



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

MINUTES OF REGULAR MEETING WEDNESDAY, DECEMBER 9, 2020

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1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Watty called the regular meeting of the Planning and Zoning Commission to order at 7:00 P.M. on Wednesday, December 9, 2020.

2. ROLL CALL

Present: Donaldson, Kent, MacLeod, Jennings, Watty
Absent: None
Staff Present: Community Development Director Jeff Bond
Planning Manager Anne Hersch
Associate Planner Christopher Tan
Community Development Analyst Michelle Plouse
City Clerk Anne Hsu

3. EX PARTE COMMUNICATION DISCLOSURES

None

4. CONSENT CALENDAR

4-1. Planning & Zoning Commission Meeting Minutes of October 28, 2020

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

Motion to approve the minutes for the October 28, 2020 meeting as presented.

Donaldson

Seconded by Kent

AYES: Donaldson, Kent, MacLeod, Jennings, Watty

NAYES: None

ABSTAIN: None

ABSENT: None

Motion passed, 5-0-0-0

4-2. PA20-058 Design Review and Conditional Use Permit for a Building Lift & Conversion at 718 Carmel Avenue – The applicant is seeking Design Review and Conditional Use Permit approval for a building lift and conversion at 718 Carmel Avenue. The subject property is a 3,750-sq.-ft. lot with a 4-bedroom, 2-bathroom, 2,088-sq.-ft. house built in 1938. The project scope includes a 55-sq.-ft. addition on the south side of the house and a building lift to accommodate legal ceiling height on the first floor. The applicant is proposing to reconfigure the interior programming of the home and locate all bedrooms to the second story and accommodate public spaces on the first floor. The existing Modern Bungalow style of the home is proposed to remain. This will result in a



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1 4-bedroom, 2.- bathroom, 2,062-sq.-ft. home with a maximum height of 25'-6". One off-
2 street parking is provided in the attached garage. A Conditional Use Permit is required to
3 extend a non-conforming wall located 13'-3" from the property line where 15 ft. is required.
4

5 **Recommendation:** Staff recommends that the Planning & Zoning Commission review
6 and approve the project request subject to the findings and Conditions of Approval.
7

8 **CEQA:** The project is Categorically exempt from CEQA pursuant to Section 15303 "New
9 Construction or Conversion of Small Structures" of the CEQA Guidelines.
10

11 PUBLIC HEARING OPENED

12
13 **Jeremiah Pinguelo** suggested the Commission be mindful of the move toward electric vehicles
14 and appliances over the next ten years and to ensure projects provide sufficient room for charging
15 stations and solar panels. Public safety at construction sites is always a concern.
16

17 PUBLIC HEARING CLOSED

18
19 **Motion to approve PA20-058** for 718 Carmel Avenue pursuant to the proposed findings
20 and Conditions of Approval. Jennings

21 Seconded by Donaldson

22 AYES: Donaldson, Kent, MacLeod, Jennings, Watty

23 NAYES: None

24 ABSTAINING: None

25 ABSENT: None

26 **Motion passed, 5-0-0-0**
27

28 Chair Watty noted the 14-day appeal period.
29

30 4-3. **PA20-055 Design Review, Parking Reduction, & Conditional Use Permit for a Two-**
31 **Level Addition at 1120 Key Route Boulevard** – The applicant is seeking Design Review,
32 Parking Reduction & Conditional Use Permit approval for a two-level addition at 1120 Key
33 Route Boulevard. The subject property is a 3,553-sq.-ft. lot with a 2-bedroom, 1-bathroom
34 1,025-sq.-ft. house built in 1942. The applicant is proposing a 680-sq.-ft. two-level addition
35 directly above the existing home. The addition is proposed to accommodate two additional
36 bedrooms, a full bathroom and one powder room for the home. A Conditional Use Permit
37 is required to extend the nonconforming west and south walls located 14 feet from the
38 property line where 20 feet is required. The existing architectural style of the home is
39 proposed to remain. This will result in a 4-bedroom, 2.5-bathroom, 1,705-sq.-ft. home with
40 a maximum height of 28 feet. There is one parking space in the existing garage. A Parking
41 Reduction is required to waive one off-street parking space triggered with the addition.
42

