

City of Albany
Planning & Zoning Commission
Minutes of January 10, 2018 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 Chair Giesen-Fields in the City Council Chambers at 7:00 P.M. on
8 Wednesday, January 10, 2018.

9
10 2. **PLEDGE OF ALLEGIANCE**

11
12 3. **ROLL CALL**

13
14 Present: Donaldson, Jennings, Kent, Menotti, Giesen-Fields
15 Absent: None
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. **Planning & Zoning Commission Meeting Minutes December 13, 2017**
26 **Recommendation: Approve Planning & Zoning Commission Meeting Minutes.**

27
28 5-2. **PA 17-067 Design Review for a Second Story Addition at 721 Talbot** - The
29 applicant is seeking Design Review approval for a second-story addition at
30 721 Talbot. The subject site is a 5,000-sq.-ft. lot with a 3-bedroom, 2-bathroom
31 1,284-sq.-ft. house built in 1910. The applicant is proposing to reduce the
32 existing first floor to 1,058 sq. ft. in area and will remodel the interior. The
33 proposed second-story addition is 1,082 sq. ft. in area and will accommodate
34 3 bedrooms, a master suite, and new bathroom. The existing architectural
35 style of the home is proposed to change to a contemporary style with
36 painted stucco and wood paneling exterior. Existing setbacks are non-
37 conforming with the home being 2.78 feet from the property line. The new

1 home is proposed to conform with all setback requirements. The detached
2 second unit is proposed to be demolished and rebuilt with conforming size
3 and setback requirements. This will result in a 4-bedroom, 3-bathroom 2,084-
4 sq.-ft. home with a maximum height of 24'-6".

5 **Recommendation: Continue to a date uncertain.**

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

8
9 **5-3. PA 17-076 Design Review and Parking Reduction for a Single-Story Rear**
10 **Addition at 1021 Stannage** - The applicant is seeking Design Review and
11 Parking Reduction approval for a single-story rear addition at 1021 Stannage.
12 The subject site is 2,500-sq.-ft. lot with a 2-bedroom, 1-bathroom 974-sq.-ft.
13 house built in 1924. The applicant is proposing a 372-sq.-ft. first-story addition
14 at the rear of the home to accommodate a new master suite and side
15 entrance to the home with covered porch. The applicant is proposing
16 painted stucco siding, new vinyl framed windows, and a roof to match the
17 existing home. The existing Bungalow style of the home is proposed to remain.
18 This will result in a 3-bedroom, 2-bathroom 1,346 sq.-ft.-home with a maximum
19 height of 18'-4". Parking is provided in the existing attached garage. The
20 applicant is seeking a Parking Reduction to waive one (1) required off-street
21 parking space due to insufficient size in the driveway pad.

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

25
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. Donaldson

30 Seconded by: Jennings

31 AYES: Donaldson, Jennings, Kent, Menotti, Giesen-Fields

32 NAYES: None

33 ABSTAINING: None

34 ABSENT: None

35 **Motion passed, 5-0-0-0**

36
37 Chair Giesen-Fields noted the 14-day appeal period.

38
39 **6. PUBLIC COMMENT**

40
41 Commissioner Donaldson noted the passing of Terry Lamb. Mr. Lamb's partner, Alexa
42 Hauser, had been active in housing issues in Albany.

43

1 7. DISCUSSIONS AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING
2 ITEMS:
3

4 7-1 PA 17-074 Design Review for a New Two-Story Home at 967 Curtis - The
5 applicant is seeking Design Review approval for a new two-story home at 967
6 Curtis. The subject site is a 5,000-sq.-ft. lot with an existing 3-bedroom, 1-
7 bathroom 1,453-sq.-ft. house built in 1925. The applicant is proposing to
8 demolish the existing home and construct a new two-story home. The ground
9 floor is proposed to be 1,095 sq. ft. and includes a living room, kitchen, dining
10 room, and half-bathroom. The proposed 1095-sq.-ft. second story includes a
11 master suite, two bedrooms, a full bathroom, and a guest/office room. The
12 applicant is proposing vertical wood-slat siding, ceiling-floor windows, and a
13 flat roof for the exterior. This will result in a 3-bedroom, 2.5-bathroom 1910-sq.-
14 ft. home with a maximum height of 24 feet. Parking is provided in the existing
15 detached single car garage and driveway. The existing Craftsman style
16 architecture is proposed to change to contemporary in appearance.

