



## PLANNING & ZONING COMMISSION

1000 San Pablo Avenue

Albany, CA 94706

March 08, 2023

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### MINUTES OF THE REGULAR MEETING WEDNESDAY, MARCH 8, 2023

#### REGULAR MEETING: 7:00 PM

#### 1. CALL TO ORDER

Chair Pilch called the regular meeting of the Planning & Zoning Commission to order at 7:00 p.m. on Wednesday, March 8, 2023.

#### 2. ROLL CALL / LAND ACKNOWLEDGEMENT

Present: Hudson, MacLeod, Momin, Pilch, Watty

Absent:

Staff Present: 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

Commissioner Hudson reported she received a letter of appreciation from someone who attended the prior meeting.

#### 4. CONSENT CALENDAR

##### 4-1. Planning & Zoning Commission Meeting Minutes February 22, 2023

Commissioner MacLeod requested corrections to page 3, line 41, to revise “nuclear attacks may be considered as terrorism” to “the City could conceivably plan for nuclear events” and page 4, line 4 to add “Passive House Institute certification” following “building standards.”

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

**Motion to approve** the February 22, 2023 meeting minutes as amended. Watty

Seconded by MacLeod

AYES: Hudson, MacLeod, Pilch, Watty

NOES: None

ABSTAIN: Momin

ABSENT: None

**Motion passed, 4-0-1-0**



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1 **5. ANNOUNCEMENTS / COMMUNICATIONS**

2  
3 None.

4  
5 **6. PUBLIC COMMENTS**

6  
7 None.

8  
9 **7. PLANNING AND ZONING COMMISSION PUBLIC HEARING AND POSSIBLE ACTION**  
10 **ON MATTERS RELATED TO THE FOLLOWING ITEMS:**

11  
12 **7-1. Study Session on Implementation of Assembly Bill 2097 Regarding Off Street**  
13 **Parking Requirements** – In September 2022, Governor Newsom signed into law  
14 Assembly Bill 2097, which removes minimum parking requirements for residential  
15 and commercial development when located within ½-mile of public transit. This  
16 agenda item provides an opportunity for the Commission to explore options for  
17 changes to the City’s requirements in response to State law and/or to achieve other  
18 objectives, including implementation of the goals and policies of the Albany  
19 General Plan and Climate Action Plan

20  
21 **Recommendation:** Staff recommends that the Planning & Zoning Commission  
22 hold a study session to: (1) receive a presentation on AB 2097 and how it could be  
23 codified within the City of Albany; and (2) provide feedback on the options  
24 recommended to support potential changes to parking regulations.

25  
26 **California Environmental Quality Act (CEQA):** For discussion only. No CEQA  
27 review required at this time.

28  
29 Jean Eisberg, Lexington Planning, presented the staff report dated March 8, 2023.

30  
31 Patrick Siegman, Siegman & Associates, presented his technical memorandum dated  
32 February 17, 2023.

33  
34 **PUBLIC HEARING OPENED**

35  
36 **Harry Chomsky** supported removing minimum parking requirements across the City.  
37 Other policies can more effectively and equitably solve the problems that minimum  
38 parking requirements were designed to address.

39  
40 **Ken McCroskey** encouraged the Planning & Zoning Commission (Commission) to  
41 remove minimum parking requirements and unbundle parking.

42  
43 **Tariq Ahmed** supported the removal of minimum parking requirements and suggested  
44 the Commission consider additional transit routes around which minimum parking  
45 requirements could be eliminated.

46



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### PUBLIC HEARING CLOSED

1  
2  
3 Commissioner Watty supported codifying Assembly Bill (AB) 2097 in the Zoning  
4 Ordinance and removing minimum parking requirements. Eliminating minimums does not  
5 result in the loss of parking, but it does provide developers and residents with flexibility in  
6 how they utilize space and spend their money. Requiring a homeowner to construct a  
7 garage but not requiring them to use the garage is inequitable. A change of use for a  
8 small commercial space on Solano Avenue should not trigger parking requirements.

