



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

SPECIAL & REGULAR VIRTUAL MEETING AGENDA ALBANY PLANNING & ZONING COMMISSION

WEDNESDAY September 23, 2020

5:00 PM Special Meeting

7:00 PM Regular Meeting

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.



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SPECIAL MEETING: 5:00 PM

1. STUDY SESSION

- 1-1. San Pablo Avenue Specific Plan-** In accordance with the SB2 grant awarded to the City of Albany, this is the second in a series of meetings to prepare a San Pablo Avenue Specific Plan. This will include a discussion of land use, nodes, and project boundaries, and project impacts related to economic equity and racial diversity.

Recommendation: Receive a presentation and provide feedback on these issues.

CEQA: Once draft amendments are prepared, staff will work with a CEQA consultant.

2. ADJOURNMENT OF STUDY SESSION

REGULAR MEETING: 7:00 PM

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 July 22, 2020

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



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- 4-2. PA20-032 Conditional Use Permit for a Commercial to Residential Conversion at 910 Tulare Avenue-** The applicant is seeking Conditional Use Permit approval to convert an existing commercial building into a residential single family home at 910 Tulare Avenue. The subject property is a 4,140 sq. ft. lot with an existing 1,186 sq. ft. commercial building located in the Solano Commercial Zoning District and built in 1925. A Conditional Use Permit is required for all ground floor residential uses located in the Solano Commercial Zoning District. The project scope includes interior remodeling to accommodate residential habitation. The existing architectural style of the home is proposed to remain. This will result in a 2 bedroom, 2 bathroom, 1,186 sq. ft. home with a maximum height of 14 feet. There is no expansion proposed to the existing building envelope. Two off-street parking spaces are provided in the existing driveway.

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.

- 4-3. PA20-030 Design Review and Parking Reduction for a Single-Story Rear Addition at 521 Curtis Street-** The applicant is seeking Design Review and Parking Reduction approval for a single-story rear addition at 521 Curtis Street. The subject property is a 3,750 sq. ft. 2 bedroom, 2 bathroom, 1,019 sq. ft. house built in 1928. The project scope includes a new 409 sq. ft. addition at the rear of the existing home. The addition is proposed to accommodate a new family room and convert an existing bedroom into a master suite. The exterior is proposed to clad in painted stucco and a gable roof with clay tile detailing to match the existing home. Slider doors are proposed off the rear of the addition to provide access to the rear deck and yard area. The existing architectural style of the home is proposed to remain. There is one off-street parking space provided in the existing garage. A Parking Reduction is required to waive the second off-street parking requirement triggered with the proposed addition.

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.

- 4-4. PA20-036 Design Review for a New Second-Story Deck at 1016 Peralta Avenue-** The applicant is seeking Design Review approval for a new second-story deck at 1016 Peralta Avenue. The subject property is a 4,375 sq. ft. lot with a 3 bedroom, 2 bathroom, 1317 sq. ft. house built in 1930. The subject lot slopes downward toward the rear of the property. The applicant is proposing to build a new deck at the rear of the home. The deck is proposed to be located directly off the kitchen with access stairs to the rear yard area below. The material of the deck is proposed to be wood. The project scope does not include the expansion of the primary dwelling unit and is limited to the deck alone. The existing architectural style of the home is proposed to remain. No additional parking is triggered under this project scope.



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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 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. PA20-029 Design Review for a New Roof Top Deck at 511 Carmel Avenue- The applicant is seeking Design Review approval for a new roof top deck at 511 Carmel Avenue. The subject property is a 3,750 sq. ft. lot with a 3 bedroom, 2 bathroom, 1,555 sq. ft. single-story house built in 1926. The project scope includes the creation of a new roof top deck at the rear of the home. The roof deck is proposed to be 257 sq. ft. in area and 11'-5" above adjacent grade. The materials proposed for the deck are steel posts, cedar wood horizontal paneling, steel bracing, steel guardrails and a canvas sunshade spanning the proposed deck area. Potted, vegetation screening is proposed on top of the deck. This project scope does not include expansion to the existing building area. No internal work to the home is proposed under this project scope. No additional parking requirements are required under this project scope.

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.

7. NEW BUSINESS

7-1. None.

8. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION

8-1. Building Permit & Planning Application Activity in 2020

8-2. November/December 2020 Rescheduled Meeting Date

9. **NEXT MEETING: October 28, 2020**, City Hall Council Chambers, 1000 San Pablo Ave. or virtual meeting pursuant to state and county guidance.

10. ADJOURNMENT



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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.

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.