



**PLANNING & ZONING COMMISSION**  
City Hall Council Chambers  
1000 San Pablo Avenue, Albany, CA

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**AGENDA**

WEDNESDAY, October 23, 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 October 9, 2019**

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

**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. Appeal of Planning Staff Decision Regarding New Windows at 706 Gateview Avenue-** The subject property is a 4,032 sq. ft. lot with a 4 bedroom 2 bathroom, 1,584 sq. ft. home built in 1940. The applicant is appealing Planning Staff decision regarding the proposed use of false-divided light windows (grids solely between the panels of glass) for 11 new windows. The Albany Residential Design Guidelines prohibit the use of such windows. The basis of the appeal is due to the property owners lack of familiarity with acceptable window types in the City of Albany.



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**Recommendation:** Staff recommends that the Planning & Zoning Commission review and provide feedback to staff. Draft Conditions of Approval are provided should the Commission decide to take action.

**CEQA:** The project is Categoricaly exempt from CEQA pursuant to Section 15303 “New Construction or Conversion of Small Structures” of the CEQA Guidelines.

- 6-2. Amendment to Chapter 20.24 “Development Standards” of the Albany Municipal Code establishing All Electric Development Standards for New Construction-** The City of Albany Planning & Zoning Commission will hold a public hearing to consider proposed amendments to Chapter 20.24 “Development Standards” of the Albany Municipal Code establishing development standards for all electric construction and forward a recommendation to the Albany City Council.

**Recommendation:** Staff recommends that the Planning & Zoning Commission review and the proposed Ordinance and adopt Resolution 2019-10 forwarding a recommendation to the City Council to adopt All Electric Development Standards.

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

- 6-3. Amendment to Chapter 20.32 “Signs” of the Albany Municipal Code-** The City of Albany Planning & Zoning Commission will hold a public hearing to consider proposed amendments to Chapter 20.32 “Signs” of the Albany Municipal Code and forward a recommendation to the Albany City Council.

**Recommendation:** Staff recommends that the Planning & Zoning Commission review and the proposed Ordinance and adopt Resolution 2019-11 forwarding a recommendation to amend Chapter 20.32 “Signs” of the Albany Municipal Code.

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

## 7. NEW BUSINESS

- 7-1. None.

## 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. **Housing Legislation Update**

- 9. NEXT MEETING:** Wednesday, November 13, 2019 7:00 pm, City Hall Council Chambers, 1000 San Pablo Ave. Please Note: there are no public meetings in August.



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### 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.