

City of Albany
Planning & Zoning Commission
Minutes of November 8, 2017 Meeting

1 Note: These minutes are subject to Planning & Zoning Commission approval. The minutes
2 are not verbatim. An audiotape of the meeting is available for public review.

3
4 **Regular Meeting**

5
6 1. **CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission was
7 called to order by Vice Chair Donaldson in the City Council Chambers at 7:00 P.M.
8 on Wednesday, November 8, 2017.

9
10 2. **PLEDGE OF ALLEGIANCE**

11
12 3. **ROLL CALL**

13
14 Present: Donaldson, Jennings, Kent, Menotti
15 Absent: Giesen-Fields
16 Staff Present: City Planner Anne Hersch
17 Associate Planner Christopher Tan

18
19 4. **EX PARTE COMMUNICATION DISCLOSURES**

20
21 None

22
23 5. **CONSENT CALENDAR**

24
25 5-1. **PA 17-072 Design Review for a Single-Story Rear Addition at 924 Curtis** - The
26 applicant is seeking Design Review approval for a single-story rear addition
27 located at 924 Curtis. The subject site is 4,762. sq. ft. lot with a 2 bedroom, 1.5
28 bathroom 1,055 sq. ft. house built in 1923. The applicant is proposing to
29 demolish the existing 303 sq. ft. garage in the rear yard and construct a 804
30 sq. ft. single story addition. The addition will accommodate a new master
31 suite, study/family room, and will expand the existing kitchen with the
32 proposed kitchen remodel. The exterior of the addition is proposed to be
33 contemporary in design with cement plaster siding, clerestory windows,
34 projecting rectangular bay, aluminum windows, new exterior deck, and multi-
35 fold doors. This will result in a 3 bedroom, 2 bathroom 1,845 sq. ft. home with
36 a maximum height of 15'-2". Two uncovered off-street parking spaces are
37 provided in the existing driveway.

1 Recommendation: Staff recommends that the Planning & Zoning Commission
2 review and approve the proposed project subject to the attached findings
3 and Conditions of Approval.
4

5 CEQA: *The project is Categorically exempt pursuant to Section 15303 "New*
6 *Construction or Conversion of Small Structures."*
7

8 **5-2. PA 17-059 Design Review & Conditional Use Permit for a Second Story Addition**
9 **at 735 Cornell** - The applicant is seeking Design Review and Conditional Use
10 Permit approval for a second story addition at 735 Cornell. The subject site is
11 2,500 sq. ft. lot with a 2 bedroom, 1 bathroom 816 sq. ft. house built in 1930.
12 The applicant is proposing 85.5 sq. ft. addition to the ground level of the
13 home to accommodate a new bathroom and reconfigured interior
14 programming. The proposed 619 sq. ft. second story addition is proposed to
15 include 3 bedrooms, 2 bathrooms and a balcony. A Conditional Use Permit is
16 required to vertically extend the existing non-conforming north wall located
17 on the property line. A new roof deck is proposed for the home. Cement
18 plaster siding is proposed for the exterior to match the existing home. This will
19 result in a 5 bedroom, 4 bathroom 1,500 sq. ft. home with a maximum height
20 of 27 feet. The existing MacGregor style of the home is proposed to remain.
21 Parking will be provided on the proposed side-by-side parking pad at the rear
22 of the home. **Contd. From October 25, 2017 to a date certain of November
23 8, 2017.**

24 Recommendation: Staff recommends that the Planning & Zoning Commission
25 continue the application request to a date uncertain.

