



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

MINUTES OF THE SPECIAL MEETING TUESDAY, JULY 19, 2022

SPECIAL MEETING: 7:00 PM

1. CALL TO ORDER

Chair Pilch called the regular meeting of the Planning and Zoning Commission to order at 7:00 p.m. on Tuesday, July 19, 2022.

2. ROLL CALL

Present: Donaldson, MacLeod, Momin, Pilch
Absent: Watty
Staff Present: Associate Planner Christopher Tan
Community Development Director Jeff Bond

The Albany Land Acknowledgement Statement was read as adopted by the City Council per City of Albany Minute Action, November 15, 2021.

3. EX PARTE COMMUNICATIONS

None.

4. CONSENT CALENDAR

None.

5. ANNOUNCEMENTS/COMMUNICATIONS

Commissioner Donaldson announced his resignation from the Planning and Zoning Commission effective August 1, 2022.

Community Development Director Jeff Bond announced that the Specific Plan and associated resolutions have been approved by the City Council.

6. PUBLIC COMMENTS

Jeremiah Pinguelo encouraged the Commission to take further measures to alleviate homelessness within the City of Albany (City).

Margie Marks expressed appreciation for the diligent work of Commissioner Donaldson.



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

1 **Lois Brown** believed that residents in areas that will be affected by zoning changes
2 should receive more attention.

3
4 **7. DISCUSSION AND POSSIBLE ACTION ON MATTERS RELATED TO THE**
5 **FOLLOWING ITEMS:**

6
7 **7-1. 2023-2031 Albany General Plan Housing Element** – The July 19 Commission
8 meeting is one in a series of public meetings to provide an opportunity for
9 members of the public and the Commission to provide guidance on the
10 preparation of a new 2023-2031 Housing Element.

11
12 **Recommendation:**

- 13
14 (1) Receive public comment and provide feedback and comments on the Draft
15 Goals, Policies, and Programs for the 2023-2031 Housing Element.
16 (2) Recommend that the City Council approve submittal of the Working Draft
17 Housing Element, which includes materials reviewed at prior Planning and
18 Zoning Commission meetings, plus the Goals, Policies, and Programs, to
19 the State Department of Housing and Community Development (HCD) for
20 their initial review.

21
22 The above actions relate only to the submittal of a “Working Draft” to HCD for
23 initial review. They do not include adoption of the Draft Housing Element. A
24 revised version of the Housing Element will be considered by the Planning and
25 Zoning Commission following HCD review.

26
27 **CEQA:** No CEQA action required for submittal of a draft Housing Element to the
28 California Department of Housing and Community Development.

29
30 Barry Miller, Housing Element Consultant, presented the staff report dated July 19,
31 2022.

32
33 PUBLIC HEARING OPENED

34
35 **Jeremiah Pinguelo** requested that architectural drawings be provided for the homeless
36 shelter. Near Public Works on Cleveland Avenue is a vacant building that is well suited
37 to housing the homeless.

38
39 **Margie Marks**, Albany Thrives Together, expressed support for the Housing
40 Coordinator. The state is seeking to address tenant protections and non-displacement
41 in the Housing Element. There should be recommendations by the Commission
42 regarding rent control and just cause for evictions.

43
44 PUBLIC HEARING CLOSED



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

1
2 Commissioner Donaldson believed that the Housing Element should incorporate
3 policies to acknowledge Naturally Occurring Affordable Housing (NOAH). As per
4 existing regulations, accessory dwelling units (ADUs) should be included in the floor
5 area ratio (FAR).
6

7 Commissioner Momin was in general agreement with the goals, policies, and programs.
8 He supported increasing the percentage of inclusionary housing for smaller units if they
9 are provided and reducing the percentage if large family housing units are provided as
10 part of the inclusionary housing requirement. It would be helpful to publish a fact sheet
11 on the density bonus concessions and waivers, along with an appendix regarding
12 Senate Bill (SB) 330. He supported affordable senior housing development and
13 incentives for family housing. Reducing the front setback is a concern. Increasing the
14 allowable floor area ratio (FAR) and lot coverage within the R-2 zone should follow the
15 proposed changes to the R-2 zoning district. It would be appropriate to include the two
16 parcels on Adams Street and Kains Avenue when evaluating rezonings for R-1 and R-3.
17 The explanation about 1600 Solano Avenue was helpful. He supported all new and
18 existing programs proposed.
19

20 Commissioner MacLeod supported the revised language concerning greater density
21 and diversity. A sufficient amount of time has not been spent on modifying residential
22 zoning standards. Upzoning areas outside of San Pablo Avenue is being conducted too
23 modestly by the Commission. He suggested changing R-1 to R-2, strengthening R-3,
24 and converting all R-3 zoning on San Pablo Avenue to San Pablo commercial along the
25 entire quarter. Upzoning Brighton Avenue would be appropriate. There is sufficient
26 width on Solano Avenue to support four stories, and the FAR could be upgraded more
27 than proposed.
28

29 Chair Pilch felt the current plan represents a balance between what is currently feasible
30 and what can be achieved. It is important not to overlook outreach related to
31 affirmatively furthering fair housing (AFFH). He agreed with Commissioner Momin's
32 comments regarding fact sheets as a useful resource. Recognizing Albany's supply of
33 small bungalows and cottages as an important housing resource is a concern. There
34 should be a specific mention of housing bonds.
35

36 **Motion to** recommend that the City Council approve submittal of the Working
37 Draft Housing Element, which includes materials reviewed at prior Planning and
38 Zoning Commission meetings, plus the Goals, Policies, and Programs, to the
39 State Department of Housing and Community Development (HCD) for their initial
40 review; and allow staff to incorporate comments received during the meeting.

41 Donaldson

42 Seconded by MacLeod

43 AYES: Donaldson, MacLeod, Momin, Pilch

44 NAYES: None



PLANNING & ZONING COMMISSION

Virtual Meeting
Albany, CA 94706

1 RECUSED: None
2 ABSENT: Watty
3 **Motion passed, 4-0-0-1**

4
5 **8. NEW BUSINESS**

6
7 None.

8
9 **9. NEXT MEETING – September 14, 2022, 7:00 p.m.** City Hall Council Chambers, 1000
10 San Pablo Avenue, or virtual meeting pursuant to state and county guidance.
11 *Please Note: Regular meeting of July 27, 2022, has been cancelled.*

12
13 **10. ADJOURNMENT**

14
15 The meeting was adjourned at 8:41 p.m.

16
17
18
19 _____
20 Submitted by: Christopher Tan, Associate Planner

21
22 _____
23 Jeff Bond, Community Development Director