Alexa Hauser**, Diverse Housing Working Group (DHWG)- congratulated the Commission  
42 on their work with the Housing Element. She noted DHWG has developed an  
43 informational sheet on second units.

44  
45 **6. DISCUSSIONS & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS**

1 (Staff discussion and Commission member announcement of status of previous  
2 agenda items and requests for future agenda items. No public comment will be  
3 taken on requests for future agenda items).  
4

5 **A. PA 15-002 Design Review for a 2<sup>nd</sup> Story Addition at 1104 Pomona-** The  
6 applicant is seeking Design Review approval for a second story addition at  
7 1104 Pomona. The subject lot is 3,600 sq. ft. with an existing 1,080 sq. ft. two  
8 bedroom, one bathroom home built in 1958. The applicant is proposing to add  
9 803 sq. ft. of new living space which includes a new 303 sq. ft. family room with  
10 half bathroom on the first floor and a new 500 sq. ft. master suite on the  
11 second floor. A new rear yard patio is also proposed. The roof of the garage is  
12 proposed to be changed from a flat roof to a gable roof. The existing  
13 appearance of the home is Shed style and is proposed to remain and will  
14 include a new shed roof detail. This will result in a three bedroom, two and half  
15 bathroom home 1,883 sq. ft. in area. Two off-street parking spaces will be  
16 provided in the attached garage. The overall height will increase to 24 ft.

17 **Recommendation: Approve subject to the attached findings and Conditions of**  
18 **Approval**

19  
20 **CEQA: Categorically exempt pursuant to Section 15303 "New Construction or**  
21 **Conversion of Small Structures," of the CEQA Guidelines**  
22

23 Anne Hersch presented the staff report.  
24

25 **Ron Bogley**, project architect- described the project and explained the decision to use  
26 the pitched metal roof. He answered questions from the Commission regarding the  
27 proximity to the neighbor, the drainage plan, and gable treatments.  
28

29 PUBLIC HEARING OPENED. No one wished to speak.  
30

31 PUBLIC HEARING CLOSED.  
32

33 Commissioner Giesen-Fields- liked the use of stucco to unify the building and thought the  
34 applicant did a good job to address neighbor concerns.  
35

36 Commissioner Friedland- liked the symmetry of the addition and thought it did not  
37 change the general feeling of the building.  
38

39 Commissioner Arkin- thought there would be too much stucco on the front of the  
40 building and proposed leaving the fascia and as is and adding a window into the  
41 stairway or living room.  
42

43 Chair Donaldson- asked for a design that provided a better street face with regards to  
44 the garage doors.  
45

1 **Motion to approve Item 6A with provision that a window be added to the first floor East**  
2 **façade and direction to continue working with staff on this issue: Friedland**

3  
4 Seconded by: Giesen-Fields

5 AYES: Arkin, Donaldson, Friedland, Giesen-Fields

6 NAYES: None.

7 **Motion passed, 4-0.**

8  
9 **B. PA 15-005, Design Review for a Two Level Addition at 803 Evelyn-** The  
10 applicant is seeking Design Review approval for a new two level addition  
11 located at the rear of the home at 803 Evelyn. The subject lot is 3,750 sq. ft.  
12 with an existing 1,217 sq. ft. two bedroom, one bathroom home built in 1928.  
13 The applicant is proposing to add a new 269 sq. ft. master suite addition off of  
14 the back of the home. The attic space above the addition will be expanded  
15 and include 212 sq. ft. of loft space, accessible from the existing attic. The  
16 existing home is Tudor in appearance and is proposed to remain. The  
17 maximum height will remain the same at 19'10.5". Two off-street parking  
18 spaces will be provided in tandem in the adjacent driveway.

19 **Recommendation: Approve subject to the attached findings and Conditions of**  
20 **Approval**

21  
22 **CEQA: Categorically exempt pursuant to Section 15303 "New Construction or**  
23 **Conversion of Small Structures," of the CEQA Guidelines**

24  
25 Anne Hersch presented the staff report.

26  
27 **Jason Kaldis**, architect- noted issues with meeting the parking requirement and  
28 explained the proposed attic expansion. He noted that there is an option to remove the  
29 existing garage to fit in an additional parking space if necessary.

30  
31 PUBLIC HEARING OPENED. No one wished to speak.

32  
33 PUBLIC HEARING CLOSED.