43 **Recommendation:** Staff recommends that the Planning & Zoning Commission review
44 and approve the project request subject to the findings and Conditions of Approval.
45

46 **CEQA:** The project is Categorically exempt from CEQA pursuant to Section 15303 "New
47 Construction or Conversion of Small Structures" of the CEQA Guidelines.
48



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1 Commissioner MacLeod expressed concern about the design, particularly the trellis around the
2 perimeter of the upper story. The trellis looks odd and out of place. The round windows are not
3 part of a coherent composition. Attic vents as a design element do not make sense. The roof of
4 the addition appears extremely tall. The blank area on the left side of the front facade is not
5 attractive.
6

7 **Mark Wilson**, property owner, reported the architect believes the round windows add to the
8 aesthetic value and match a round window on a home across the street. The trellis is an optional
9 feature and an attempt to make the second floor look less like a box. The attic vent can be
10 changed. He advised that he shared the plans with neighbors, and all of them indicated they like
11 the trellis. If the Commission will approve the project without the trellis and round windows, he
12 will have them removed from the plans.
13

14 PUBLIC HEARING OPENED
15

16 **Jeremiah Pinguelo** reiterated the need for projects to include facilities for charging electric
17 vehicles. He inquired whether a parking reduction will result in an additional car parking on the
18 street.
19

20 PUBLIC HEARING CLOSED
21

22 Commissioner Kent agreed that the addition will look cleaner without the trellis. In addition, it may
23 be high maintenance and does not match any other home on the street. The round windows are
24 acceptable.
25

26 Commissioner Donaldson believed the parking reduction would not result in another vehicle
27 parking on the street. The architect may intend for the trellis to add visual interest to a tall and
28 large wall. Removing the trellis would probably save the owners money and be acceptable.
29 Perhaps staff could work with the architect to break up the tall planes of the walls if the trellis is
30 removed. The round windows are acceptable.
31

32 Chair Watty explained that the Commission is reviewing the project for Code compliance and
33 consistency with the City's design review guidelines, which are discretionary. The design is not
34 bad, but staff could work with the architect to make a few improvements. The house across the
35 street does not have a round window but a Palladian window that is probably not original to the
36 house. The Commission seems to favor removing the trellis and replacing the round windows
37 with rectilinear windows that work within the stair configuration.
38

39 Commissioner Jennings did not find the design objectionable and could approve the design as
40 proposed or with the recommended changes.
41

42 Commissioner MacLeod did not oppose round windows in general, but they need to be part of a
43 coherent design. A feature to the left of the windows could balance the two round windows on the
44 front facade. The trellis appears stuck on and will likely be expensive and raise waterproofing
45 issues. Staff may work with the architect or applicants to remove the trellis, break up the massing,
46 and balance the windows on the front facade.
47

48 Commissioner Donaldson was not opposed to changing the attic vent.



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1
2 **Motion to approve PA20-055** for 1120 Key Route Boulevard pursuant to the proposed
3 findings and Conditions of Approval subject to removal of the trellis and the applicants
4 working with staff to break up the facades visually and integrate the round windows.
5 MacLeod
6 Seconded by Donaldson
7 AYES: Donaldson, Kent, MacLeod, Jennings, Watty
8 NAYES: None
9 ABSTAINING: None
10 ABSENT: None
11 **Motion passed, 5-0-0-0**

12
13 Chair Watty noted the 14-day appeal period.

14
15 **4-4. PA20-062 Design Review & Parking Exception for House Lift & Addition at 838**
16 **Talbot Avenue** – The applicant is seeking Design Review & Parking Exception approval
17 for a house lift and addition at 838 Talbot. The subject site is a 4,000-sq.-ft. lot with an
18 existing 2-bedroom, 1-bathroom, 1,039-sq.-ft. home built in 1922. The applicant is
19 proposing to condition and add a total 1,147 sq. ft. The house will be lifted to accommodate
20 a legal ceiling height in the lower level and will accommodate 2 bedrooms, 1 bathroom,
21 and a laundry room. The applicant is also proposing to add a 356-sq.-ft. master suite at
22 the rear of the first floor. A deck is proposed for the roof above and will be accessible from
23 the kitchen. This will result in a 2,186-sq.-ft. 4-bedroom, 3-bathroom home with a
24 maximum height of 23'9". One off-street parking space is provided in the attached garage.
25 A Parking Exception is required to allow the second off-street parking space in the
26 driveway.