9  
10 Commissioner Momin agreed with codifying AB 2097 to avoid confusion and removing  
11 minimum parking requirements Citywide for all users. The portion of the City outside the  
12 ½-mile zone is mostly single-family residences, and they already have options for  
13 minimizing parking requirements. Minimum parking requirements for the portion of Solano  
14 Avenue that is outside the ½-mile zone could be eliminated through a specific plan for  
15 Solano Avenue. Maximum parking requirements for multifamily residential development  
16 and commercial development could benefit climate goals. Parking permit programs or  
17 parking meters may be needed in the future. Designated rideshare and carpool parking  
18 spaces should be implemented. The current requirement for bike parking could be  
19 increased. Accessible spaces and electric vehicle (EV) charging spaces should be  
20 required for projects with onsite parking.

21  
22 Commissioner MacLeod supported codifying AB 2097. The Commission should consider  
23 increasing bicycle parking requirements and implementing transportation demand  
24 management (TDM) programs in order to foster transit-oriented development in the City.  
25 Reducing parking requirements supports the City's Active Transportation Plan (ATP) and  
26 Climate Action and Adaptation Plan (CAAP) goals. A maximum parking requirement of  
27 0.75 space per unit is not unreasonable, and maximums should apply to all zones except  
28 single-family residential. The in-lieu parking fee should be eliminated.

29  
30 Commissioner Hudson concurred with codifying AB 2097 to simplify the Municipal Code,  
31 reduce staff time in reviewing projects, provide equity and fairness, and encourage the  
32 use of public transit.

33  
34 Chair Pilch noted public comments support including AB 2097 in the Zoning Ordinance.  
35 Eliminating parking minimums aligns with the goals contained in the CAAP, ATP, and  
36 Housing Element. ADA, carshare, and EV parking spaces should be required. The  
37 Commission needs a robust discussion of maximum parking requirements. Strategies for  
38 parking management will be needed in the future.

39  
40 Community Development Director Bond advised that staff would return to the  
41 Commission with a draft ordinance and with a discussion of maximum parking  
42 requirements. Discussions of bicycle parking and street parking management will be  
43 scheduled in the future.  
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### 1 8. NEW BUSINESS

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3 **8-1. Planning Commission Chair & Vice Chair Reorganization** – To provide the  
4 opportunity for all Members of Advisory Bodies to hold a leadership role, the  
5 Advisory Body Handbook states that the position of Chair and Vice Chair shall be  
6 rotated on an annual basis in January or February. Although not recommended, if  
7 the Advisory Body agrees that there is a strong preference to continue with the  
8 existing Chair and/or Vice Chair, they may serve for a maximum of two consecutive  
9 years in the role.

10  
11 **Recommendation:** Make nomination(s) and vote for members to serve as Chair  
12 and Vice Chair.

13  
14 Chair Pilch expressed interest in serving another year as Chair.

15  
16 Commissioner Watty volunteered to serve as either Chair or Vice Chair.

17  
18 Commissioner MacLeod suggested Chair Pilch and he remain as Chair and Vice Chair  
19 for another year with his moving to Chair the following year.

20  
21 Commissioners Momin and Hudson supported retaining the current Chair and Vice Chair.

22  
23 **Motion to nominate** Commissioner Pilch as Chair of the Planning & Zoning  
24 Commission for the 2023 calendar year. Momin

25 AYES: Hudson, MacLeod, Momin, Pilch, Watty

26 NOES: None

27 ABSTAIN: None

28 ABSENT: None

29 **Motion passed, 5-0-0-0**

30  
31 **Motion to nominate** Commissioner MacLeod as Vice Chair of the Planning &  
32 Zoning Commission for the 2023 calendar year. Watty

33 AYES: Hudson, MacLeod, Momin, Pilch, Watty

34 NOES: None

35 ABSTAIN: None

36 ABSENT: None

37 **Motion passed, 5-0-0-0**

### 38 39 9. NEXT MEETING: March 22, 2023 at 7:00 PM

### 40 41 10. ADJOURNMENT

42  
43 The meeting was adjourned at 8:46 p.m.

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Submitted by:

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Jeff Bond, Community Development Director