26 CEQA: *The project is Categorically exempt pursuant to Section 15303 "New*
27 *Construction or Conversion of Small Structures."*
28

29 **Motion to approve the Consent Calendar.** Jennings

30 Seconded by: Menotti

31 AYES: Donaldson, Jennings, Kent, Menotti

32 NAYES: None

33 ABSTAINING: None

34 ABSENT: Giesen-Fields

35 **Motion passed, 4-0-0-1**
36

37 Vice Chair Donaldson noted the 14-day appeal period.
38

39 **6. PUBLIC COMMENT**
40

41 None
42

1 7. DISCUSSIONS AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING
2 ITEMS:

3
4 7-1 PA 17-067 Design Review for a Second Story Addition at 721 Talbot- The
5 applicant is seeking Design Review approval for a second story addition at
6 721 Talbot. The subject site is a 5,000 sq. ft. lot with a 3 bedroom, 2 bathroom
7 1,284 sq. ft. house built in 1910. The applicant is proposing to reduce the
8 existing first floor to 1,058 sq. ft. in area and will remodel the interior. The
9 proposed second story addition is 1,082 sq. ft. in area and will accommodate
10 3 bedrooms, a master suite, and new bathroom. The existing architectural
11 style of the home is proposed to change to a contemporary style with
12 painted stucco and wood paneling exterior. Existing setbacks are non-
13 conforming with the home being 2.78 feet from the property line. The new
14 home is proposed to conform with all setback requirements. The detached
15 second unit is proposed to be demolished and rebuilt with conforming size
16 and setback requirements. This will result in a 4 bedroom, 3 bathroom 2,084
17 sq. ft. home with a maximum height of 24'-6".

18 **Recommendation: Staff recommends that the Planning & Zoning Commission**
19 **review and approve the proposed project subject to the attached findings**
20 **and Conditions of Approval.**

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

24
25 Vice Chair Donaldson recused himself from this Item because he owns real property
26 located within 500 feet of the project site.

27
28 Associate Planner Christopher Tan presented the staff report dated November 8, 2017.

29
30 Commissioner Menotti requested documentation for the item be corrected to indicate
31 parking is not required for the accessory unit.

32
33 **Bill Wong**, architect, reported he reduced the size of the home to comply with FAR
34 requirements. The proposed home has a contemporary design with a wood finish on the
35 front to soften the facade.

36
37 When asked, **Mr. Wong** indicated the wood finish could be redwood. He and **Teodros**
38 **Goitom**, applicant, agreed to work with staff to incorporate design changes. The height
39 limit restricts the design of the accessory unit. A hipped roof might be possible.

40
41 PUBLIC COMMENTS OPENED

42
43 None

44
45 PUBLIC COMMENTS CLOSED

1
2 Commissioner Kent appreciated the applicant reducing the size of the existing home.
3 The proposed home is large and different from other homes in the block. It does not
4 contribute to the street. The railing is industrial in appearance and taller than it needs to
5 be. Design details appear to have been added without thought. The second floor deck
6 is too large for its intent. The exterior is not interesting. The interior has a nice, efficient
7 layout.

8
9 Commissioner Jennings concurred with Commissioner Kent's comments. The front porch
10 is a nice addition and softens the front of the house. It is a very large structure. Staff's
11 suggestions concerning massing and windows are good.

12
13 When asked, Associate Planner Tan explained that the second-floor percentage of
14 window to wall massing is quite low. The rear wall massing needs breaking up to provide
15 architectural relief. The right window on the rear elevation is disproportionate to the rear
16 facade.

17
18 When asked, **Mr. Wong** felt windows could be added if the door is shifted. A different
19 roof could be an improvement. The upper balcony does not need to be as large as
20 proposed.

21
22 Commissioner Kent advised that the recessed porch is quite attractive. Perhaps color
23 would help Commissioners understand the design better.

24
25 Commissioner Menotti suggested the project return on the consent calendar if the
26 architect can make substantial revisions.

27
28 **Motion to continue PA 17-067** to a date certain of December 13, 2017.