27
28 **Recommendation:** Staff recommends that the Planning & Zoning Commission review
29 and approve the project request subject to the findings and Conditions of Approval.

30
31 **CEQA:** The project is Categorically exempt from CEQA pursuant to Section 15303 "New
32 Construction or Conversion of Small Structures" of the CEQA Guidelines.

33
34 Planning Manager Anne Hersch presented the staff report dated December 9, 2020 and the most
35 recent revision to the plans.

36
37 **Bryan Bindrich**, property owner, advised that he intends to retain the existing character and
38 features of the home as much as possible. The fireplace will be removed because of seismic
39 concerns. The current kitchen is small and not functional. The existing deck will be removed,
40 and a deck added to the second floor. An electric vehicle charger will be placed in the garage.
41 After walking around Albany, he found a straight stairway to the front door was common across
42 the city and would allow an additional window in the front bedroom. The switchback stairway is
43 an alternative that does not extend as far into the front yard setback as the straight stairway.
44



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1 PUBLIC HEARING OPENED
2

3 **Jeremiah Pinguelo** appreciated the inclusion of a charging station in the garage. The plans do
4 not include a railing on one side of the rear stairs. Perhaps the home can be accessible for
5 handicapped persons because of the number of stairs.
6

7 PUBLIC HEARING CLOSED
8

9 Commissioner Jennings appreciated the alternative stairway as it integrates with the home and
10 complies with the Municipal Code better than the straight stairway. The rear stairs appear to be
11 located against the wall of the house and have a railing on the opposite side. Private homes are
12 not required to comply with requirements of the Americans with Disabilities Act (ADA). Overall,
13 the project is fairly simple and has an attractive design.
14

15 Commissioner Kent indicated the applicant has not submitted a landscape plan but information
16 that was not well conceived. The building design reflects a lot of thought and is quite nice.
17

18 Commissioner Donaldson liked the project and the design with the alternative stairway. Contrary
19 to public comment, he did not have concerns about the rear deck. Perhaps the applicant would
20 consider tall vegetation in planters or a solid railing on the deck to obstruct views into neighbors'
21 yards.
22

23 Commissioner MacLeod concurred with the preference for the alternative stairway. Window and
24 door placement will be affected by the alternative stairway and should be revised for staff review.
25 Window placement and types and sizes of windows on the north elevation appear random.
26 Windows on the south elevation appear slightly better. The second-floor addition should be a
27 nice space. The front entry could be placed on the ground floor with an interior stairway to the
28 second floor. The interior circulation on the ground floor is awkward. The rear facade is the best
29 of the four.
30

31 Chair Watty believed the alternative stairway is a significantly better design than the original
32 stairway. The building could be lifted not quite as high as proposed to reduce the encroachment
33 into the setback. The Commission may want to require the applicant to provide a landscape plan
34 prepared by a landscape architect or require a landscape plan prepared by the applicant to return
35 to the Commission on the consent calendar. The window patterns on the secondary facades are
36 not a concern.
37

38 **Motion to approve PA20-062** for 838 Talbot Avenue pursuant to the proposed findings
39 and Conditions of Approval and additional Conditions requiring the front stairway to
40 comply with setback requirements; the submission of a landscape plan prepared by a
41 landscape architect or a landscape plan prepared by the applicant to return to the Planning
42 & Zoning Commission on the consent calendar; and the applicant to work with staff on
43 modifying the rear deck in response to neighbors' privacy concerns. Donaldson

44 Seconded by Kent

45 AYES: Donaldson, Kent, MacLeod, Jennings, Watty

46 NAYES: None

47 ABSTAINING: None

48 ABSENT: None



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1 **Motion passed, 5-0-0-0**

2
3 Chair Watty noted the 14-day appeal period.

4
5 **5. PUBLIC COMMENT**

6
7 Jeremiah Pinguelo noted a typographical error on the agenda and suggested the Commission
8 develop a policy encouraging homes to comply with ADA requirements.

