



CITY OF ALBANY
Planning & Zoning Commission

2017 - 2019 Work Plan
Planning & Zoning Commission: March 8, 2017
Approved by the City Council March 20, 2017

Background

The following work plan identifies recent accomplishments and priority work items for the upcoming work plan period. The work plan includes items identified as priority projects within the City Council's Strategic Plan. The Planning & Zoning Commission shall review the work plan each year in January to identify accomplishments and ensure continued focus on completing work plan items. Work plans are presented to the Council every two years, and if a change is needed to the work plan outside of that schedule, the Planning & Zoning Commission shall submit a "Request for Amendment to Advisory Body Work Plan" Form for review by the City Council.

Planning & Zoning Commission Purpose

The Planning & Zoning Commission makes recommendations to the City Council regarding all provisions of the General Plan, advises the City Council regarding the physical development of the City, and exercises functions with respect to land subdivisions, planning, and zoning as specified by Planning and Zoning Code and as set forth in the State Government Code and by the California Environmental Quality Act.

Recent Initiatives and Accomplishments

Major achievements were completed in 2016, with the biggest accomplishment being the completion and adoption of the Albany 2035 General Plan. The update process took 3 years to complete and the Commission served as the Steering Committee for the update process.

- Completion and adoption of the Albany 2035 General Plan
- Accepted Nexus Fee Study report for City Council review
- Initiated Changes to Residential Design Guidelines

In 2016, 97 current Planning Applications were processed. The number of applications declined slightly from 2015 which was a record setting year with 117 current Planning Applications.

- 30 residential remodel applications
 - 35 residential remodel applications in 2016
- 4 Conditional Use Permit applications
 - 8 Conditional Use Permit applications in 2015

Though not typically reviewed by the Commission, there was a significant increase in the number of Secondary Residential Unit applications filed in 2016. There were:

- 16 Secondary Residential Unit applications processed in 2016
- By comparison, 5 Secondary Residential Unit applications in 2015
- In 2017, the City has received 5 applications for Secondary Residential Units, from January 3 to March 1.

2017-2019 Policy Review and Initiatives

The Strategic Plan for 2017-2019 establishes a priority for the Planning & Zoning Commission to facilitate new development in Albany by implementing Housing Element policies which modify existing development standards for greater flexibility. These efforts are expected to commence within the next two years, 2017-2019. Identified initiatives include:

- Facilitate development of housing including mixed use, transit oriented development (TOD), senior and secondary units
 - Implement Housing Element policies
 - Update codes to support housing, urban development and investigate floor - area regulations (FAR) related to building height
 - Implement Measure N1 – work in progress, coming back to Commission on 3/22/17
- Investigate appropriate marijuana policies

Other Efforts in 2017

Though not specifically related to the Strategic Plan, there are other efforts underway that will go to Planning & Zoning Commission. This includes:

- Completion of the Residential Design Guidelines Update
- Update accessory dwelling unit regulations for consistency with State law
- Update to Wireless Communications regulations
- A series of minor clarifications and corrections to the Zoning Code
- Conduct research and provide recommendations regarding requirements for bike parking and electric vehicle charging stations.