



PLANNING & ZONING COMMISSION & PARKS, RECREATION & OPEN SPACE

Virtual Meeting

Albany, CA 94706

SPECIAL JOINT VIRTUAL MEETING AGENDA

ALBANY PLANNING & ZONING COMMISSION

ALBANY PARKS, RECREATION, & OPEN SPACE COMMISSION

WEDNESDAY September 29, 2021
5:00 PM Special 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 or listen to the meeting:

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 or on YouTube within 48 hours after the meeting. <https://www.albanyca.org/meetings> or www.YouTube.com/AlbanyKALB

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



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it is your turn to make your comment for up to 3 minutes. You will be re-muted after the allotted time.

The proposed project is subject to the requirements recently approved in state law, which limits the number of public meetings that the City can require during the planning application review process for certain types of housing applications. As a result, this joint meeting is proposed to efficiently use the City's limited number of meetings.

The meeting agenda has been organized so that the Planning and Zoning Commission comes to order first, holds a public hearing first on the overall project, and takes action on recommendations to the City Council. Following the Planning and Zoning Commission action, the Parks, Recreation and Open Space Commission will come to order and to take action on the street tree removal aspect of the application. Each Commission separately will take public comment on the application.

1. **CALL TO ORDER – PLANNING AND ZONING COMMISSION**
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.

None.

5. **ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**
6. **PUBLIC COMMENT**



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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. PLANNING AND ZONING COMMISSION PUBLIC HEARING AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:

PLANNING & ZONING COMMISSION

7-1. PA21-002 Design Review & Density Bonus for a New Mixed-Use Development at 540 San Pablo Avenue- The applicant is seeking Design Review, Density Bonus, and street tree removal approval for a new 207 unit mixed-use project with 5,500 sq. ft. of ground floor retail at 540 San Pablo Avenue. The subject site is 2.18 acres with 37,700 sq. ft. of commercial space which is proposed to be demolished. The proposed project includes a mix of studio, loft, one-bedroom, and two-bedroom apartments and 9 three-bedroom townhomes. Building A will have 121 units and will be 69' in height. Building B will have 77 units and will be 71' in height. The project is proposed to have 181 off-street parking spaces. Two Density Bonus concessions are requested for the open space requirement and Planned Unit Development (PUD) requirement.

Recommendation: Staff recommends that Planning & Zoning Commission take the following actions:

1. Adopt Resolution 2021-02 Forwarding a recommendation to the City Council to determine that the Design Review and Density Bonus application request for a new 207-unit mixed use apartment project at 540 San Pablo Avenue is Categorically Exempt from the California Environmental Quality Act Guidelines (CEQA) review pursuant to Section 15532 "In-Fill Development Projects" of the CEQA Guidelines

2. Adopt Resolution 2021-03 Forwarding a recommendation to the City Council to approve the Design Review and Density Bonus application request for a new 207-unit mixed use apartment project at 540 San Pablo Avenue

CEQA: The project is Categorically Exempt from the California Environmental Quality Act Guidelines (CEQA) review pursuant to Section 15532 "In-Fill Development Projects" of the CEQA Guidelines

8. NEXT REGULAR PLANNING & ZONING COMMISSION MEETING: October 13, 2021, 7 PM
City Hall Council Chambers, 1000 San Pablo Ave. or virtual meeting pursuant to state and county guidance.

9. PLANNING AND ZONING COMMISSION ADJOURNMENT



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5. **PARKS, RECREATION AND OPEN SPACE COMMISSION PUBLIC HEARING AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:**

5-1. Street Tree Removal Request 540 San Pablo Avenue- As part of the project request for a new mixed-use project at 540 San Pablo Avenue, the applicant has filed a street tree removal request to remove twenty-seven (27) of the thirty-seven (37) existing street trees on San Pablo Avenue and Adams Street.

Recommendation: Forward a recommendation to the City Council to approve the street tree removal request for the project at 540 San Pablo Avenue.

6. **NEXT MEETING: Thursday October 14, 2021, 7 PM**
7. **PARKS, RECREATION AND OPEN SPACE COMMISSION 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:



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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.