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

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

24 Associate Planner Christopher Tan presented the staff report dated January 10, 2018.
25

26 **Yasi Vafai**, architect, reported that the house is located further back than the front
27 setback to provide privacy for the occupants. Landscaping will also provide privacy.
28 The proposed home's footprint is smaller than the existing home's footprint, and the
29 proposed home is lower than the adjacent homes. A raised slab allows water to flow
30 under and around the slab. The driveway is permeable material.
31

32 In response to Commissioners' questions, **Ms. Vafai** clarified that the garage's exterior is
33 redwood siding, which will match the cedar or redwood siding on the home. Also, the
34 color of the garage will match the color of the home. Landscaping between the house
35 and garage will screen the garage. Vegetation and window treatments will provide
36 privacy for the front of the home. The existing home has mold from water damage and
37 has not been renovated in many years. A modern floor plan fits the family's lifestyle. The
38 fence height is shown as 6-feet 8-inches, but it will be 3-feet 6-inches above the finished
39 floor. The gate's placement is logical because of the slope of the lot. The exterior siding
40 will be redwood battens salvaged from the existing home, if possible, and fastened to a
41 dark-colored substrate. Gutters, possibly in copper, on the side of the home will drain
42 water from the roof. One or both windows at the front will open and may be tinted, but
43 they will not be reflective. Neighbors across the driveway have no privacy concerns with
44 the windows on the side of the home.
45

1 PUBLIC COMMENTS OPENED

2
3 None.

4
5 PUBLIC COMMENTS CLOSED

6
7 Commissioner Kent appreciated the expanse of glass in the backyard; however, the front
8 expanse is awkward in that anyone approaching the front door will be able to view the
9 interior. The front windows seem too open for the neighborhood context. Some type of
10 overhang over the front door would be a nice detail and provide cover from the
11 elements. The gate is a nice entry. The proposed front plantings are nice and
12 appropriate for the modern design of the home.

13
14 Chair Giesen-Fields concurred with an overhang over the front door, perhaps an awning.
15 Bamboo along the edge of the driveway could screen the adjacent neighbor. The
16 home's design is very different from the neighborhood context.

17
18 Commissioner Jennings indicated the design is striking, but stark in relation to neighboring
19 homes. An awning will add depth and soften the overall appearance of the front.

20
21 Commissioner Donaldson expressed concern about the modern design in relation to the
22 neighborhood context. Window treatments, while necessary for privacy, may alter the
23 appearance of the home. He commended the applicant for outreach to the neighbors.
24 He liked the vertical siding and front door. Landscaping has the potential to soften the
25 design. The proposed tree and the driveway are critical to the home's visual
26 appearance and presentation to the street.

27
28 Commissioner Menotti stated the design is very attractive but a juxtaposition to the rest of
29 the street. On the south elevation, the first floor of the home appears as a blank wall, but
30 the detail of the facade makes it interesting. He expressed some concern about projects
31 proposing demolition of existing homes.

32
33 **Motion to approve PA 17-074** for 967 Curtis with additional conditions of
34 approval to include an awning over the front door and downspouts and
35 gutters, if installed, have a copper finish or match exterior details and
36 pursuant to the staff report dated January 10, 2018. Jennings

37 Seconded by: Kent

38 AYES: Donaldson, Jennings, Kent, Menotti, Giesen-Fields

39 NAYES: None

40 ABSTAINING: None

41 ABSENT: None

42 **Motion passed, 5-0-0-0**

43
44 Chair Giesen-Fields noted the 14-day appeal period.
45

1 **7-2. PA 17-051 Design Review for a Second-Story Rear Addition at 1049 Kains Ave.**

2 - The applicant is seeking Design Review approval for a second-story rear
3 addition at 1049 Kains. The subject site is 3,750-sq.-ft. lot with a 2-bedroom, 1-
4 bathroom 870-sq.-ft. house built in 1930. The applicant is proposing a 367-sq.-
5 ft. ground-level addition with an attached 234-sq.-ft. garage and a 809-sq.-ft.
6 second-story addition at the rear of the home. The ground-level addition is
7 proposed to include a master suite, half bathroom, interior staircase, and an
8 attached single-car garage. The second-story addition will include 2
9 bedrooms, a shared bathroom and an additional master suite. The second-
10 story addition is proposed to be set back 23 feet from the building face. The
11 applicant is proposing hardi lap and hardi shingle siding, true divided light
12 windows, and roof pitch to match the existing Craftsman style of the home.
13 This will result in a 4-bedroom, 3.5-bathroom 2,060-sq.-ft. home with a
14 maximum height of 25 feet. Parking is provided in the proposed garage and
15 driveway.

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

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

21
22
23 Associate Planner Tan presented the staff report dated January 10, 2018.

24
25 **Conrad Kong**, property owner, reported he had hired a new architect and engaged with
26 neighbors about the project.

27
28 **John Barton**, architect, noted earlier concerns regarding massing, privacy, outreach to
29 neighbors, and detailing of materials. He explained revisions to align the upper and lower
30 floors of the front wall; reduce the depth and height of the home; and to address privacy
31 and emergency egress concerns. Mr. Barton shared proposed architectural details,
32 materials, and colors. The roof shingles will be cedar. Part of the rear wall appears blank
33 because of the garage on the ground floor and the closet on the second floor.

34
35 PUBLIC COMMENTS OPENED

36
37 None.

