

City of Albany

Planning & Zoning Commission Minutes of March 22, 2017 Meeting

Note: These minutes are subject to Planning & 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 regular meeting of the Planning and Zoning Commission was called to order by Commissioner Kent in the City Council Chambers at 7:00 P.M. on Wednesday, March 22, 2017.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Friedland, Menotti, Kent
Absent: Donaldson, Giesen-Fields
Staff Present: Planning Manager Anne Hersch
Associate Planner Christopher Tan

4. **CONSENT CALENDAR**

Items 4-1 and 4-2 were removed from the Consent Calendar.

4-1. Planning & Zoning Commission Meeting Minutes from March 8, 2017

Commissioner Menotti requested Page 5, Line 7, be changed to "... better street visibility of the secondary unit entrance"

Commissioner Kent requested Page 4, Lines 31-33, "... he liked ... ungracious entry" be corrected to "he noted that, while the façade is generally improved as is the access by bringing the entry to the ground floor, it has also created an ungracious entry, and he recommends an improved entry." At Page 5, Line 42, "... some movement with the tandem situation" should be "... one to park and avoid a tandem situation in the driveway."

Motion to approve Item 4.1 Planning & Zoning Commission Meeting Minutes from March 8, 2017, as amended. Menotti

Seconded by: Friedland

AYES: Friedland, Kent, Menotti

NAYES: None

1 ABSENT: Donaldson, Giesen-Fields

2 **Motion passed, 3-0**

3
4 **4.2 PA 17-013 Design Review and Parking Reduction for a Garage Conversion**
5 **at 1451 Portland.** The applicant is seeking Design Review and Parking
6 Reduction approval for a garage conversion at 1451 Portland. The subject
7 property is a 3,750 sq. ft. corner lot with a 3-bedroom, 1.5 bathroom, 1,709-
8 sq.-ft. house built in 1930. The applicant is proposing to convert the existing
9 187-sq.-ft. attached garage into storage space and a new music room at
10 the basement level. A single off-street parking space is proposed in the rear
11 yard. The existing accessory structure will be reduced by 90 sq. ft. A Parking
12 Reduction is required as there is insufficient space onsite to provide a
13 second required off-street parking space. This will result in a 3-bedroom, 2-
14 bathroom, 1,896-sq.-ft. home with a maximum height of 23'-5". The building
15 footprint is not proposed to increase. The existing Tudor appearance of the
16 home is proposed to remain. **Recommendation: Review and approve**
17 **subject to the findings and Conditions of Approval attached to the staff**
18 **report dated March 22, 2017.**

19
20 **CEQA: The project is Categorically exempt pursuant to Section 15303 "New**
21 **Construction or Conversion of Small Structures."**

22
23 Commissioner Kent suggested reducing the width of the driveway apron might allow an
24 additional on-street parking space. A proposed street tree was not noted in the plans.

25
26 **Motion to approve Item 4-2, PA 17-013 for 1451 Portland, subject to staff**
27 **reviewing the driveway width for possible creation of an on-street parking**
28 **space, and pursuant to the staff report dated March 22, 2017.** Menotti

29 Seconded by: Friedland

30 AYES: Friedland, Kent, Menotti

31 NAYES: None

32 ABSENT: Donaldson, Giesen-Fields

33 **Motion passed, 3-0**

34
35 Planning Manager Hersch noted the 14-day appeal period.

36
37 **5. PUBLIC COMMENT**

38
39 Mayor McQuaid thanked Commissioners for their service to the community and the City
40 Council.

41
42 **6. DISCUSSIONS AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING**
43 **ITEMS:**

44
45 **6.1 PA 17-016 Design Review, Parking Reduction & Conditional Use Permit for a**
46 **Second Story Addition at 1124 Talbot.** The applicant is seeking Design

1 Review, Parking Reduction, and Conditional Use Permit approval for a
2 second-story rear addition at 1124 Talbot. The subject site is 2,500-sq.-ft. lot
3 with a 2-bedroom, 1.5-bathroom, 987-sq.-ft. house built in 1906. The
4 applicant is proposing a 513 sq. ft. second-story addition setback 22 feet
5 from the building face. The proposed addition will accommodate two new
6 bedrooms and a bathroom. The applicant is proposed to match the
7 existing architecture of the home. This will result in a 4-bedroom, 3-
8 bathroom, 1,496 sq. ft. home with a maximum height of 25 feet. A Parking
9 Reduction is required as the site lacks off-street parking and a driveway
10 curb cut. A Conditional Use Permit is required to extend the non-
11 conforming north and south walls vertically, which are 0.8 ft. and 2.24 ft.
12 from the property line respectively. **Recommendation: Review and**
13 **approve subject to the findings and Conditions of Approval attached to the**
14 **staff report dated March 22, 2017.**

15
16 **CEQA: The project is Categorically exempt pursuant to Section 15303 "New**
17 **Construction or Conversion of Small Structures."**

18
19 Associate Planner Christopher Tan presented the staff report dated March 22, 2017. Staff
20 recommended the Planning and Zoning Commission hold a public hearing to receive
21 public comment and continue the application request to a date certain of April 26, 2017.

22
23 Jerri Holan, architect, reiterated the listing of the home on the National Register. The upper
24 setback exception was needed to integrate the addition with the existing home, and to
25 preserve and maximize the architectural character of the house. The engineer's letter
26 described the loading of walls. A redwood tree in the back yard prevented extending the
27 house to the rear.

28
29 When asked, Ms. Holan advised that she prepared the historic design analysis. On the
30 north side, the setback from the property line was less than a foot. The distance from the
31 north side of the house to the property line was about 8 feet.