34  
35 Commissioner Arkin- thought addition as well designed and had minimal impact to  
36 surrounding properties. He felt there were two options with regards to parking: 1) remove  
37 the garage and use the rear corner of the lot and have a front yard exception for the  
38 second space and 2) reduce the width of the addition in the back.

39  
40 Commissioner Friedland- did not like the idea of reducing living or garage storage space  
41 for parking that would not likely be used.

42  
43 **Motion to approve Item 6B: Arkin**

44 -with the additional condition two off-street parking spaces be provided, one permitted  
45 in the front yard setback and the other in the side rear yard either in open space at the

1 site of existing garage or in side yard adjacent the new addition with width of 8 feet 6  
2 inches.

3 Seconded by: Giesen-Fields

4 AYES: Arkin, Donaldson, Friedland, Giesen-Fields

5 NAYES: None.

6 **Motion passed, 4-0.**

7

8 **C. PA 14-046 Design Review for a Second Story Addition & Secondary Residential**

9 **Unit at 974 Peralta-** The applicant is seeking Design Review approval for two  
10 scopes of work at 974 Peralta Avenue:

11

12 • A 355 sq. ft. master suite second story addition to the main residence

13 • A new secondary residential unit with an existing garage.

14

15 The subject site is 6,113 sq. ft. lot with an existing 1370 sq. ft. two bedroom, one  
16 bathroom home and two detached accessory structures in the rear yard. The  
17 second story addition to the main residence will result in a three bedroom, two  
18 bathroom home, 1613 sq. ft. in area and 26'-6'' height. The applicant is also  
19 proposing to combine existing accessory structures with a 259 sq. ft. addition  
20 and create a new secondary residential unit, 649 sq. ft. in area, with an  
21 attached 195 sq. ft. single car garage. This will result in an 844 sq. ft. detached  
22 secondary unit. The existing house is Spanish Revival in appearance and is  
23 proposed to remain. Two off-street tandem parking spaces will be provided in  
24 the driveway.

25

26 **Recommendation: Approve subject to the attached findings and Conditions of**  
27 **Approval**

28

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

31

32 Anne Hersch presented the staff report and answered questions from staff.

33

34 **Jamie Tidbitts** and **Erin Tidbitts-Shaw**- said the addition was to make room for their  
35 growing family. Paul noted they did plan on renting out the unit.

36

37 PUBLIC HEARING OPENED.

38

39 **Bill Darren**, 953 Neilson- liked the design of the addition but had some disappointed the  
40 tree had to be cut down. He wanted to know what siding would be used.

41

42 **Willy Benden**, 976 Peralta- asked if they would extend over the swimming pool and what  
43 the construction hours were. He was in favor of the application.

44

45 **Alexa Hauser**- supported the project because it increases the number of possibly  
46 affordable housing units in Albany.

1  
2 PUBLIC HEARING CLOSED.

3  
4 Commissioner Friedman- liked the design and supported the application

5  
6 Commissioner Arkin- noted the accessory structure had wood siding and supported the  
7 application.

8  
9 Commissioner Giesen-Fields- liked the project and noted the neighbor support.

10  
11 Chair Donaldson- was happy that the parking requirement worked and was pleased to  
12 see a new secondary unit in the City.

13  
14 **Motion to approve Item 6C:** Arkin

15 Seconded by: Giesen-Fields

16 AYES: Arkin, Donaldson, Friedland, Giesen-Fields

17 NAYES: None.

18 **Motion passed, 4-0.**

19  
20 Chair Donaldson noted this was a secondary addition and not a accessory building as  
21 incorrectly indicated in some old documents.

22  
23 **7. NEW BUSINESS**

24 **A. Resolutions of Appreciation for Former Planning Commissioners from 2013-2014**

25 Anne Hersch read the resolutions of appreciation for former planning commissioners.

26  
27 **Motion to approve draft resolutions of appreciation for former Planning Commissioners:**

28 AYES: Arkin, Donaldson, Friedland, Giesen-Fields

29 NAYES: None

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

31  
32 Anne Hersch noted there were a number of secondary units coming in this year.

33  
34 **8. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

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

38 Anne Hersch noted the work plan for p

39  
40 **9. ADJOURNMENT**

41 The meeting was adjourned at p.m.

42 Next regular meeting: Wednesday, February 25, 2015, 7:00 p.m. at Albany City Hall

43  
44 \_\_\_\_\_  
45 Submitted by: Anne Hersch, City Planner

46 **Jeff Bond, Community Development Director**