



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

VIRTUAL MEETING AGENDA ALBANY PLANNING & ZONING COMMISSION

WEDNESDAY JUNE 24, 2020, 7:00 PM

COVID-19 NOTICE – PUBLIC MEETING GUIDELINES

Consistent with Executive Orders No. N-29-20 from the Executive Department of the State of California and the Alameda County Health Officer's Shelter in Place Order effective March 17, 2020, City Hall will not be open to the public and the Planning & Zoning Commission will be participating in meetings via phone/video conferencing. The public is invited to watch and submit comments via the methods below:

How to watch the meeting from home:

1. Meetings are streamed live and recorded on [YouTube](https://www.YouTube.com/AlbanyKALB) (www.YouTube.com/AlbanyKALB)
2. To listen to the meeting by phone, please call 1 (669) 900-9128 at the noticed meeting time, then enter **Webinar ID 990 5654 2995**, follow by "#". When asked for a participant ID or code, press "#". Instructions on how to join a meeting by phone are available at <https://support.zoom.us/hc/en-us/articles/201362663>
3. To observe the meeting by video conference, please go to:
<https://albanyca.zoom.us/j/99056542995>
After registering, you will receive a confirmation email containing information about joining the webinar. Instructions on how to join a meeting by video conference are available at <https://support.zoom.us/hc/en-us/articles/201362193%20>
4. Recorded meetings will also be available for viewing on City website within 48 hours after the meeting. <https://www.albanyca.org/recreation/kalb-community-media/city-video-public-meetings>

How to submit Public Comment:

1. Members of the public may submit comments in writing by emailing the Planning & Zoning Commission directly at pzc@albanyca.org with the agenda item identified in the subject line of the email or by mail to City of Albany – Planning Department Staff, 1000 San Pablo Avenue, Albany, CA 94706. All written comments received by 12 PM on the day of the meeting will be posted on the City website in advance of the meeting.
2. To comment by video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the Agenda item. You will then be unmuted when it is your turn to make your comment for up to 3 minutes. After the allotted time, you will then be re-muted. Instructions of how to "Raise Your Hand" is available at <https://support.zoom.us/hc/en-us/articles/205566129%0D-Raise-Hand-In-Webinar>
3. To comment by phone, you will be prompted to "Raise Your Hand" by pressing "*9" to request to speak when public comment is being taken on the Agenda item. You will then be unmuted when it is your turn to make your comment for up to 3 minutes. You will be re-muted after the allotted time.



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

1. **CALL TO ORDER**
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 May 27, 2020**

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

- 4-2. **PA20-012 Design Review & Parking Reduction for a Two-Level Addition at 1148 Garfield Avenue** - The applicant is seeking Design Review and Parking Reduction approval for a two-level addition at 1148 Garfield Avenue. The subject property is a 3,650 sq. ft. lot with an existing 2 bedroom, 1 bathroom 1,289 sq. ft. house with an attached, single car garage built in 1938. The project scope includes an addition on the ground floor to accommodate a new guest bedroom, and a second story addition to accommodate a master suite, one additional bedroom, and laundry room. The exterior of the addition is proposed to be a combination of painted stucco and horizontal wood paneling. The architectural style of the home is proposed to remain. A Parking Reduction is required to waive one off-street parking space triggered with the project scope. This will result in a 4 bedroom, 3 bathroom, 1,929 sq. ft. home with a maximum height of 24'-5".

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.



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

- 4-3. PA20-023 Design Review & Parking Exception for a Single-Story Front Addition at 629 Stannage Avenue** The applicant is seeking Design Review and Parking Exception approval for a single-story front addition at 629 Stannage Ave. The subject property is a 2,500 sq. ft. lot with a 2 bedroom, 1 bathroom, 880 sq. ft. house built in 1910. The applicant is proposing a 258 sq. ft. addition at the front of the home to accommodate a new master suite. The exterior is proposed to be clad in painted vertical wood paneling with a gable roof to match the existing home. A deck is also proposed at the front of the home and will be 5'-4" high from grade. The existing architectural style is proposed to remain. This will result in a 3 bedroom, 2 bathroom, 1138 sq. ft. home with a maximum height of 18'-3". A Parking Exception is required to locate one off-street parking space in the front yard setback.

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.

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

- 6-1. **STUDY SESSION**PA20-019 Density Bonus & Design Review for a New 14 Unit Apartment Building at 423 Evelyn Avenue-** The applicant is seeking Density Bonus and Design Review approval to construct a 14 unit apartment building on the rear portion of 423 Evelyn Ave. The subject site is a 9,325 sq. ft. lot with an existing 2,172 sq. ft. 4 unit apartment building built in 1960. The existing four-unit building would remain, creating a total of 18 units on site. The request includes waivers under State Density Bonus Law to increase residential density, floor area ratio (FAR), and building height/stories, and to reduce the rear setback and parking space dimensions. A concession is also requested to reduce the open space and parking requirements. The project would include two (2) below-market rate units on site to meet the City's Inclusionary Housing Ordinance and State Density Bonus Law.

Recommendation: The Planning & Zoning Commission review the proposed 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.



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

7. NEW BUSINESS

- 7-1. ****Study Session** Green Building Update.** The Planning & Zoning Commission will receive a presentation from Sustainability staff regarding proposed green building updates. The Climate Action Committee reviewed the proposed updates at their May 20, 2020 meeting and requested that the Planning & Zoning Commission review the proposed updates and provide feedback.

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

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

8. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION

- 8-1. **Schedule for SB2**

9. **NEXT MEETING:** July 22, 2020, City Hall Council Chambers, 1000 San Pablo Ave. or virtual meeting pursuant to state and county guidance.

10. ADJOURNMENT

NOTICE

As a general policy, the Commission/Committee/Board will not begin discussion or consideration of an agenda item after 9:30 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 **online** or via email request. If you have any questions pertaining to any agenda item or meeting procedure, please contact the City Clerk 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.



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

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 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.