9
10 **6. DISCUSSION & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:**

11
12 **6-1. PA20-049 Design Review for a Single-Story Addition at 1212 Dartmouth Street** – The
13 applicant is seeking Design Review for a single-story addition at 1212 Dartmouth Street.
14 The subject property is a 5,000-sq.-ft. lot with a 1-bedroom, 1-bathroom, 917-sq.-ft. house
15 built in 1947. The applicant is proposing a 583-sq.-ft. addition to the primary unit at the
16 rear of the home. The addition is proposed to accommodate a new family room, master
17 suite, and laundry room. The exterior of the addition is proposed to be clad in horizontal
18 hardie board lap with gable roof forms to match the existing home. The existing
19 architectural style of the home is proposed to remain. This will result in a 2-bedroom, 2-
20 bathroom, 1,500-sq.-ft. home with a maximum height of 17 feet. Two off-street parking
21 spaces are proposed.

22
23 **Recommendation:** Staff recommends that the Planning & Zoning Commission review
24 and approve the project request subject to the findings and Conditions of Approval.

25
26 **CEQA:** The project is Categorically exempt from CEQA pursuant to Section 15303 “New
27 Construction or Conversion of Small Structures” of the CEQA Guidelines.

28
29 Associate Planner Christopher Tan presented the staff report dated December 9, 2020.

30
31 **Michael Roberts**, property owner, indicated the proposed design is consistent with the existing
32 home and the neighborhood and neighbors support the project. The curb cut on Dartmouth will
33 be removed, and a new curb cut will be made on Talbot.

34
35 PUBLIC HEARING OPENED

36
37 None

38
39 PUBLIC HEARING CLOSED

40
41 Chair Watty remarked that the accessory dwelling unit (ADU) breaks up and improves the facade
42 along Dartmouth. She suggested a condition of approval requiring the use of permeable pavers
43 for the new driveway on Talbot.

44
45 Commissioner MacLeod felt the storage room door looks similar to an entryway. The applicant
46 should consider all-electric appliances and removing the fireplace.

47



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1 Commissioner Kent noted installation of a pervious paving system would require a great deal of
2 excavation around an existing tree, but breaking up a concrete driveway with pervious pavers
3 would be good.
4

5 **Motion to approve PA20-049** for 1212 Dartmouth Street pursuant to the proposed
6 findings and Conditions of Approval and an additional Condition of Approval requiring
7 texture and variation in the surface of a concrete driveway with a request for the applicant
8 to consider the Planning & Zoning Commission's comments regarding electric appliances
9 and removal of the fireplace. Donaldson

10 Seconded by Jennings

11 AYES: Donaldson, Kent, MacLeod, Jennings, Watty

12 NAYES: None

13 ABSTAINING: None

14 ABSENT: None

15 **Motion passed, 5-0-0-0**
16

17 Chair Watty noted the 14-day appeal period.
18

19 **6-2. Parking Exception to Allow Parking in Required Front Yard at 938 Pomona** – The
20 applicant requests an exception to parking requirements to allow the addition of an off-
21 street parking space to be created in the front yard of the existing residence at 938
22 Pomona Street. The project would involve widening a portion of the shared driveway curb-
23 cut and paving the front yard on the north side of the property. No changes to the shared
24 driveway on the south side of the residence are proposed. The proposal does not involve
25 any changes to the residence.
26

27 **Recommendation:** Staff recommends that the Planning & Zoning Commission provide
28 feedback to the applicant and staff.
29

30 **CEQA:** The project is Categorically exempt from CEQA pursuant to Section 15303 "New
31 Construction or Conversion of Small Structures" of the CEQA Guidelines.
32

33 Community Development Director Jeff Bond presented the staff report dated December 9, 2020.
34 The afternoon of the meeting, staff learned that the owner of 938 Pomona also owns property
35 located at 930 Pomona, where a front-yard parking space was recently created. A permit was
36 issued for sidewalk and curb cut repair but did not authorize driveway widening or front-yard
37 parking at 930 Pomona. Staff continues to investigate the allegations.
38