32
33 PUBLIC COMMENTS OPENED

34
35 Sherman Lim, property owner of 1126 Talbot, expressed concerns with the south side of the
36 structure being too close to the property line, with the addition blocking light and reducing
37 privacy, and with parking congestion. He questioned the staircase not being included in
38 the calculation of property coverage.

39
40 Chun Wong, property owner of 1126 Talbot, felt the proposed addition would decrease
41 the value of 1126 Talbot and decrease sunlight reaching the home.

42
43 Christina Creveling, owner of 1122 Talbot, advised that the addition would block sunlight
44 from her main windows.

1 Planning Manager Anne Hersch explained the process for appealing a Planning and
2 Zoning Commission decision.

3
4 Mark Lekas, applicant/owner, needed a larger house for his growing family. There were
5 other two-story homes on the block. He was aware of light issues.

6
7 Kara Witalis, applicant/owner, noted the historic significance of the home and felt
8 maintaining the historic character was important.

9
10 PUBLIC COMMENTS CLOSED

11
12 **Motion to continue PA 17-016 for 1124 Talbot to April 26, 2017 for further**
13 **review and consideration.** Friedland

14 Seconded by: Kent

15 AYES: Friedland, Kent, Menotti

16 NAYES: None

17 ABSENT: Donaldson, Giesen-Fields.

18 **Motion passed, 3-0**

19
20 **6.2 PA 16-065 Design Review, Conditional Use Permit & Parking Waiver for**
21 **Ocean View Brew Works at 627 San Pablo Ave.** The applicant is seeking
22 Design Review, Conditional Use Permit and Parking Waiver approval for a
23 new microbrewery at 627 San Pablo Ave. The subject site is 5,000-sq.-ft. lot
24 with an existing 2,448-sq.-ft. building built in 1920. The project scope
25 includes two phases. Phase 1 includes a change of use from a 937-sq.-ft.
26 retail and garage space into a microbrewery with an outdoor patio, minor
27 façade changes, and the operation of a food truck in the existing driveway
28 on San Pablo Ave. Phase 2 includes the future enclosure of the 181-sq.-ft.
29 patio area to create indoor seating. Design Review is required for the
30 façade changes and patio. A Conditional Use Permit is required for the
31 microbrewery use and to allow for the food truck to operate onsite. The
32 applicant is seeking a Parking Waiver to waive off-street parking for the
33 required six (6) off-street parking spaces as the site does not have off-street
34 parking. **Recommendation: Review and approve subject to the findings**
35 **and Conditions of Approval attached to the staff report dated March 22,**
36 **2017.**

37
38 **CEQA: The project is Categorically exempt pursuant to Section 15332 "In-**
39 **Fill Development Projects."**

40
41 Associate Planner Tan presented the staff report dated March 22, 2017.

42
43 Scott Davidson, applicant, shared his personal background and passion for craft brewing.
44 Growlers could be refilled for offsite consumption.

1 Richard Tapp, architect, reviewed the two construction phases, food truck service, seating,
2 and parking. While the structure was not historically significant, he planned to continue
3 the historic character of the building with parapet stepping and windows.
4

5 David Orth, property owner, provided a history of the occupants and uses of the building.
6

7 Ms. Hersch clarified that Phase 2 was presented along with Phase 1 because Phase 2 could
8 occur, if the business was successful, within the 3-year timeframe of the Design Review
9 entitlement. To have food trucks onsite, the project would need a Conditional Use Permit.
10 Conditions of Approval could require trash receptacles. On-street parking after 6:00 p.m.
11 would be available with no time limit.
12

13 Menotti suggested a dedicated, secure parking area for bikes would be good.
14

15 PUBLIC COMMENTS OPENED
16

17 Michael Valladares, owner of Hotsy Totsy, supported the project as it would be a great
18 addition to the city, another destination spot.
19

20 Sam Hoffman, Albany resident, supported the project and improvements to the building.
21

22 Ryan Kush, Albany resident, supported the project. It would be a shame to deny the
23 project based on the lack of parking.
24

25 Brian Parsley, Albany resident, clarified the difference between a nano brewery and a
26 microbrewery. He supported granting a parking exception.
27

28 Commissioners suggested the applicant consider leasing parking spaces from Galvin's or
29 the two lots behind the former Sizzler.
30

31 PUBLIC COMMENTS CLOSED
32

33 Commissioner Friedland liked the project, having a local business owner, and the
34 thoughtful design. The business would bring vitality to a midblock location. The midblock
35 location and crosswalk would help alleviate short-term parking issues.
36

37 Commissioner Menotti supported the design. He questioned whether short-term parking
38 could be allowed and enforced in front of the building. In a tradeoff between vibrancy
39 and parking, he would favor creating more vibrancy.
40

41 Commissioner Kent suggested people would stop for the food truck rather than the
42 microbrewery, which would increase parking issues. There was plenty of parking to support
43 the business, but one more space would be helpful.
44

1 **Motion to approve PA 16-065 for 627 San Pablo Avenue pursuant to the staff**
2 **report dated March 22, 2017.** Friedland

3 Seconded by: Menotti

4 AYES: Friedland, Kent, Menotti

5 NAYES: None

6 ABSENT: Donaldson, Giesen-Fields

7 **Motion passed, 3-0**

8
9 **7. NEW BUSINESS**

10
11 None.

12
13 **8. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

14
15 Ms. Hersch reported the City Council approved the Planning and Zoning Commission's
16 Work Plan for 2017-2019.

17
18 **9. NEXT MEETING: April 12, 2017**

19
20 **10. ADJOURNMENT**

21
22 The meeting was adjourned at 8:22 P.M.

23 Next regular meeting: Wednesday, April 12, 2017 at 7:00 P.M. at Albany City Hall

24
25
26 _____
27 Submitted by: Anne Hersch, City Planner

28
29
30 _____
31 **Jeff Bond, Community Development Director**

32