



## PLANNING & ZONING COMMISSION

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

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### AGENDA

WEDNESDAY, April 24, 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. Planning & Zoning Commission Meeting Minutes April 10, 2019**

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

**4-3. 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 freestanding 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 on Eastshore Highway. Proposed materials include 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.



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

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

- 4-4. PA 19-025 Design Review for a Two-Level Addition at 817 Carmel Avenue-** The applicant is seeking Design Review approval for a two-level addition at 817 Carmel Avenue. The subject site is a 5,000 sq. ft. lot with a 2 bedroom, 2 bathroom, 1,875 sq. ft. home built in 1929. The project scope includes a two-level, 483 sq. ft. addition at the rear of the home. The addition is proposed to accommodate an expansion to the existing sun room on the 1<sup>st</sup> floor and two additional bedrooms with one bathroom on the 2<sup>nd</sup> floor. The exterior of the addition is proposed to be clad in cement plaster and wood siding with a gable roof to match the existing home. The existing Spanish Revival style of the home is proposed to remain. This will result in a 4 bedroom, 3 bathroom, 2,378 sq. ft. home with a maximum height of 24'-11". Parking is provided in the existing garage and driveway.

**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. **This is the only opportunity in the meeting to address the Commission on matters not on the agenda.**

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

- 6-1. PA19-014 Design Review & Conditional Use Permit for a Two-Level Addition at 1146 Evelyn Avenue** - The applicant is seeking Design Review and Conditional Use Permit approval for a two-level addition at 1146 Evelyn Avenue. The subject lot is a 6,445 sq. ft. lot with a 2 bedroom, 1 bathroom, 1,566 sq. ft. house built in 1950. The applicant is proposing to add 502 sq. ft. to the first floor and 106 sq. ft. to the second floor. The project scope includes a complete interior reconfiguration and remodel, 3 new bedrooms and 2 new bathrooms in the main dwelling. The existing architecture of the home is proposed to change to contemporary in appearance. This will result in a 5 bedroom, 3 bathroom, 2,375 sq. ft. home with a maximum height of 27'-6". A Conditional Use Permit is required to vertically extend the existing nonconforming north, east and south walls. Parking is provided in the existing garage and parking pad.



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**Recommendation:** Staff recommends that the Planning & Zoning Commission review the revised application scope and provide feedback to the applicant and staff.

**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

New Business items are matters which require Planning & Zoning Commission review and discussion but do not necessarily require a formal action or decision.

**7-1. Proposed Amendments to Chapter 20.32 “Signs” of the Albany Municipal Code-** As part of the 2019-2021 City Council Strategic Plan, the Planning & Zoning Commission will initiate efforts to amend Chapter 20.32 “Signs” of the Albany Municipal Code.

**Recommendation:** Staff recommends that the Planning & Zoning Commission adopt Resolution 2019-07 a Resolution of Intention to amend Chapter 20.32 “Signs” of the Albany Municipal Code.

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

### 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. May 8, 2019 Meeting Cancelled**

**9. NEXT MEETING:** Wednesday, May 22, 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



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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.