

City of Albany
**Special Meeting of the Planning and Zoning
Commission
Minutes October 16, 2007, Meeting**

Note: These minutes are subject to Planning and Zoning Commission approval. The minutes are not verbatim. An audiotape of the meeting is available for public review.

Regular Meeting

1. Call to order

The meeting of the Planning and Zoning Commission was called to order by Chair Arkin, in the City Council Chambers at 7:00p.m. on Tuesday, October 16, 2007.

2. Pledge of Allegiance

3. Roll Call

Present: Arkin, Hitchcock, Maass, Moss, Panian
Absent: None
Staff present: Planning & Building Manager Jeff Bond, Assistant Planner Amber Curl,
Planning Clerk Amanda Bennett

4. Consent

None.

5. Public Comment on non-agenda items

There was no public comment.

6. New Business

a. Design Review Guidelines Update Work Session.

Discussion completed by 8:30p.m.

- b. 1600 Posen Avenue, Albany*. Planning Application 06-091. Design Review.** Continuation of Public Hearing on a request for Design Review of structural and landscape elements of the Saint Mary's College High School Athletic Field Renovation Project. Mitigated Negative Declaration approved by the Planning and Zoning Commission on September 25, 2007. (*The site is also known by the mailing address of 1294 Albina Avenue, Berkeley).

Planning Manager Bond delivered the staff report. The applicant has submitted plans showing no eaves to reduce the appearance of mass on the building and to match homes in the neighborhood.

Brother Edmund with St. Mary's College High School spoke followed up by Bill Drulias the landscape architect who stated that the landscaping plan was not completed but would to use some non EBMUD recommended plants, subject to the city's urban forestry representative's approval. He proceeded to describe all of the landscaping areas and techniques, i.e. zones, layering, etc.

Commissioner Arkin would like assurance that plants in the shaded areas can survive.

Rich Brown spoke and wanted clarification on if the landscape architect would be working neighbors on the planting materials. He still has concerns about increased usage of the field. Michael Tompkins spoke and wanted some clarification and revision of field use. Kristine Fowler stated that an annual review was an important requirement and questioned the amount of noticing time for neighbors to be informed of the review. Planning Manager Bond responded that 30 days notice was a concern but a staff report could be available earlier than 10 days prior to the hearing.

Peter Imperial stated that he supported an annual review but the allowance of summer camps was important for recruiting new students. He also expressed concerns about a 6:30p.m. off-field policy.

Commissioner Arkin recommended that summer camps be allowed and part of the annual review, which would be held no later than July 1.

An unidentified member of the public stated that the PNA did not represent all neighbors and would like to support St. Mary's holding summer camps.

Commissioner Maas said he is heartened by how everyone has come together and the school has responded to the neighbors. He would like to see signage on the field showing hours of field activity. Commissioner Panian asked what would happen if the requirements are not adhered to. Planning Manager Bond stated that any violations to the design review approval would be subject to a public nuisance hearing. Commissioner Panian still had concerns about the process.

Commissioner Moss thanked both the neighbors and St. Mary's for their hard work. He stated that field space in the city is limited but understands the neighbors concerns with weekend field use. Commissioner Hitchcock congratulated everyone for working so well together. She believes the project can be approved as proposed.

Chair Arkin moved to approve the project subject to the following revisions to the conditions of approval:

- 1) Page 8, finding 3, add "student safety is improved with the new track surface."
- 2) Attachment B, Section A1, item 11, add "with the eave detail to match the gymnasium."
- 3) Item 2, substitute "plans by bleacher manufacturer."
- 4) C-3, add "protect from car doors."
- 5) Page 15, I-4, add "signage will be clearly posted showing hours of field use," per J-1, subject to planning staff review and approval.
- 6) Replace the use of "Panther Park" to "the athletic field."
- 7) Page 16, add "students, potential students and staff," as those allowed to utilize the field.
- 8) The annual review shall commence July 1, 2008 and continue every year thereafter unless modified by frequency of reports are modified by the Planning and Zoning Commission.

Commissioner Panian recommended that the condition regarding vacating of the field by 6:30p.m. remain as proposed since neighbor concerns about noise, not number of people on the field.

Commissioner Hitchcock adds, to page 15, "including field set up." Commissioner Moss adds, to page 17, that the staff report shall be made available to the public 30 days prior to the hearing. Commissioner Hitchcock also adds that she is still not comfortable with the proposed signage and that the City of Berkeley and District 5 representative in Berkeley shall be notified of the hearing.

Vote to approve item **6b** as amended:

Ayes: Arkin, Hitchcock, Maass, Moss, Panian

Nays: None

Motion passed, 5-0

7. Adjournment

The meeting was adjourned at 10:32p.m.

Next regular meeting: Tuesday, October 23, 2007, 7:30 p.m.

Submitted by:

Amber Curl
Associate Planner