29 Jennings

30 Seconded by: Menotti

31 AYES: Jennings, Kent, Menotti

32 NAYES: None

33 RECUSED: Donaldson

34 ABSENT: Giesen-Fields

35 **Motion passed, 3-0-1-1**

36
37 **7-2. PA 17-069 Design Review for a Second Story Addition at 958 Ventura** - The
38 applicant is seeking Design Review approval for a second story addition
39 located at 958 Ventura. The subject site is 4,760 sq. ft. lot with a 2 bedroom, 1
40 bathroom 1,380 sq. ft. house built in 1913. The applicant is proposing an
41 addition of 15 sq. ft. on the ground level to accommodate an interior
42 remodel and new staircase. The applicant is proposing a 450 sq. ft. second
43 story addition to accommodate a new master suite. The exterior of the
44 addition is proposed to be painted stucco and fiber cement board and
45 batten with a pitched roof to match the existing home. This will result in a 3
46 bedroom, 2 bathroom 1,938 sq. ft. home with a maximum height of 26'-5".

1 Parking is provided in the existing driveway. The existing Craftsman style of
2 the home is proposed to remain.

3 **Recommendation: Staff recommends that the Planning & Zoning Commission**
4 **review and approve the proposed project subject to the attached findings**
5 **and Conditions of Approval.**

6
7 **CEQA: *The project is Categorically exempt pursuant to Section 15303 "New***
8 ***Construction or Conversion of Small Structures."***

9
10 Associate Planner Tan presented the staff report dated November 8, 2017.

11
12 **Sarah Zimmerman**, applicant, wished to increase the size of the home while making
13 necessary repairs. She pushed the addition to the rear to avoid the neighbor's solar
14 panels, but the roof can be lower. The windows on the south elevation can be smaller.
15 She included covered porches in order to be outdoors without risking sun exposure. She
16 preferred not to lower the roof to the extent that the interior layout would change.

17
18 When asked, **Ms. Zimmerman** reported the proposed home will not be wider than the
19 existing home. She hopes to utilize tapered columns for the rear porch.

20
21 PUBLIC COMMENTS OPENED

22
23 **Gene Corning** questioned whether the suite will be rented and expressed concern about
24 the potential loss of sunlight and privacy.

25
26 **Ms. Zimmerman** clarified that no rooms in the house will be rented.

27
28 PUBLIC COMMENTS CLOSED

29
30 Commissioner Kent remarked that the beautiful design will add to the value of the
31 neighborhood and is sensitive to the neighbors. He appreciated the applicant's
32 willingness to lower the roof in consideration of the neighbor's solar panels. The width of
33 the driveway could be a problem for tandem parking.

34
35 Commissioner Menotti could support the project.

36
37 Commissioner Jennings concurred.

38
39 Vice Chair Donaldson appreciated the design, the second floor being set back, and the
40 gable and roof pitch. Obviously different roof angles could be a concern.

41
42 **Ms. Zimmerman** advised that she is considering roof angles of 6 and 12, 5 1/2 and 12, and
43 5 and 12. The change in pitch will not be too drastic. She may be able to pull the rear,
44 first-floor bedroom into the home approximately a foot, but the decks will have to remain
45 the same. The deck off the master bedroom could be smaller.

1
2 Vice Chair Donaldson appreciated the applicant's design.

3
4 **Motion to approve PA 17-069** for 958 Ventura with the applicant to work with
5 staff to modify the roof pitch and pursuant to the staff report dated
6 November 8, 2017. Menotti

7 Seconded by: Kent

8 AYES: Donaldson, Jennings, Kent, Menotti

9 NAYES: None

10 ABSTAINING: None

11 ABSENT: Giesen-Fields

12 **Motion passed, 4-0-0-1**

13
14 Vice Chair Donaldson noted the 14-day appeal period.

15
16 **8. NEW BUSINESS**

17
18 None

19
20 **9. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

21
22 None

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24 **10. NEXT MEETING: December 13, 2017**

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26 **11. ADJOURNMENT**

27
28 The meeting was adjourned at 7:51 P.M.

29 Next regular meeting: Wednesday, December 13, 2017 at 7:00 P.M. at Albany City Hall

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32 _____
33 Submitted by: Anne Hersch, City Planner

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35
36 _____
37 **Jeff Bond, Community Development Director**