



PLANNING & ZONING COMMISSION

City Hall Council Chambers
1000 San Pablo Avenue, Albany, CA

AGENDA

WEDNESDAY, October 24, 2018, 7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. EX-PARTE COMMUNICATIONS

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.

4. 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 member of the Commission or a member of the audience requests removal of the items from the Consent Calendar.

4-1. Planning & Zoning Commission Meeting Minutes September 26, 2018

Recommendation: Staff recommends that the Planning & Zoning Commission review and approve the meeting minutes.

- 4-2. PA 18-070 Design Review & Conditional Use Permit for a Second-Story Addition at 929 Talbot Avenue-** The applicant is seeking Design Review and Conditional Use Permit approval for a 51 sq. ft. addition and extension of a non-conforming wall at 929 Talbot. The subject site is 5,000 sq. ft. lot with a 4 bedroom, 1.5 bathroom 1,970 sq. ft. house built in 1931. The applicant is proposing to vertically extend an existing non-conforming wall at the southeast corner of the home to accommodate a new bathroom. The exterior of the addition area is proposed to be painted stucco with a gable roof to match the existing home. A Conditional Use Permit is required to vertically extend the existing non-conforming south wall located 3.3 feet from the property line where 5 ft. is required. The existing architectural style of the home is proposed to remain. This will result in a 4 bedroom, 2 bathroom 2,021 sq. ft. home with a maximum height of 19'-6". Parking is provided in the existing garage.

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



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CEQA: The project is Categorically exempt from CEQA pursuant to Section 15303 “New Construction or Conversion of Small Structures” of the CEQA Guidelines.

- 4-3. PA 18-043 Design Review & Parking Exception for a First & Second Story Addition at 1110 Ordway Street-** The applicant is seeking Design Review and Parking Exception approval for a first floor and second-story addition at 1110 Ordway Street. The subject site is a 3,500 sq. ft. lot with a 2 bedroom, 1 bathroom 1,166 sq. ft. house built in 1941. The applicant is proposing to add a total of 739 sq. ft. to the existing home. A 363 sq. ft. addition to the main level and garage level is proposed to accommodate an expanded kitchen/living room and new storage room. A 376 sq. ft. second story addition is proposed to accommodate a new master suite with balcony. The existing colonial, Spanish style appearance of the home is proposed to remain. This will result in a 3 bedroom, 2.5 bathroom 1,905 sq. ft. home with a maximum height of 26’-7”. One parking space is provided in the existing garage. A Parking Exception is required to allow the second off-street parking space in the front yard setback.

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 from CEQA pursuant to Section 15303 “New Construction or Conversion of Small Structures” of the CEQA Guidelines.

- 4-4. Resolution of Intention: Proposed Zoning Code Amendments to Sections 20.24.020 “Site Regulations by District: Residential”-** the City of Albany Planning & Zoning Commission will hold a public hearing to consider a recommendation to the Albany City Council for proposed Zoning Code Amendments to Sections 20.24.020 “Site Regulations by District: Residential.”

Recommendation: Staff recommends that the Planning & Zoning Commission adopt Resolution 2018-02 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).

5. 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 up 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.

6. NEW BUSINESS

6-1. Presentation of Draft Concept for Solano Avenue Complete Streets Plan- Consultants for the City will present the draft concept plan for the Solano Complete Streets project. The study area is along Solano Avenue from the Masonic Avenue intersection east to the City limit line beyond Ventura Avenue. Consideration will be given to street lighting, intersection



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alignments, signal modernization, bike facilities, sidewalk improvements, streetscape landscaping, street parking, bus stops, public art, directional signage, and gateway improvements.

Recommendation: Staff recommends that the Planning & Zoning Commission receive the background report and provide feedback to the consultant.

CEQA: N/A

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

7-1. PA18-060 & PA 18-064 Design Review, Parking Reduction, and Tentative Parcel Map for 1057 Eastshore (Target)- The applicant is seeking Design Review, Parking Reduction, and Tentative Parcel Map approval for 1057 Eastshore (Target). The subject site is 9 acres with a 173,362 sq. ft. building (including garden center). The applicant is proposing to demolish the former garden center space (8,082 sq. ft.) and replace it with sidewalk, landscaping areas, and 21 parking stalls. The façade will be restored to match the existing building appearance. The applicant is proposing to reduce on-site parking from 516 off-street parking spaces (where 439 spaces are required) to 377 off-street parking spaces. This will result in a reduction of 62 parking spaces. The Tentative Parcel Map would create one 7.5 acre parcel which will contain Target and a 1.5 acre resultant parcel which is currently the over-flow parking area.

Recommendation: Staff recommends that the Planning & Zoning Commission review and approved the proposed application request subject to the findings and Conditions of Approval.

CEQA: The project is Categorically exempt from CEQA per Section 15301, "Existing Facilities" of the CEQA Guidelines.

8. OLD BUSINESS

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

- 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



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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:** Wednesday, November 14, 2018 7:00 pm, City Hall Council Chambers, 1000 San Pablo Ave. Please Note: there are no public meetings in August.

11. ADJOURNMENT

NOTICE

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

Agendas are posted for public inspection in advance of meetings at the City Hall, the Albany Community Center, and the Albany Senior Center. Agendas and supporting documents can also be found online at: www.albanyca.org. Supporting documents and any public comments received will be made available for public inspection at City Hall. If you have any questions pertaining to any agenda item or meeting procedure, please contact the City Clerk's Office at 510-528-5710 or cityclerk@albanyca.org.

Council and Commission meetings are broadcast live on KALB and streamed live on the City website and YouTube. Audio recordings of Committee meetings will be uploaded to the City website and YouTube within one week of each public meeting. Archives of past City meetings are available on the City website and YouTube. Please note that if you provide your name and address when speaking before the Committee it will become part of the official public record, which will be posted on the Internet and broadcast on KALB.

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.

The decision of the City Council is final as of the date of its decision unless judicial review is initiated pursuant to California Code of Civil Procedure Section 1094.5. Any such petition for judicial review is subject to the provisions of California Code of Civil Procedure 1094.6.

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: cityclerk@albanyca.org or City Clerk, 1000 San Pablo Avenue, Albany, CA 94706.



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The City of Albany is dedicated to maintaining its small-town ambience, responding to the needs of a diverse community, and providing a safe, healthy and sustainable environment.