39 **Henry Schiff**, property owner, reported he has difficulty accessing the garage in the backyard
40 during the day and cannot access it at night. The homes adjacent to the shared driveway have
41 been damaged by vehicles using the driveway, and twice his vehicle has become stuck in the
42 driveway. The neighbor does not use the driveway. The new curb cut would not affect on-street
43 parking. The front-yard parking space has access to electricity to charge an electric vehicle;
44 electric service has not been extended to the rear garage. With respect to 930 Pomona, he
45 committed to working with staff to correct the unpermitted parking space.
46



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1 PUBLIC HEARING OPENED
2

3 **Christina Ratcliffe** opposed the parking exception because the findings cannot be made. A
4 front-yard parking space would harm the neighborhood's aesthetic appeal and is contrary to City
5 policy regarding car dependence. She and her neighbor have shared a driveway for many years
6 with no incidents.

7
8 **Jeremiah Pinguelo** suggested the property owner is attempting to improve the appearance of
9 his property. He supported the request as a way to increase parking. The cement pad at 930
10 Pomona looks good.

11
12 **Stewart Gooderman** opposed parking in the front yard as a bad aesthetic for the neighborhood
13 and detrimental to property values. Allowing only the current homeowner to park in the front yard
14 may be acceptable.

15
16 PUBLIC HEARING CLOSED
17

18 Commissioner Donaldson could not make the first finding because the shared driveway functions.
19 Allowing the request to proceed would compromise the City's design review guidelines. An 8.5-
20 foot-wide driveway is sufficient for current vehicles.

21
22 Commissioner Jennings could not make the findings, especially without some type of proposal to
23 remove the existing curb cut. Two curb cuts for one single-family home are not logical. The
24 Commission typically considers an exception for parking in the front yard when proposed changes
25 to the existing home triggers a need for either an additional parking space or compliance with
26 parking requirements. This proposal seems to be a discretionary request for additional onsite
27 parking.

28
29 Commissioner MacLeod agreed with the description of this proposal as a discretionary request
30 for an additional parking space. He could not make the findings, especially when the existing
31 driveway width meets the minimum requirement. Two curb cuts in front of a residence should be
32 discouraged or not allowed. The Commission typically grants a parking exception for a parking
33 space on a driveway in front of a garage, not in front of a living room window.

34
35 Commissioner Kent noted the difficulty of backing down the existing driveway, especially at night.
36 While many Albany driveways are narrow, most are not shared driveways, and the homeowners
37 usually park in the driveway. The concrete pad at 930 Pomona is an example of an undesirable
38 parking space. He could determine the existing driveway is untenable and support the proposal.

39
40 Chair Watty concurred with comments that approving the proposal would set a precedent. The
41 home is part of a group of homes that are mirror images, and the shared driveway is an important
42 architectural feature of the homes. This driveway is not a unique situation but a common feature
43 of Albany. Parking in the front yard will deteriorate the bungalow quality of Albany. If the property
44 owner has a disability, he may want to explore a colored curb in front of the home.

45
46 **6-3. PA20-019 Density Bonus & Design Review for a New 14-Unit Apartment Building at**
47 **423 Evelyn Avenue** – The applicant is seeking Density Bonus and Design Review
48 approval to construct a 14-unit apartment building on the rear portion of 423 Evelyn Ave.



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1 The subject site is a 9,325-sq.-ft. lot with an existing 2,172-sq.-ft. 4-unit apartment building
2 built in 1960. The existing four-unit building would remain, creating a total of 18 units on
3 site. The request includes waivers under State Density Bonus Law to increase floor area
4 ratio (FAR) and building height/stories. Two concessions are also requested to reduce the
5 open space and off-street parking requirements. The project would include two (2) below-
6 market-rate units on site to meet the City's Inclusionary Housing Ordinance and State
7 Density Bonus Law.

8
9 **Recommendation:** Staff recommends that the Planning & Zoning Commission adopt
10 Resolution 2020-06 and forwarding a recommendation to City Council to approve Density
11 Bonus and Design Review for PA 20-019, 423 Evelyn Avenue.

12
13 **CEQA:** The project is Categorically exempt from CEQA pursuant to Section 15332 "In-
14 Fill Development Projects" of the CEQA Guidelines.

15
16 Jean Eisberg, contract planner, presented the staff report dated December 9, 2020.

