



**MINUTES OF THE REGULAR MEETING
WEDNESDAY, MARCH 27, 2019, 7:00 P.M.**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Watty called the regular meeting of the Planning and Zoning Commission to order in the City Council Chambers at 7:00 P.M. on Wednesday, March 27, 2019.

2. ROLL CALL

Present: Donaldson, Kent, MacLeod, Watty
Absent: Jennings
Staff Present: Planning Manager Anne Hersch
Associate Planner Christopher Tan

3. EX PARTE COMMUNICATION DISCLOSURES

None

4. CONSENT CALENDAR

4-1. Planning & Zoning Commission Meeting Minutes of March 13, 2019

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

4-2. PA 19-019 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 5-7, 2019, August 2-4, 2019 and October 4-6, 2019 from 3 pm -12 am 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 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.

Associate Planner Christopher Tan presented the staff report dated March 27, 2019.

Kevin expected 2,000-3,000 people to be present at any given time during the three-day events. Most people attended the event to eat and play carnival games.



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1 PUBLIC HEARING OPENED

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3 None

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5 PUBLIC HEARING CLOSED

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7 When asked, **Kevin** advised that this is the first event he has opened, but he has participated in
8 other events. A section of ADA parking will be located within 10 feet of the entry ticket booth.
9 The spaces are not marked for ADA parking. The existing ADA parking area is too far from the
10 entry and will not be used for parking. The section can be marked for ADA parking only. A
11 designated and secured bike parking area is a good idea. Third-party vendors will handle trash
12 collection and oil waste. Cardboard will be separated from trash and will be recycled. Oil waste
13 will be recycled into biofuel. Food vendors are encouraged to use compostable containers and
14 utensils. There will be separate trash containers for recyclables. United Rentals will supply
15 generators for the events, and they should comply with California standards and requirements.
16 Attendees will be encouraged to carpool. The site provides sufficient parking. Portable fencing
17 can be used to secure a bike parking area near the entrance.

18
19 Commissioner MacLeod commented that diesel generators are a source of particulate air
20 pollution. Electric generators may not be viable alternatives, but propane generators generate
21 less pollution than diesel generators. A Condition of Approval for secured and monitored bike
22 parking would be good.

23
24 **Motion to approve PA 19-019** for 1100 Eastshore Highway pursuant to the staff report
25 dated March 27, 2019 and with additional Conditions of Approval for demarcated ADA-
26 accessible parking near the main entrance and for a secure bicycle corral near the
27 entrance. Donaldson

28 Seconded by MacLeod

29 AYES: Donaldson, Kent, MacLeod, Watty

30 NAYES: None

31 ABSTAINING: None

32 ABSENT: Jennings

33 **Motion passed, 4-0-0-1**

34
35 Chair Watty noted the 14-day appeal period.

36
37 **4-3. PA 19-023 Amendment to a Major Conditional Use Permit for Wicked Cow BBQ at**
38 **578 Cleveland Ave.** – The applicant is seeking an amendment to a previously approved
39 Major Conditional Use Permit for Wicked Cow BBQ at 578 Cleveland Avenue. The
40 applicant had originally applied for a Type 41 (On Sale Beer & Wine) and a Type 58
41 (Caterer's Permit) license with the Department of Alcoholic Beverage Control. The
42 applicant is proposing to keep the Type 58 license and change the Type 41 license to a
43 Type 75 license which allows for a "brew pub" at a restaurant establishment to allow on-
44 site brewing and on-site consumption only. The amendment pertains only to the ABC
45 license change for Wicked Cow BBQ. No alterations to the subject property are proposed
46 under this project scope. (This is an amendment to PA 18-063 Conditional Use Permit,
47 Design Review & Signage for 578 Cleveland Chef's Touch LLC.)
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Recommendation: Staff recommends that the Planning & Zoning Commission review and approve the proposed project subject to the findings and Conditions of Approval.

CEQA: The project is Categorically exempt pursuant to Section 15303 “New Construction or Conversion of Small Structures” of the California Environmental Quality Act.

4-4. PA 19-021 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 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.

Motion to approve Items 4-1, 4-3, and 4-4 of the Consent Calendar. Donaldson
Seconded by Chair Watty

- AYES: Donaldson, Kent, MacLeod, Watty
- NAYES: None
- ABSTAINING: None
- ABSENT: Jennings

Motion passed, 4-0-0-1

Chair Watty noted the 14-day appeal period.

5. PUBLIC COMMENT

None

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

6-1. PA 19-017 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



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1 rear entry door are proposed for the lower level of the home. The existing architectural
2 style of the home is proposed to remain. Parking is provided at the rear of the property
3 with access on Tevlin Street. This will result in a 4-bedroom, 3-bathroom home with a
4 maximum height of 29'-1".

5
6 **Recommendation:** Staff recommends that the Planning & Zoning Commission review
7 and approve the project subject to the findings and Conditions of Approval.

8
9 **CEQA:** The project is Categorically exempt from CEQA pursuant to Section 15303 "New
10 Construction or Conversion of Small Structures" of the CEQA Guidelines.

