



## PLANNING & ZONING COMMISSION

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

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### AGENDA

WEDNESDAY, November 13, 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 23, 2019**

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

4-2. **PA 19-053 Design Review for a Single-Story Rear Addition and Façade Modification at 1049-51 Solano Ave.-** The applicant is seeking Design Review approval for a single-story rear addition and front façade modification at 1049-51 Solano Avenue. The subject property is a 2,500 sq. ft. lot with an existing 1,250 sq. ft. commercial building built in 1949. The applicant is proposing to consolidate the existing tenant spaces into one space, build a 400 sq. ft. addition at the rear of the building and create a new eye care facility. The project scope includes modifications to the front façade and interior tenant improvements. The façade is proposed to be clad in porcelain tiles and cement plaster panels. The business received parking reduction approval on October 25, 2017.

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

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



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### 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. **\*\*Contd. From October 23, 2019\*\* 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).

- 6-2. **\*\*Contd. From October 23, 2019\*\* 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. **November 27, 2019 meeting cancelled**



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9. **NEXT MEETING:** Wednesday, December 11, 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 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.