38
39 PUBLIC COMMENTS CLOSED

40
41 Chair Giesen-Fields felt the design was much improved. He liked the detailing, divided
42 lite windows, and stone veneer. Any steps and landing should not impede use of the
43 garage.

44
45 Commissioner Jennings advised that the addition is now in scale with the existing house.
46 Revisions break up the massing and address privacy concerns.

1 Commissioners Menotti and Donaldson were pleased with the new design and the
2 architect's responses to the Commission's comments.

3
4 Commissioner Kent noted the high FAR for the project. Landscaping is minimal, but
5 improvements will occur over time.

6
7 **Motion to approve PA 17-051** for 1049 Kains Avenue pursuant to the staff
8 reported dated January 10, 2018. Giesen-Fields

9 Seconded by: Jennings

10 AYES: Donaldson, Jennings, Kent, Menotti, Giesen-Fields

11 NAYES: None

12 ABSTAINING: None

13 ABSENT: None

14 **Motion passed, 5-0-0-0**

15
16 Chair Giesen-Fields noted the 14-day appeal period.

17
18 **7-3. Residential Design Guidelines** - The Planning & Zoning Commission will review
19 proposed revisions to the Residential Design Guidelines. The Design Guidelines
20 were adopted in 2009 and are identified in the Albany 2035 General Plan
21 (Action LU-2.C Amendments to Design Guidelines) to be amended and
22 expanded.

23 **Recommendation: Staff recommends that the Planning & Zoning Commission**
24 **adopt Resolution 2018-01 forwarding a recommendation to the City Council**
25 **to adopt the amended Residential Design Guidelines.**

26
27 **CEQA: The project is exempt from CEQA pursuant to Section 15061(b)(3).**

28
29 City Planner Anne Hersch presented the staff report dated January 10, 2018.

30
31 Commissioners requested the following revisions to the proposed guidelines:

- 32 • Page 7, change "notes new construction areas" to "differentiates between existing
33 and new construction" and add "shows property setbacks."
- 34 • Page 9, delete "parking" in item 3.
- 35 • Page 11, the photograph's caption ends with "and."
- 36 • Page 11, the step shown in the photograph should be cropped from the picture or
37 a different picture used.
- 38 • Page 12, "Pedestrian Emphasis" is called out in green print unlike "front yard area is
39 home's contribution," which is bold black print.
- 40 • Page 14, rear yard decks need criteria.
- 41 • Page 15, the text needs editing.
- 42 • Page 23, better photographs are needed to show colors.
- 43 • Page 44, use a different photograph or home as an example because the house is
44 hidden in the current photograph.
- 45 • Page 33, change the last line to "... design; good design is context aware as well
46 as functional."

- 1 • Pages 48 and 49, delete the left photographs and combine the remaining two
- 2 photographs onto one page. Commissioner Jennings disagreed with deleting the
- 3 photograph on page 49.
- 4 • Contemporary Architecture, add "these contemporary elements can be used in
- 5 conjunction with other Design Guidelines."
- 6 • Contemporary Architecture, add "contemporary or modern design must
- 7 contribute to a unified, cohesive, whole-building design."
- 8 • Contemporary Architecture, change overhangs to "break up the wall plane to
- 9 provide three-dimensional relief."
- 10 • Contemporary Architecture, windows may need to include guidance for
- 11 reflectivity and privacy.
- 12 • Change Outdoor Space to Exterior Building Space.
- 13 • A photograph of one house illustrates two guidelines; if possible, use different
- 14 homes.

15
 16 Commissioners discussed developing criteria for exceptional design; practical use of
 17 guidelines to analyze projects and to include in the staff report; and developing criteria
 18 for all guidelines. Commissioner Kent provided written comments regarding Landscape
 19 Design. Commissioners appreciated staff's efforts in drafting the Residential Design
 20 Guidelines and incorporating previous Commission comments.

21
 22 **Motion to continue** adoption of Resolution 2018-01 to a date certain of
 23 January 24, 2018. Jennings
 24 Seconded by: Giesen-Fields
 25 AYES: Donaldson, Jennings, Kent, Menotti, Giesen-Fields
 26 NAYES: None
 27 ABSTAINING: None
 28 ABSENT: None
 29 **Motion passed**, 5-0-0-0

30
 31 **8. NEW BUSINESS**

32
 33 None

34
 35 **9. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

36
 37 In response to questions, City Planner Hersch reported the Wildcard Brewing project is in
 38 the plan check phase. The affordable housing fee will be an item on the January 24
 39 agenda. The City Council has not reviewed the Commission's recommendation.

40
 41 **10. NEXT MEETING: January 24, 2018**

42
 43 **11. ADJOURNMENT**

44
 45 The meeting was adjourned at 9:13 P.M. in honor of Alexa Hauser and in memory of Terry
 46 Lamb.

1 Next regular meeting: Wednesday, January 24, 2018 at 7:00 P.M. at Albany City Hall.

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Submitted by: Anne Hersch, City Planner

Jeff Bond, Community Development Director