



PLANNING & ZONING COMMISSION

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

AGENDA

WEDNESDAY, February 13, 2019, 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 January 23, 2019

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

4-2. PA 19-004 Design Review for a Second-Story Addition at 1012 Cornell Avenue- The applicant is seeking Design Review approval for a second-story addition at 1012 Cornell Avenue. The subject site is 2,500 sq. ft. lot with a 2 bedroom, 2 bathroom 893 sq. ft. house built in 1925. The applicant is proposing a 336 sq. ft. second story addition to accommodate a new master suite. The exterior of the addition is proposed to be clad in 6-inch hardie planks with a gable roof to match the existing home. The existing architecture is proposed to remain. This will result in a 3 bedroom, 3 bathroom 1,209 sq. ft. home with a maximum height of 21'-2". Parking is provided 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 from CEQA pursuant to Section 15303 "New Construction or Conversion of Small Structures" of the CEQA Guidelines.



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- 4-3. PA 19-005 Design Review and Parking Exception for a Single-Story Rear Addition at 960 Talbot Avenue:** The applicant is seeking Design Review and Parking Exception approval for a single-story rear addition at 960 Talbot Avenue. The subject property is a 5,000 sq. ft. lot with a 2 bedroom, 1.5 bathroom, 1,160 sq. ft. home built in 1937. The applicant is proposing a 491 sq. ft. single story rear addition to accommodate a new master suite. The exterior of the addition is proposed to be painted stucco with a clay tile gable roof to match the existing home. The existing architecture of the home is proposed to remain. A Parking Exception is required to locate one off-street parking space in the front yard setback. This will result in a 3 bedroom, 2.5 bathroom 1,772 sq. ft. home with a maximum height of 20 feet.

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.

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 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 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 presentation and provide feedback to the consultant.

CEQA: N/A

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

- 7-1. Proposed Code Amendments to Table 20.24.020 2.A Site Regulations by District – Residential: Table 2. A and Site Regulations by District – Nonresidential: Table 2. B-** the City of Albany Planning & Zoning Commission will hold a public hearing to consider a Resolution of Intention and future recommendation to the Albany City Council for proposed Zoning Code Amendments to Table 20.24.020 2.A Site Regulations by District –



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Residential: Table 2. A and Site Regulations by District – Nonresidential: Table 2. B.

Recommendation: Staff recommends that the Planning & Zoning Commission review the draft changes and adopt Resolution 2019-03 forwarding a recommendation to City Council amending Table 20.24.020 2.A Site Regulations by District – Residential: Table 2. A and Site Regulations by District – Nonresidential: Table 2. B of the Albany Municipal Code.

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

- 7-2. **PA 18-090 Design Review and Conditional Use Permit for a New Mixed-Use Residential Building at 904 Masonic Avenue-** The applicant is seeking Design Review and Conditional Use Permit approval for a new mixed-use building at 904 Masonic Avenue. The subject site is 3,751 sq. ft. lot with an existing 980 sq. ft. single story structure built in 1924. The applicant is proposing to demolish the existing structure and construct a new mixed-use building with a commercial ground level and three residential units above. The building is proposed to be contemporary in design with exterior balconies and a roof top deck resulting in a maximum height of 35 ft. Three off-street parking spaces are provided at the rear. A Conditional Use Permit is required to allow for a staircase projection to exceed the height limit.

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

CEQA: The project is Categorically Exempt pursuant to Section 15332 “In-Fill Development Projects” of the California Environmental Quality Act.

- 7-3. **** Study Session** PA 19-002 Design Review for New Pylon Sign for Target at 1057 Eastshore Highway-** The applicant is seeking Design Review approval for a new free-standing pylon sign for Target at 1057 Eastshore Highway. The subject site is 9 acres with an existing 173,362 sq. ft. building. The applicant is proposing a new 50-foot tall freestanding sign with a width spanning 12'-9". The new sign is proposed to be located approximately in the same location as the existing Target sign located along Eastshore Highway. The materials for the new sign are proposed to be corrugated aluminum with an illuminated acrylic Target logo. Additionally, the proposed sign will include two signage slots for future tenants on the parcel. The project scope is limited to the proposed sign. This is a study session and no action will be taken on this date.

Recommendation: Staff recommends that the Planning & Zoning Commission review the proposed project request and provide feedback to the applicant and staff. This is a study session and no action will be taken.

CEQA: The project is Categorically exempt from CEQA pursuant to Section 15332 “In-Fill Development Projects” of the CEQA Guidelines.

8. 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.

8-1. Correspondence Received

8-2. Advisory Body & Brown Act Training: Monday, February 25, 2019, 6:30PM-8PM, City Hall

9. **NEXT MEETING:** Wednesday, February 27, 2019 7:00 pm, City Hall Council Chambers, 1000 San Pablo Ave. Please Note: there are no public meetings in August.

10. 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.albanymca.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@albanymca.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.



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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.

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.