



City of Albany

PLANNING & ZONING COMMISSION MEETING AGENDA

Albany City Hall, City Council Chambers, 1000 San Pablo Avenue
Wednesday, March 28, 2018
7:00 pm

****WRITTEN CORRESPONDENCE FOR THE PLANNING & ZONING COMMISSION****

Persons interested in submitting written correspondence on an item listed on the agenda are requested to submit the correspondence and any related materials no later than 12pm on the date of the hearing. If correspondence is received after the deadline, the Planning & Zoning Commission may not have time to review its content.

****CITIZEN PARTICIPATION****

Members of the public are encouraged to attend the public hearing and address the Planning & Zoning Commission on this matter. Persons interested in speaking on an item listed on the Agenda must complete a speaker card (available at the back of the room) and turn it in to City staff. The Public Hearing will be subject to the Albany City Council Rules of Procedure and Order. The time period allowed for each speaker shall be three (3) minutes. The Presiding Officer may adjust the speaking time for individual speakers or the overall public comment time if necessary. Persons interested in submitting written correspondence on an item listed on the agenda are requested to submit the correspondence in advance of the meeting so that copies can be made for the Planning & Zoning Commission and for public inspection. After all of those persons wishing to speak have done so, the hearing will be closed and the matter will be discussed amongst the Commission prior to rendering a decision.

****PUBLIC HEARING PROCEDURE****

1. The chair announces the project request from the agenda.
2. City staff explains the application and presents a recommendation for action.
3. The applicant may address the Commission up to 5 minutes and the Commission may ask questions of the applicant.
4. The chair opens the public hearing.
5. Interested parties may address the Commission on the application for up to 3 minutes per speaker.
6. The public hearing is closed.
7. The applicant may respond and rebut public comments.
8. The Commission will discuss the application and take action on the project request.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. EX PARTE COMMUNICATION DISCLOSURES

Ex-parte communications include verbal and written communications between individual Commissioners and a party with a real interest in a pending Commission decision. Ex parte communications should be avoided on matters pending before the Planning & Zoning Commission as they may represent or be perceived to represent evidence that may unfairly influence a Commissioner's decision on a matter before the full Commission. If such contact

does occur, the substance of the communication shall be disclosed before the full Commission and public in advance of public hearing items on the agenda. Written ex parte communications shall be forwarded to staff so that it may be disclosed to the full Commission and public.

5. CONSENT CALENDAR

(Consent Calendar items are considered routine and will be enacted by one motion. By approval of the Consent Calendar, the staff recommendations will be adopted unless otherwise modified by the Commission. There will be no separate discussion on these items unless a Commission Member or a member of the audience requests removal of the items from the Consent Calendar.)

5-1. Planning & Zoning Commission Meeting Minutes March 14, 2018

Recommendation: Approve Planning & Zoning Commission Meeting Minutes.

5-2. PA 18-010 Design Review for a Two-Level Addition at 900 Solano Avenue- The applicant is seeking approval for a two level addition at 900 Solano Avenue. The subject site is 5,000 sq. ft. sloped lot with a 2 bedroom, 1 bathroom 1,307 sq. ft. house built in 1925. The applicant is proposing to demolish an existing detached 240 sq. ft. garage and is proposing a 498 sq. ft. ground level addition and a 498 sq. ft. second story addition. The ground level addition is proposed to accommodate a single car garage, bedroom, and bathroom. The second story addition is proposed to include a new master suite and will be directly aligned with the proposed ground level addition. The exterior of the addition will be painted stucco siding, with a pitched, shingle roof to match the existing home. This will result in a 4 bedroom, 3 bathroom 1,996 sq. ft. home with a maximum height of 21'-1". Parking is provided in the proposed attached garage and parking pad in the rear yard.

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

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

6. PUBLIC COMMENT

For persons desiring to address the Commission on an item that is not on the agenda please note that each speaker is limited to three (3) minutes. The Brown Act limits the Commission ability to take and/or discuss items that are not on the agenda; therefore, such items are normally referred to staff for comment or to a future agenda.

