

*City of Albany*  
**Planning and Zoning Commission**  
**Study Session/Public Hearing Notice**

MEETING DATE: **Tuesday, June 24, 2008**

TIME AND PLACE: **7:30 P.M. Albany Community Center  
1249 Marin Avenue (corner of Masonic)**

SUBJECT: **Planning Application 08-031.** The applicant is requesting approval to demolish an existing grocery store and to construct a new 60,000sq.ft. grocery store that includes separate retail areas along Solano Avenue plus a 216 space parking garage. Potential approvals required may include an increase in building height, reduced parking requirements and design review.

SITE: **1500 Solano Avenue (Safeway Store)**

APPLICANT: **David Blair with MCG Architecture for Todd Paradis with Safeway, Inc**

ZONE: **SC (Solano Commercial)**

Project Description

**This meeting is a study session to provide the Commission and members of the public an opportunity to review preliminary plans. No action by the Commission will be taken at this meeting.**

The subject property is a 67,406 sq. ft. lot. The applicant is requesting approval to demolish an existing grocery store and construct a new 60,000sq.ft., 3-story grocery store with separate retail spaces along Solano Avenue. The first floor of the building provides a partially sub-grade parking garage. The second level provides more parking at the center and rear and 60,000sq.ft. of retail space along Solano Avenue. The third floor provides a 50,000sq.ft. grocery store. The anticipated approvals for the application include a Planned Unit Development to allow an increase in the allowable building height from 35' to 49', at the tallest point. The building varies in height throughout, depending on the topography. A reduction in parking requirements is also requested. The enclosed garage provides 216 parking spaces where 275 are required, which may be processed with Planned Unit Development or through a Parking Exception approval. Finally, Design Review approval is required for the architectural design and integrity of the building. The project also will be subject to environmental review pursuant to the requirements of the California Environmental Quality Act (CEQA).

All persons interested in the foregoing are invited to appear before the Albany Planning and Zoning Commission on the day, at the time, and in the place above mentioned. If you challenge the nature of the proposed action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Albany at, or prior to, the public hearing.

If you would like more information about this application, please contact the Albany Community Development Department at (510)528-5760. Staff reports are available by 12:00 PM on the Friday before the meeting. They may be obtained from the Community Development Department, 979 San Pablo Avenue, phone number (510)528-5760, or from the Albany Library Reference Desk, 1249 Marin Avenue, phone number (510)526-3720. Staff reports and supporting documents may also be viewed at [www.albanyca.org](http://www.albanyca.org).

I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Albany Zoning Ordinance.

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Amber Curl, Associate Planner

Date of Notice: June 13, 2008