17
18 **Isaiah Stackhouse**, project architect, reported the location is near BART, grocery stores, and
19 services. Because the site is long and narrow, developing it is challenging. Underground parking
20 is needed to fully park a project on the site, and underground parking is wildly expensive and not
21 feasible. The project proposes to replace the parking lot in the prior plans with open space, which
22 will address many comments from the Commission's July 2020 study session. When asked, Mr.
23 Stackhouse anticipated one below-market-rate (BMR) unit would have two bedrooms, and one
24 BMR unit would have one bedroom. The use of solar panels and all-electric appliances has not
25 been determined at the current time.

26 27 PUBLIC HEARING OPENED

28
29 **Jeremiah Pinguelo** felt the project needs to provide onsite parking and electric vehicle charging
30 stations. Other apartment buildings on the street have underground parking. The applicant
31 seems to be proposing the minimum number of affordable units to increase his profits.

32
33 **Stewart Gooderman**, 417 Evelyn Avenue, advised that the new building in the project will
34 obstruct his access to open space. The current project is worse than the previous version.
35 Emergency responders cannot access the rear building because of the narrow entry drive. The
36 new, four-story building does not have elevators. This project will significantly increase parking
37 congestion.

38
39 **Christina Radcliffe** supported the project because it provides affordable housing.

40 41 PUBLIC HEARING CLOSED

42
43 Commissioner Donaldson liked the design quality and the detailed plans. Open space is a good
44 addition to the project. He favored the walk-up requirement and the large bike room because
45 they will attract a transit-oriented demographic. The balconies improve the units, and the trash
46 and drainage systems are well conceived. The lack of parking is almost unacceptable because
47 the area is already fully parked. The current project seems larger than the project proposed in
48 July. Staff has allowed the base project to be too large, and the applicant should begin again with



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1 a more reasonable base project that conforms with the General Plan. A lighter color palette is
2 preferable. Sound-rated windows will be needed to reduce noise from BART.

3
4 Commissioner Kent believed the open space is well planned and will be well used. With two-
5 bedrooms units, the buildings will be family oriented, and most families have cars. The Fire
6 Department will determine whether access for fire apparatus is appropriate. The project could be
7 a good place for people who do not own vehicles.

8
9 Commissioner Jennings indicated the site will function much better without the existing parking.
10 The current proposal has a much better design than the previous proposal. The applicant has
11 shown that the project meets the requirements to receive the waivers and concessions under the
12 Density Bonus Law. The site is a good location for increased density.

13
14 Commissioner MacLeod supported the proposed exchange of parking for open space and other
15 amenities. He liked the bike room and suggested it provide more space for cargo bikes. The site
16 is an ideal location for transit-oriented development. The project will help the City reach its
17 Climate Action goals. The color palette could be lighter. The hallways and stairwells should have
18 larger windows.

19
20 Chair Watty commented that the intent of the Density Bonus Law is to provide a financial incentive
21 for developers to build more density and onsite affordable housing. Perhaps the lease rate for
22 tenants in the existing building could be reduced because their access to onsite parking will be
23 removed. The drive aisle in the previous plans raised concerns about pedestrian safety.

24
25 **Motion to adopt** Resolution 2020-06 forwarding a recommendation to City Council to
26 approve Density Bonus and Design Review for PA20-019 for 423 Evelyn Avenue.

27 Jennings

28 Seconded by Kent

29 AYES: Kent, MacLeod, Jennings, Watty

30 NAYES: Donaldson

31 ABSTAINING: None

32 ABSENT: None

33 **Motion passed, 4-1-0-0**

34
35 **Motion to extend the meeting** to 11:00 p.m. Donaldson

36 Seconded by MacLeod.

37 AYES: Donaldson, MacLeod, Jennings, Watty

38 NAYES: Kent

39 ABSTAINING: None

40 ABSENT: None

41 **Motion passed, 4-1-0-0**

42 43 7. NEW BUSINESS

44
45 7-1. ****Continued from 10/28/20** – Proposed Amendments to Chapter 20.100**
46 **“Procedures” of the Albany Municipal Code** – The City of Albany Planning & Zoning
47 Commission will hold a virtual public hearing to consider proposed amendments to
48 Chapter 20.100 “Procedures” of the Albany Municipal Code and forward a



