



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

VIRTUAL MEETING AGENDA ALBANY PLANNING & ZONING COMMISSION

WEDNESDAY June 23, 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 May 26, 2021

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

4-2. PA21-037 Design Review & Conditional Use Permit for a Second-Story Addition at 801 Madison Street-

The applicant is seeking Design Review and Conditional Use Permit approval for a second-story addition at 801 Madison Street. The subject property is a 5,000 sq. ft. corner lot with a 3 bedroom, 1 bathroom, 1,899 sq. ft. house built in 1916. The project scope includes building a new 840 sq. ft. second-story addition on top of the existing home. The addition is proposed to accommodate 3 bedrooms and 2 bathrooms. The exterior of the addition is proposed to be clad in painted horizontal lap siding with a gable roof form. The existing Mission Revival style of the home is proposed to change to traditional in appearance. This will result in a 4 bedroom, 3 bathroom, 2,716 sq. ft. home with a maximum height of 27'-9". Two off-street parking spaces are provided in the existing garage and driveway. A Conditional Use Permit is required to extend the existing non-conforming north wall located 3.8 ft. where 5 ft. is required.

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.



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- 4-3. PA21-038 Conditional Use Permit for Carbon Health at 1080 Monroe Street (University Village)-** The applicant is seeking a Conditional Use Permit for a new medical clinic (Carbon Health) at 1080 Monroe Street (Suite #120). The subject tenant space is 2,376 sq ft. and is located in the UC Village Shopping Center. The project scope includes interior tenant improvements to accommodate a new urgent care medical clinic. Carbon Health is proposed to operate 7 days a week from 8:30am to 9:30pm. A maximum of 15 employees and 8 patients are proposed on site. A Conditional Use Permit is required for all hospitals and clinics proposed in the SPC Zoning District. Off-street parking is provided in the existing parking lot of the shopping center. No exterior modifications are proposed to the existing building under this project scope.

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 Categorically exempt from CEQA pursuant to Section 15332 “In-Fill Development Projects” of the CEQA Guidelines.

- 4-4. PA21-039 Design Review for a Two-Level Addition at 907 Ramona Avenue-** The applicant is seeking Design Review approval for a two-level addition at 907 Ramona Avenue. The subject property is a 4,400 sq. ft. lot with a 2 bedroom, 1 bathroom, 1,264 sq. ft. house built in 1920. The project scope includes building a minor addition on the ground floor to accommodate a new staircase and a new 718 sq. ft. second-story addition. The second-story addition is proposed to accommodate 2 bedrooms, 1 bathroom and a craft room. A new deck is proposed at the front of the second-story addition. The exterior of the addition is proposed to be clad in painted cement plaster siding with a parapet roof to match the existing home. The existing Spanish Revival style of the home is proposed to remain. This will result in a 4 bedroom, 2 bathroom, 1,993 sq. ft. house with a maximum height of 26'-3". Two off-street parking spaces are provided in the existing driveway.

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 Categorically exempt from CEQA pursuant to Section 15303 “New Construction or Conversion of Small Structures” of the CEQA Guidelines.

- 4-5. PA21-041 Conditional Use Permit and Parking Waiver for Quintara Biosciences at 636 San Pablo Avenue-** The applicant is seeking Conditional Use Permit and Parking Waiver approval for a new biochemistry laboratory at 636 San Pablo Avenue. The subject property is a 5,007 sq. ft. lot located in the SPC (San Pablo Commercial) Zoning District with an existing 5,000 sq. ft. commercial building built in 1968. The applicant is proposing a new biochemical laboratory that will provide DNA sequencing and molecular biology services. This same business was previously located at this site in 2010. The main business hours are Monday-Friday from 9am-6pm. Some services are expected to run Monday through Friday 5pm to 1am. A maximum of 10 employees are anticipated on site. Outside visitors are not anticipated on site. A Conditional Use Permit is required for all commercial research and development uses in the SPC Zoning District. There is no available off-street parking



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provided on-site. A Parking Waiver is requested to waive 12.5 off-street parking spaces required by the proposed business use.

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 Categorically exempt from CEQA pursuant to Section 15332 "In-Fill Development Projects" of the CEQA Guidelines.

- 4-6. PA21-043 Conditional Use Permit for Massage Services at 1398 Solano Avenue** - The applicant is seeking a Conditional Use Permit for a new massage studio at 1398 Solano Avenue. The subject site is a 3,998 sq. ft. lot with 2,140 sq. ft. office building built in 1927. The applicant is proposing to lease a 240 sq. ft. suite to be used as a massage studio from 10am-8pm seven (7) days a week. Two massage therapists will be on-site for services during business hours. Off-street parking is provided on an uncovered parking pad on Carmel Avenue.

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 Categorically exempt from CEQA pursuant to Section 15332 "In-Fill Development Projects" 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:

None.

8. NEW BUSINESS

- 8-1. **Study Session**- San Pablo Avenue Specific Plan – Objective Design Standards** - The Planning & Zoning Commission will receive a presentation on the San Pablo Avenue Specific Plan project regarding draft objective design standards and provide feedback on the policies presented or additional ideas generated during the discussion.

Recommendation: Provide feedback on the policies presented or additional ideas generated during the discussion.



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CEQA: Staff is working with a CEQA consultant on a proper analysis of environmental impacts.

9. **NEXT MEETING: July 14, 2021**, 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.

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.



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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.