



## PLANNING & ZONING COMMISSION

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

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### AGENDA

WEDNESDAY, April 10, 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 27, 2019**

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

4-2. **PA 19-026 Design Review and Conditional Use Permit for a Second Story Addition at 1605 Sonoma Avenue-** The applicant is seeking Design Review and Conditional Use Permit approval for a second story addition at 1605 Sonoma Avenue. The subject property is a 5,640 sq. ft. lot with a 5 bedroom, 4 bathroom, 2,880 sq. ft. house built in 1925. The applicant is proposing to add 221sq. ft. on the existing second story of the home. The proposed addition will accommodate an additional bedroom for the home. The project scope includes relocating the laundry room to the 2nd floor and relocating one existing bathroom on the 2nd floor. The existing architectural style of the home is proposed to remain. A Conditional Use Permit is required to vertically existing the nonconforming south wall located 4'-8" from the property line. This will result in a 6 bedroom, 4 bathroom, 3,101 sq. ft. home with a maximum height of 26 feet. Parking is provided in the existing detached 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.

### 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:

- 6-1. PA 19-022 Design Review & Parking Reduction for a Two-Level Addition at 1115 Neilson Street-** The applicant is seeking Design Review and Parking Reduction approval for a two-level addition at 1115 Neilson Street. The subject site is a 5,450 sq. ft. lot with a triplex that includes two (2) 587 sq. ft. 1 bedroom/1 bathroom units and a 1,003 sq. ft. main dwelling with 2 bedrooms and 1 bathroom in the R-1 Zoning District. The applicant is proposing to add 76 sq. ft. on the main level and a 673 sq. ft. 2nd story on the main dwelling. The 2nd story addition is proposed to accommodate two bedrooms, one bathroom, and a roof deck. The existing architectural style of the triplex is proposed to remain. This will result in a 4 bedroom, 2 bathroom, 1,861 sq. ft. main dwelling with a maximum height of 28 feet. A Parking Reduction is required to waive one off-street parking space.

**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.

- 6-2. Proposed Zoning Establishment for the Parcel Located at the Northwest Corner of Cleveland and Washington Avenue-** Notice is hereby given that the City of Albany Planning & Zoning Commission will hold a public hearing to consider a Zoning classification establishment for the parcel located at the northwest corner of Cleveland Avenue and Washington Avenue. The subject site is a vacated Caltrans easement that has a General Plan land use classification of High Density Residential and Parks and Open Space (Pierce Street Park). The corresponding zoning classifications, R-3 High Density Residential and PF-Public Facilities are proposed to be established for physical property.

**Recommendation:** Staff recommends that the Planning & Zoning Commission:

- Adopt Resolution 2019-05, making findings of consistency pursuant to Section 15162 of the California Environmental Quality Act Guidelines (CEQA)
- Adopt Resolution 2019-06 forwarding a recommendation to the City Council to establish zoning classifications for the parcel located at the northwest corner of Cleveland and Washington Avenue.



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**CEQA:** The project is exempt from CEQA review pursuant to Section 15162 as the General Plan Environmental Impact Report (EIR) which was adopted and certified in 2016 analyzed residential and public facility uses on the subject parcel. No new substantial changes have occurred which would require additional analysis for the proposed zoning.

### 7. NEW BUSINESS

7-1. None.

### 8. OLD BUSINESS

8-1. **\*\* 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

### 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.

None.

10. **NEXT MEETING:** Wednesday, April 24, 2019 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.



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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.