



AGENDA

Wednesday, May 10, 2023, 7:00 PM

Webinar Link: <https://albanyca.zoom.us/j/87391956571>

PUBLIC MEETING GUIDELINES

Albany Advisory Body meetings are conducted in person at City Hall Council Chambers. As a courtesy, and technology permitting, members of the public may continue to participate virtually. However, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time.

1. CALL TO ORDER

2. ROLL CALL / LAND ACKNOWLEDGEMENT

“The City of Albany recognizes that we occupy the land originally protected by the Confederated Villages of Lisjan. We acknowledge the genocide that took place on these lands and must make strides to repay the moral debt that is owed to this indigenous people, specifically the Ohlone Tribe. We thank them for their contributions which have transformed our community, and will continue to bring forth growth and unity. The City of Albany commits to sustaining ongoing relationships with the Tribe and together build a better future for all that now make this their home.”

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 April 26, 2023

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

4-2. Planning Application PA23-018 Design Review and Conditional Use Permit for First and Second Story Addition At 626 Curtis Ave -

The applicant is seeking Design Review and Conditional Use Permit approval for a first and second story addition and remodel at 626 Curtis Street. The subject property is a 5,000 sq. ft. lot with an existing 4-bedroom, 2-bathroom, 1,619 sq. ft. home built in 1923. The scope of work includes a 509 sq. ft. addition between the first and second floor to accommodate larger living, dining, and kitchen areas as well as an additional bathroom, laundry room, and study. The existing architectural style is proposed to remain as Craftsman. A conditional use permit is requested to extend an existing nonconforming building setback along the northern property line. This will result in a 4-bedroom, 3-bathroom, 2,128 sq. ft. home with a maximum height of 21 feet.

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

California Environmental Quality Act (CEQA): The project is Categorically exempt from CEQA pursuant to Section 15303 “New Construction or Conversion of Small Structures” of the CEQA Guidelines.

5. ANNOUNCEMENTS/COMMUNICATIONS

6. PUBLIC COMMENTS

For persons desiring to address the Commission on an item that is not on the agenda. Please note that City policy limits each speaker up to three (3) minutes. The Chair may reduce the time limit per speaker depending on the number of speakers. The Brown Act limits the Commission’s 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.

Comments related to items appearing on the agenda are taken up at the time the Commission deliberates each action item. The Chair will announce when the

period for public comment is open on each agenda item.

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

7-1. Planning Application PA23-009 Design Review for First Floor Addition and Major Remodel at 520 Pomona Avenue - The applicant is seeking Design Review approval for an addition and remodel at 520 Pomona Avenue. The subject property is a 3,300 sq. ft. lot with an existing 3-bedroom, 2-bathroom, 1,857 sq. ft. home built in 1929. The scope of work includes a 214 sq. ft. first-floor enclosed addition to accommodate expanded living, dining, and kitchen areas, a new enclosed garage, and reorientation of the front entry. The second story will be reconfigured to accommodate three bedrooms and 2 bathrooms as well as an office. An attached accessory dwelling unit is being processed concurrently with the minor addition and is not subject to public review per California law. The proposed scope of work would change the existing Mediterranean style to modern farmhouse with cement board and batten siding and asphalt roofing. This will result in a 4-bedroom, 3-bathroom, 1,812 sq. ft. home with a maximum height of 23'-7". Off-street parking is not required per California AB 2097.

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

California Environmental Quality Act (CEQA): The project is Categorically exempt from CEQA pursuant to Section 15303 "New Construction or Conversion of Small Structures" of the CEQA Guidelines.

7-2. Study Session on Amendments to the Transportation Element of the General Plan and Amendments to Chapters 20.20 and 20.28 of the Zoning Ordinance to Modify Off-Street Parking Requirements - Based on feedback from the Planning & Zoning Commission at its March 8, 2023 meeting and April 26, 2023 meeting, City staff and consultants are editing drafts of General Plan and Zoning Ordinance amendments for the Commission's review at a future meeting. This agenda item is intended to provide the Commission an opportunity to confirm consensus on items discussed at previous meetings.

Recommendation: Staff recommends that the Planning & Zoning Commission conduct an informal non-binding straw poll on key elements of the draft ordinance to assist staff on drafting changes to off-street parking regulations in Chapters 20.20 and 20.28 of the Zoning Ordinance.

California Environmental Quality Act (CEQA): The project is Categorically exempt from CEQA pursuant to Section 15303 "New

8. NEW BUSINESS

- 8-1. Community Development Director Report** - Verbal Report from Community Development Director on anticipated future noteworthy Commission meeting agenda items and Department activities.

Recommendation: For information only.

9. NEXT MEETING: May 24, 2023, 7:00 PM

10. ADJOURNMENT

NOTICE

As a general policy, the Commission 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’s Office at 1 (510) 528-5710 or cityclerk@albanyca.org.

Please note that if you provide your name and address when speaking before the Commission or submitted as part of your written public comment, the information will become part of the official public record, which will be posted online and subject to disclosure under the Public Records Act.

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 1 (510) 528-5710. Notification 48 hours prior to the meeting where possible 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 where possible. Request should be sent to: cityclerk@albanyca.org or City of Albany – City Clerk, 1000 San Pablo Avenue, Albany, CA 94706.

How to watch or listen to the meeting:

1. Meetings are available to watch, listen, or participate virtually via Zoom webinar. Register for the meeting: <https://albanyca.zoom.us/j/87391956571>. To join by phone via Zoom, please call 1 (669) 900-9128 at the noticed meeting time. **Webinar ID 873 9195 6571. Participant ID “#”.**
2. Meetings are also streamed live on City website www.albanyca.org/meetings or on YouTube (www.YouTube.com/AlbanyKALB). Recording of the meetings are usually available for viewing 24 hours after the meeting.
3. Meetings are broadcast live on local TV – Albany KALB Channel.

How to submit Public Comment:

1. Members of the public may attend Planning & Zoning Commission meetings in-person at City Hall Council Chambers and request to speak during public comment period.
2. Members of the public may submit comments in writing by emailing the Planning & Zoning Commission at PZC@albanyca.org with the agenda item number clearly identified in the subject line of the email. Comments may also be submitted by mail to City of Albany – Planning Staff, 1000 San Pablo Avenue, Albany, CA 94706. All written comments received by 12 PM on the day of the meeting will be provided to the Commission and posted on the City website in advance of the meeting.
3. 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 be asked to unmute yourself when it is your turn to make your comment for up to 3 minutes. After the allotted time, you will then be re-muted.
4. To comment by phone, you will “Raise Your Hand” by pressing *9 to request to speak when public comment is being taken on the agenda item. You will be asked to unmute yourself by pressing *6 when it is your turn to make your comment for up to 3 minutes. You will be re-muted after the allotted time.