



## PLANNING & ZONING COMMISSION

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

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### AGENDA

WEDNESDAY, March 27, 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 March 13, 2019**

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

4-2. **PA19-019 Major Conditional Use Permit for FoodieLand Night Market at Golden Gate Fields (1100 Eastshore Hwy)-** The applicant is seeking a Major Conditional Use Permit for Foodieland Night Market at Golden Gate Fields. FoodieLand Night Market is an Asian inspired street food festival with over 100+ food vendors, food trucks, and art/crafts and merchandise vendors. The event dates are proposed to be July 5<sup>th</sup>-7<sup>th</sup>, 2019, August 2<sup>nd</sup>-4<sup>th</sup> 2019 and October 4<sup>th</sup>-6<sup>th</sup> 2019 from 3pm -12am in the north parking lot of Golden Gate Fields. The applicant anticipates 30,000 – 40,000 attendees over a three-day period. Attendees are expected to stay for a maximum of 2-3 hours. Vehicle parking is proposed at both the Buchanan Street and Gilman Street entrances on the subject property. ADA designated parking is available through Buchanan Street.

**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 Categorical exempt from CEQA pursuant to Section 15332 "In-Fill Development Projects" of the CEQA Guidelines.



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- 4-3. PA 19-023 Amendment to a Major Conditional Use Permit for Wicked Cow BBQ at 578 Cleveland Ave.-** The applicant is seeking an amendment to a previously approved Major Conditional Use Permit for Wicked Cow BBQ at 578 Cleveland Avenue. The applicant had originally applied for a Type 41 (On Sale Beer & Wine) and a Type 58 (Caterer's Permit) license with the Department of Alcoholic Beverage Control. The applicant is proposing to keep the Type 58 license and change the Type 41 license to a Type 75 license which allows for a "brew pub" at a restaurant establishment to allow on-site brewing and on-site consumption only. The amendment pertains only to the ABC license change for Wicked Cow BBQ. No alterations to the subject property are proposed under this project scope. (This is an amendment to PA 18-063 Conditional Use Permit, Design Review & Signage for 578 Cleveland Chef's Touch LLC.)

**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. PA19-021 Design Review for a Two-Level Rear Addition at 986 Peralta Avenue-** The applicant is seeking Design Review for a two-level rear addition at 986 Peralta Avenue. The subject property is a 5,174 sq. ft. lot with a 2 bedroom, 1 bathroom 902 sq. ft. house built in 1920. The applicant is proposing to demolish the existing detached garage at the rear of the property. A 703 sq. ft. addition is proposed off the main level of the home to accommodate a dining room, master bedroom, and bathroom. A 379 sq. ft. addition is proposed below the main level to accommodate an office room, den area, and bathroom. The addition is proposed to be approximately 3.5' greater in height than the existing home. The existing Craftsman style of the home is proposed to remain. This will result in a 3 bedroom, 3 bathroom, 2,146 sq. ft. home with a maximum height of 25'-8".

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



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- 6-1. PA19-017 Design Review for a Basement & Crawlspace Conversion at 1008 Peralta Avenue-** The applicant is seeking Design Review for a basement & crawlspace conversion at 1008 Peralta Avenue. The subject property is a 4,000 sq. ft. lot with an existing 3 bedroom, 2 bathroom 2,029 sq. ft. home built in 1924 and then substantially added to in 1993. The applicant is proposing to excavate the existing basement and crawlspace to establish legal ceiling heights. The basement remodel is proposed to accommodate a den area, one bedroom, a bathroom, gym, laundry, and mechanical rooms. Majority of the subject area is proposed to be subterranean. New windows and rear entry door are proposed for the lower level of the home. The existing architectural style of the home is proposed to remain. Parking is provided at the rear of the property with access on Tevlin Street. This will result in a 4 bedroom, 3 bathroom home with a maximum height of 29'-1".

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

## 7. NEW BUSINESS

- 7-1. Planning & Zoning Commission Work Plan 2019-2021-** The Planning & Zoning Commission will review the draft Work Plan for the 2019-2021 appointment period.

**Recommendation:** Staff recommends that the Planning & Zoning Commission review the draft Work Plan and provide feedback.

**CEQA:** N/A.

## 8. 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.

- 8-1. Alameda County Transportation Commission Public Workshop for Redesign of the San Pablo Avenue Corridor-** The San Pablo Avenue Corridor Project seeks to develop a long-term vision and near-term improvements for San Pablo Avenue to improve mobility, efficiency and safety for current and future users while supporting a strong local economy and communities. This multi-year effort spans from Downtown Oakland in the south through the City of San Pablo in the north. The project is currently at the early conceptual design stage.

**WHEN:** Thursday, April 4, 2019, 6:00-7:30 p.m. (presentation will begin at 6:30 p.m.)

**WHERE:** Albany City Council Chambers, 1000 San Pablo Avenue, Albany, CA 94706  
[www.alamedactc.org/sanpabloave](http://www.alamedactc.org/sanpabloave)



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9. **NEXT MEETING:** Wednesday, April 10, 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.albanyca.org](http://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](mailto: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](mailto: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.