



PLANNING & ZONING COMMISSION

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

AGENDA

WEDNESDAY, February 12, 2020, 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 January 22, 2020

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

4-2. Planning & Zoning Commission Meeting Minutes January 29, 2020

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

4-3. PA 20-003 Temporary Use Permit for FoodieLand Night Market at Golden Gate Fields (1100 Eastshore Hwy)- The applicant is seeking a Temporary 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 3 -5, 2020, July 10-12, 2020, August 14-16, 2020, September 4-7, 2020, and October 2-4 2020 from 2pm -11pm 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. The applicant operated the same event at Golden Gate Fields in 2019 and has expanded from 3 events to 5 events.



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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 15332 "In-Fill Development Projects" of the CEQA Guidelines.

- 4-4. PA 20-002 Design Review and Parking Reduction for 1040 Clay St.-** The applicant is seeking Design Review and Parking Reduction approval for basement conversions at 1040 Clay Street. The subject site is a 5,000 sq. ft. lot with an existing 4-unit (1 bedroom, 1 bath) 2,316 sq. ft. apartment building built in 1947. The applicant is proposing to convert a total of 1,681 sq. ft. of existing basement area into habitable space for the building. The project scope is proposed includes a master suite for each apartment unit. Spiral staircases are proposed to provide access to the existing residential units with the proposed conversion area. This will result in a 4 unit (2 bedrooms, 2 baths) 3,997 sq. ft. apartment building. No expansions to the existing building envelope are proposed under this project scope. A Parking Reduction is required to waive one off-street parking space.

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.

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. **Study Session** Proposed Beer Garden at 545 San Pablo Avenue (Casper's)-** The applicant is seeking preliminary feedback on a proposed beer garden/food service business at 545 San Pablo Avenue. The subject site is an 8,750 sq. ft. lot with an existing 1,134 sq. ft. single story building. The applicant is proposing to upgrade the building for ADA compliance and create a beer garden taproom with on-site food vendors. The hours of operation are proposed to be 11am-10pm seven days a week. Eight (8) off-street parking spaces are proposed to serve the business. This is a study session and no action will be taken.

Recommendation: The Planning & Zoning Commission review the project and provide feedback to the applicant and staff. This is a study session and no action will be taken.

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



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7. NEW BUSINESS

7-1. Chair & Vice Chair Reorganization for 2020.

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. February 26, 2020 Planning & Zoning Commission Meeting Cancelled.

9. **NEXT MEETING:** Wednesday, March 11, 2020 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. 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.

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



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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 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.