7. DISCUSSIONS & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:

7-1. PA 18-015 Design Review and Parking Exception for a Single-Story Rear Addition at 1120 Garfield Avenue- The applicant is seeking Design Review and Parking Exception approval for a Single-Story Rear Addition to a single-family residence at 1120 Garfield Avenue. The subject site is 3,750 sq. ft. lot with a 2 bedroom, 1 bathroom 842 sq. ft. house built in 1922. The applicant is proposing a 760 sq. ft. ground floor addition at the rear of the property to accommodate a new bathroom, bedroom, mudroom, and master suite. The exterior of the addition is proposed to be contemporary in appearance. This will result in a 4 bedroom, 3 bathroom 1,602 sq. ft. home with a maximum height of 19 feet. A Parking Exception is required to allow the second off-street parking space in the front yard area.

Recommendation: Staff recommends that the Planning & Zoning Commission review and approve the proposed project subject to the findings and conditions of approval.

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

7-2. PA 18-014 Design Review for a Second Story Addition at 1043 Santa Fe Avenue- The applicant is seeking Design Review approval for a second story addition at 1043 Santa Fe Avenue. The subject site is a 4,000 sq. ft. sloped lot with a 3 bedroom, 1 bathroom 1,237 sq. ft. house built in 1926. The applicant is proposing to reduce the existing 1,237 sq. ft. main level to 1,094 sq. ft. and build an 869 sq. ft. second story addition. The project scope includes an interior remodel and reconfiguration to locate the bedrooms to the proposed second story. The main level is proposed to accommodate a living room, dining, kitchen, family, office, and bathroom. The second story is proposed to include two bedrooms, a new bathroom, laundry, and a master suite. The existing Mediterranean architectural style is proposed to change to a contemporary appearance. This will result in a 3 bedroom, 3 bathroom 1,963 sq. ft. home with a maximum height of 28 feet. Two off-street parking spaces are provided in the existing attached garage.

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

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

8. NEW BUSINESS

8-1. **STUDY SESSION Zoning Ordinance Revisions to Streamline Commercial Development Review and Revise the Density Bonus Ordinance-** Staff recommends that the Planning & Zoning Commission review and provide feedback on the issues, options, and recommendations for Zoning Ordinance revisions that seek to:

- Revise the City's Density Bonus Ordinance to bring it into conformance with State law
- Streamline the review and permit process for commercial development

Recommendation: Staff recommends that the Planning & Zoning Commission review the draft changes and provide feedback to staff. No formal action is required.

CEQA: The project is exempt pursuant to Section 15061(b)(3).

9. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION

(Staff discussion and Commission member announcement of status of previous agenda items and requests for future agenda items. No public comment will be taken on requests for future agenda items).

10. NEXT MEETING: April 11, 2018

11. ADJOURNMENT

As a general policy, the Commission will not begin discussion or consideration of an agenda item after 10:00 pm.

The Commission/Committee/Board agenda is available for public inspection at the Albany Community Center/Library, Senior Center and at Community Development Department offices

at 1000 San Pablo Avenue. The agenda and supporting staff reports can be found on our web page at www.albanyca.org.

Please note that if you provide your name and address when speaking before the Commission it will become part of the official public record. *Agenda related writings or documents provided to a majority of the Planning & Zoning Commission regarding any item on this agenda will be made available for public inspection in the Community Development Department.*

In compliance with the Americans with Disabilities Act (ADA), and State Law, if you need special assistance to participate in this meeting, please contact the City Administration Office 510-528-5710. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102.104 ADA Title II)". Upon request, we will provide written agenda materials in appropriate alternate formats, of disability related modification or accommodation, including auxiliary aids or services to enable individuals with disabilities to participate in public meetings. Please deliver a written request, including your name, mailing address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service at least two (2) days before the meeting. Request should be sent to: City Clerk, 1000 San Pablo Avenue, Albany, CA 94706.

NOTICE CONCERNING LEGAL RIGHTS: Pursuant to Government Code Section 65009, if you challenge a decision of the City Council in court, you may be limited to raising only those issues you or someone else raised at a public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.