11
12 Associate Planner Tan presented the staff report dated March 27, 2019.

13
14 **Don Waters**, applicant, reported the existing structure is quite large but has minimal storage. The
15 homeowners want additional storage space and a home office in the basement. He proposed
16 removing the second parking space in the backyard because of the parking exemption granted
17 for the property. The homeowners prefer to use the backyard as a play area for their children.
18 The basement bedroom/office needs to be a legal bedroom in case one of the homeowners'
19 elderly parents comes to live with them.

20
21 PUBLIC HEARING OPENED

22
23 None

24
25 PUBLIC HEARING CLOSED

26
27 Commissioner Donaldson felt the project is nice. The exterior of the building does not change in
28 any significant way. The project raises no Design Review issues.

29
30 When asked, Planning Manager Anne Hersch explained that a parking exemption runs with the
31 land. The 1993 approval of a parking exemption remains valid. The Hollywood pavers are
32 adjacent to the garage and appear to cover more than half of the rear yard. If the Commission
33 concludes that the second parking space is not necessary, the pavers could be replaced with
34 landscaping.

35
36 When asked, **Mr. Waters** advised that the large magnolia tree at the front of the house shades
37 the front yard. Mulch covers the strip between the sidewalk and the street because nothing will
38 grow in that area. The one azalea is an existing plant in the front yard.

39
40 Commissioner MacLeod concurred with Commissioner Donaldson's comments. The basement
41 addition will be useful for the homeowners.

42
43 Chair Watty remarked that the project is a great way to adapt a home for changing needs without
44 impacting neighbors.

45
46 **Motion to approve PA 19-017** for 1008 Peralta Avenue pursuant to the staff report dated
47 March 27, 2019. Donaldson
48 Seconded by Kent



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1 AYES: Donaldson, Kent, MacLeod, Watty
2 NAYES: None
3 ABSTAINING: None
4 ABSENT: Jennings
5 **Motion passed, 4-0-0-1**
6

7 Chair Watty noted the 14-day appeal period.
8

9 **7. NEW BUSINESS**

10
11 **7-1. Planning & Zoning Commission Work Plan 2019-2021** – The Planning & Zoning
12 Commission will review the draft Work Plan for the 2019-2021 appointment period.
13

14 **Recommendation:** Staff recommends that the Planning & Zoning Commission review
15 the draft Work Plan and provide feedback.
16

17 **CEQA:** N/A
18

19 Planning Manager Hersch presented the staff report dated March 27, 2019.
20

21 Commissioner Donaldson wanted to obtain information regarding the rents being charged for
22 accessory dwelling units (ADU). If rents qualified as affordable, the City should receive credit for
23 affordable housing. Planning Manager Hersch indicated a survey could be conducted to obtain
24 data. Most applicants intend to use ADUs for multigenerational housing.
25

26 Chair Watty concurred with the proposed Work Plan. The City of San Francisco incentivizes soft-
27 story retrofit projects by allowing multiple ADUs. She expressed interest in reviewing signage
28 programs by zoning district.
29

30 When asked, Planning Manager Hersch clarified that the San Pablo Avenue Design Guidelines
31 will provide objective architectural standards and an overlay zoning district for portions of San
32 Pablo Avenue.
33

34 Commissioner MacLeod reported a specific plan had been suggested for San Pablo Avenue.
35 Planning Manager Hersch clarified that the overlay district will have many of the elements of a
36 specific plan. Commissioner MacLeod remarked that floor area ratio will have to be adjusted to
37 support a taller building. He wanted to clarify the sign ordinance and the creek ordinance to
38 remove some of the ambiguities. Green building standards will be part of the Climate Action
39 Committee's Work Plan. The Climate Action Committee will likely review all electric buildings as
40 part of updating the Climate Action Plan. He expressed interest in providing some definition for
41 protected bike spaces.
42

43 **8. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

44
45 **8-1. Alameda County Transportation Commission Public Workshop for Redesign of the**
46 **San Pablo Avenue Corridor** – The San Pablo Avenue Corridor Project seeks to develop
47 a long-term vision and near-term improvements for San Pablo Avenue to improve mobility,
48 efficiency and safety for current and future users while supporting a strong local economy



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1 and communities. This multiyear effort spans from Downtown Oakland in the south
2 through the City of San Pablo in the north. The project is currently at the early conceptual
3 design stage.

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

5 WHERE: **Albany City Council Chambers, 1000 San Pablo Avenue, Albany CA 94706**
6 www.alamedactc.org/sanpabloave
7

8 Planning Manager Hersch reported the meeting may be recorded and posted online for later
9 viewing.

10
11 **9. NEXT MEETING** – Wednesday, April 10, 2019, 7:00 p.m., City Hall Council Chambers, 1000 San
12 Pablo Avenue
13

14 **10. ADJOURNMENT**

15
16 The meeting was adjourned at 7:58 p.m.
17
18
19

20 _____
21 Submitted by: Anne Hersch, Planning Manager
22

23 _____
24 Jeff Bond, Community Development Director
25