



PLANNING AND ZONING COMMISSION  
REGULAR MEETING

Albany City Hall, 1000 San Pablo Avenue, City Council Chambers  
Tuesday, December 11, 2007, 7:30 pm

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSENT CALENDAR**

(Consent Calendar items are considered to be 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 Commission Member or a member of the audience requests removal of the items from the Consent Calendar.)

  - a. **Minutes from the October 16, 2007 meeting.**  
*Staff recommendation: approve.*
  - b. **1061 Eastshore Highway. Planning Application 07-089. Conditional Use Permit.** Request for approval of a Master Conditional Use Permit for all an existing commercial building with twenty units.  
*Staff recommendation: approve.*
5. **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 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.
6. **DISCUSSIONS AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS**
  - a. **635 San Pablo. Planning Application 07-050. Variance. Design Review.** Request for Design Review approval to allow the demolition and reconstruction of the existing Taco Bell Restaurant. The project includes drive-through service, which requires a variance to meet drive-through requirements.  
*Staff recommendation: Staff recommends that the Planning and Zoning Commission discuss the proposed project and provide direction to the applicant on appropriate revisions to the project, such as design and landscaping. If the Commission wishes to approve the proposed project, draft findings and conditions of approval are attached.*
  - b. **904 Santa Fe. Planning Application 07-087. Design Review.** Request for a study session on an application for Design Review of a new mixed-use building, which includes two residential units and one commercial retail space.  
*Staff recommendation: Receive testimony from the applicant and members of the public. Provide direction to staff on issues of interest during the review process. No action is taken.*

**c. 1157 Brighton Avenue and 420 Cornell Avenue. Planning Application 07-079.**

**Subdivision. Design Review.** Request for a study session on an application requesting approval for a subdivision and design review to allow construction of a new two-story, multi-family building.

*Staff recommendation: Receive testimony from the applicant and members of the public. Provide direction to staff on issues of interest during the review process. No action is taken.*

**d. 613 Curtis. Planning Application 07-082. Design Review. Parking Exception.**

**Conditional Use Permit.** Request for approval to allow a 514 sq.ft., second-story addition to the rear area of an existing two-story single-family home.

*Staff recommendation: Approve.*

**7. ANNOUNCEMENTS/COMMUNICATIONS:**

- a. Correspondence dated November 21, 2007 from Caren Quay regarding St. Mary's College High School parking on Beverly Place.

**8. FUTURE PLANNING AND ZONING COMMISSION MEETING AGENDA ITEMS**

(Staff discussion and Commission member announcement of status of previous agenda items and requests for future agenda items. No public comment will be taken on requests for future agenda items).

- a. Regular meeting of December 25, 2007 to be cancelled.  
b. Election of Officers for 2008 to be scheduled for January 8, 2008 meeting.  
c. Special Meeting on January 15, 2008 to discuss residential design guidelines.  
d. Regular meeting of January 22, 2008 to be rescheduled to January 29, 2008.

**9. ADJOURNMENT**

*The Commission/Committee/Board packet is available for public inspection at the Albany Community Center/Library, Fire Department and City Hall. The agenda and supporting staff reports can be found on our web page at [www.albanyca.org](http://www.albanyca.org).*

Please note that if you provide your name and address when speaking before the Commission/Committee/Board it will become part of the official public record, which will be posted on the Internet.