



**CITY OF ALBANY**  
**Planning & Zoning Commission**

**2017 - 2019 Work Plan**  
**Planning & Zoning Commission: March 27, 2019**

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**Background**

The following work plan identifies recent accomplishments, and priority work items for the upcoming work plan period. The work plan includes items identified as priority projects within the City Council's Strategic Plan. The Planning & Zoning Commission shall review the work plan each year in the first quarter of the new year to identify accomplishments and ensure continued focus on completing work plan items. Work plans are presented to the Council every two years, and if a change is needed to the work plan outside of that schedule, the Planning & Zoning Commission shall submit a "Request for Amendment to Advisory Body Work Plan" Form for review by the City Council.

**Planning & Zoning Commission Purpose**

The Planning & Zoning Commission makes recommendations to the City Council regarding all provisions of the General Plan, advises the City Council regarding the physical development of the City, and exercises functions with respect to land subdivisions, planning, and zoning as specified by Planning and Zoning Code and as set forth in the State Government Code and by the California Environmental Quality Act.

**Recent Initiatives and Accomplishments**

Major achievements were completed in 2017-2018. This includes:

- Completion and Adoption of the Residential Design Guidelines
- Amendments to Parking Ordinance
- Amendments to Cannabis Regulations
- Amendments to Density Bonus Ordinance
- Economic Development Implementation Plan
  - Amendments to Commercial Parking Standards & Permitted Use Tables
- Miscellaneous Code Amendments including side yard encroachments, unit/land area requirements

**Application Totals**

- In 2017, 80 current Planning Applications were processed. The following applications went to Planning & Zoning Commission for review and action:
  - 23 Residential Remodels
  - 6 Conditional Use Permits
- In 2018, 91 current Planning Applications were processed. The following applications went to Planning & Zoning Commission for review and action:

- 16 Residential Remodels
- 1 Tentative Parcel Map
- 1 Conditional Use Permit for a new business

### **2019-2021 Policy Review and Initiatives**

The Strategic Plan for 2019-2021 establishes a priority for the Planning & Zoning Commission to facilitate new development in Albany by implementing Housing Element policies which modify existing development standards for greater flexibility. These efforts are expected to commence within the next two years, 2017-2019. Identified initiatives include:

- Facilitate development of housing including mixed use and transit oriented development
  - Implement Housing Element policies
  - Update codes to support housing, urban development and investigate floor - area regulations (FAR) related to building height for multi-family development
- Sign Ordinance Amendments
- Initiate review and consideration of historical policies
- Soft Story Ordinance preparation

### **Other Efforts in 2019**

Though not specifically related to the Strategic Plan, there are other efforts underway that will go to Planning & Zoning Commission. This includes:

- San Pablo Avenue Design Guidelines
- Review of cannabis regulations with recommendation to City Council
- Continuous effort to implement State Housing policies
- Continue to process accessory dwelling unit regulations consistent with State law and report to the Commission on unit creation

### **Meeting Tracking**

Staff has started to track the duration and public participation of Planning & Zoning Commission hearings. Two tables are attached for Commission review and show the number of meetings, attendance, number of speakers, and meeting length.

### **Attachments**

1. Meeting Attendance & Length 2017
2. Meeting Attendance & Length 2018