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1 recommendation to the Albany City Council.
2

3 **Recommendation:** Staff recommends that the Planning & Zoning Commission adopt
4 Resolution 2020-05 and forward a recommendation to City Council to adopt amendments
5 to Section 20.100 "Procedures" of the Albany Municipal Code.
6

7 **CEQA:** The project is exempt from CEQA pursuant to Section 15061(b)(3).
8

9 Associate Planner Tan presented the staff report dated December 9, 2020.
10

11 PUBLIC HEARING OPENED
12

13 None
14

15 PUBLIC HEARING CLOSED
16

17 Commissioner Donaldson preferred to retain the Resolution of Intention. Page 5 of the redline
18 version needs to state an amendment may be initiated by a motion of the Planning & Zoning
19 Commission if the Resolution of Intention is deleted.
20

21 Commissioner Jennings agreed with removing the Resolution of Intention. Typically, the
22 Commission provided comments regarding proposed amendments, and staff presented revised
23 amendments to the Commission at a subsequent hearing. She agreed with revising the language
24 to reflect initiation of an amendment by motion of the Commission if it is an option rather than a
25 requirement.
26

27 **Motion to adopt** Resolution 2020-05 forwarding a recommendation to City Council to
28 adopt amendments to Section 20.100 "Procedures" of the Albany Municipal Code.
29 Jennings

30 Seconded by MacLeod

31 AYES: Kent, MacLeod, Jennings, Watty

32 NAYES: Donaldson

33 ABSTAINING: None

34 ABSENT: None

35 **Motion passed, 4-1-0-0**
36

37 **7-2. Green Building Ordinance** – The Planning & Zoning Commission will receive a
38 presentation from sustainability staff with draft green building policy updates. The
39 Planning & Zoning Commission previously reviewed proposed updates on June 24, 2020
40 and provided feedback to staff.
41

42 **Recommendation:** Staff recommends that the Planning & Zoning Commission adopt
43 Resolution 2020-07 and forward a recommendation to City Council to adopt Green
44 Building policies.
45

46 **CEQA:** The project is exempt from CEQA pursuant to Section 15061(b)(3).
47



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1 Community Development Analyst Michelle Plouse presented the staff report dated December 9,
2 2020.

3
4 PUBLIC HEARING OPENED

5
6 **Jeremiah Pinguelo** supported green building principles.

7
8 **Nick Peterson** encouraged the Commission to support the Green Building Ordinance. Making
9 these changes now will cost substantially less than making the changes later.

10
11 PUBLIC HEARING CLOSED

12
13 Commissioner MacLeod advised that the Climate Action committee's Green Building
14 Subcommittee was careful to recommend changes that cost a reasonable amount and to provide
15 incentives. Measure DD funding may be used to incentivize electrical panel upgrades for electric
16 vehicles.

17
18 Chair Watty appreciated the focus on new construction. The proposed changes do not
19 substantially increase the cost of construction.

20
21 Commissioner Kent commented that increasing home efficiency should be balanced with
22 providing housing for everyone. The proposed changes respect that balance.

23
24 **Motion to adopt** Resolution 2020-07 forwarding a recommendation to City Council to
25 adopt Green Building policies.. MacLeod

26 Seconded by Jennings

27 AYES: Donaldson, Kent, MacLeod, Jennings, Watty

28 NAYES: None

29 ABSTAINING: None

30 ABSENT: None

31 **Motion passed, 5-0-0-0**

32
33 **8. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

34
35 **8-1. San Pablo Avenue Specific Plan Online Survey**

36
37 Planning Manager Anne Hersch announced the virtual open house is available at
38 sanpablospecificplan.org. The survey is open until the end of the month.

39
40 **9. NEXT MEETING** – January 13, 2021, City Hall Council Chambers, 1000 San Pablo Avenue or
41 virtual meeting pursuant to state and county guidance

42
43 **10. ADJOURNMENT**

44
45 The meeting was adjourned at 10:48 p.m.
46
47



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

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Submitted by: Anne Hersch, Planning Manager

Jeff Bond, Community Development Director