



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

VIRTUAL MEETING AGENDA ALBANY PLANNING & ZONING COMMISSION WEDNESDAY APRIL 14, 2021, 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.



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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 March 24, 2021

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

4-2. PA21-017 Conditional Use Permit for Law Offices at 1365 Solano Avenue-

The applicant is seeking Conditional Use Permit approval for law offices on the ground floor at 1365 Solano Avenue. The subject site is a 2,339 sq. ft. lot with an existing 2,342 sq. ft. mixed use commercial/residential building built in 1924 that was previously occupied by a hair salon. The applicant is proposing to occupy the 1,200 sq. ft. ground floor with a law office that will be available for walk in appointments. The office will be open from 9am-5pm, Monday-Friday with a maximum of 7 employees. The law offices are already based in Albany and will move to this location. There are no parking requirements associated with this request.

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

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



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- 4-3. PA21-019 Design Review & Parking Reduction for a Two-Level Addition at 508 Masonic Avenue-** The applicant is seeking Design Review and Parking Reduction approval for a two-level addition at 508 Masonic Avenue. The subject property is a 5,400 sq. ft. lot with a 4 bedroom, 1.5 bathroom, 1,740 sq. ft. house built in 1939. The project scope includes a 350 sq. ft. two-level addition at the rear of the existing home which will accommodate an expanded dining room and kitchen on the ground level and a new master bathroom on the second floor. The exterior of the addition is proposed to be clad in painted stucco siding with a cross-gable roof form to match the existing home. The existing architectural style of the home is proposed to remain. This will result in a 4 bedroom, 3 bathroom, 2,090 sq. ft. home with a maximum height of 22 feet. There is one (1) off-street parking space located in the existing attached garage. A Parking Reduction is required to waive one (1) off-street parking space.

Recommendation: Staff recommends that the Planning & Zoning Commission review and approve the proposed project subject to the attached 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. PA21-008 Design Review for a Second Story Addition at 1501 Albany Terrace -** The applicant is seeking Design Review approval for a second story addition at 1501 Albany Terrace. The subject property is a 2,700 sq. ft. lot with a 2 bedroom, 1 bathroom, 1,028 sq. ft. house built in 1913. The project scope includes a 488 sq. ft. second story addition with a new master suite and open office space. The exterior of the second story addition and rear of the home is proposed to be clad in board and batten siding. The existing Craftsman style of the home is proposed to remain. This will result in a 3 bedroom, 2 bathroom, 1,456 sq. ft. home with a maximum height of 23 feet. Two off-street parking spaces are provided in the existing detached two-car garage.

Recommendation: Staff recommends that the Planning & Zoning Commission review and approve the proposed project subject to the attached 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. ANNOUNCEMENTS/COMMUNICATIONS

None.

6. 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.

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



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- 7-1. PA 21-009 Design Review, Parking Reduction & Conditional Use Permit for a Single-Story Rear Addition at 717 Evelyn Avenue-** The applicant is seeking Design Review, Parking Reduction, and a Conditional Use Permit for a single-story rear addition at 717 Evelyn Avenue. The subject property is a 5,000 sq. ft. lot with a 2 bedroom, 1.5 bathroom, 1,100 sq. ft. house built in 1922. The applicant is proposing to build a 450 sq. ft. addition at the rear of the home to accommodate a new master suite for the home. The project scope includes interior remodeling and reprogramming to relocate an existing bedroom and bathroom. The existing architectural style of the home is proposed to remain. A Parking Reduction is required to waive one off-street parking space. A Conditional Use Permit is required to extend the existing non-conforming south wall located 4.4 feet from the property line where 5 feet is required. This will result in a 3 bedroom, 2 bathroom home 1,560 sq. ft. in area with a maximum height of 16 feet.

Recommendation: Staff recommends that the Planning & Zoning Commission review and approve the proposed project subject to the attached 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.

- 7-2. PA21-004 Conditional Use Permit & Design Review Amendment: New Mixed-Use Residential Building at 904 Masonic-** The applicant is seeking Conditional Use Permit and Design Review approval to amend a previously approved mixed-use building at 904 Masonic Avenue. The subject site is 3,751 sq. ft. lot with an existing 980 sq. ft. single story structure built in 1924. The original Planning & Zoning Commission approval was granted on February 13, 2019 and includes a new mixed-use commercial/residential project. The applicant is proposing to amend the project to include a live/work unit on the ground level of the building, eliminate the roof top deck and off-street parking for the building. The building is proposed to be contemporary in design with a maximum height of 35 ft. This will result in a new mixed-use building with a ground floor live work unit and 5 residential units. A Conditional Use Permit is required for the live/work unit to be located on the ground floor and to waive all parking requirements. A Design Review amendment is required to eliminate the previously approved roof top deck.

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

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

8. NEW BUSINESS

None.

9. **NEXT MEETING: April 28, 2021**, City Hall Council Chambers, 1000 San Pablo Ave. or virtual meeting pursuant to state and county guidance.



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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.

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.