

City of Albany
Planning and Zoning Commission
Minutes April 10, 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 7:30 p.m. on Tuesday, March 27, 2007.

2. Pledge of Allegiance

3. Roll Call

Present: Arkin, Hitchcock, Maass, Moss
Absent: Panian
Staff present: Planning & Building Manager Jeff Bond, Assistant Planner Amber Curl,
Planning Clerk Amanda Bennett

4. Public Comment on non-agenda items

There was no public comment.

5. Consent

a. Minutes from the March 13, 2007 meeting.

Staff recommendation: approve.

There was consensus to approve the minutes and continue items 6a and 7a to the following meeting of April 24, 2007.

6. Old Business

- a. **845 Cleveland. Planning Application 06-077. Lot Line Adjustment. Planned Unit Development. Design Review.** The applicant is requesting approvals (as listed above) to develop four residential units.

Staff recommendation: continue to a date uncertain due to incomplete plans.

7. New Business

- a. **1047 Stannage. Planning Application 07-020. Design Review.** A request for Design Review approval to allow construction of a new 1,390sq.ft., two-story addition to the rear area of an existing single-story home. All development requirements are met and only Design Review approval is requested.

Staff recommendation: continue to a date uncertain due to lack of a quorum.

- b. **1161-1175 Solano. Planning Application 06-077. Lot Line Adjustment. Planned Unit Development. Design Review.** The applicant is requesting approvals (as listed above) to develop four residential units.

Staff recommendation: discuss and provide direction to the applicant. No action is taken.

Staff member Amber Curl presented the staff report and Chair Arkin opened the public hearing. Tony Kershaw, the property owner stated that he had owned the building for 12 years would like to construct a coffee shop/café type building. Chair Arkin asked about the occupancy rate. Commissioner Moss stated that he had counted 107 seats. Patricia Alarcon, the project architect, described the proposed building with the structural bay, metal roof and how it would be an anchor at the corner of Stannage and Solano. She also discussed the exposed structural steel frame and potential for a photovoltaic film being added to the roof. There is a 4 car parking exception requested.

Commissioner Arkin asked about outdoor seating. The applicant stated they would like to have outdoor seating. Commissioner Moss asked about the possibility of the applicant leasing right-of-way area from the city. He also inquired about the curved roof draining onto the sidewalk. Ms. Alarcon responded that a sculptural gutter would be added to the edge of the roof to tie into the existing drainage system.

James Guilse spoke on the project saying that he was excited about seeing something new on the corner and finds the idea of solar panels exciting. He is concerned about such a large, 2,900sq.ft. café with no anchor tenant already chosen. He asked if a restaurant would be allowed. He would need assurance that trash and noise will not be an issue. He asked what the design concept was, that he did not quite get the sculpture idea. He doesn't want to say he prefers a more classical style but would like more clarity on the design.

Commissioner Moss stated that Waste Management picks up at 6am. Mr. Guilse stated he didn't know what to expect but proposed that the trash enclosure be brought out to the street for pick up.

Commissioner Moss asked if Mr. Guilse felt that there was a parking problem on Stannage. His concern is more with workers and not patrons. Mr. Guilse responded that it is not an issue for him since he has two off-street parking spaces.

Allen Cane, business and homeowner in Albany was representing the Solano Association which has concerns about high rent and small businesses not being able to afford to rent the unit. A chain store could afford it but leads to the demise of small business. Ray Anderson with the Chamber of Commerce spoke and said the property owner had come to the chamber to discuss the project. He has concerns about a parking exception.

Mr. Kershaw stated they had not determined who would lease the building, although there are businesses they would prefer. He is not after the highest dollar tenant and is willing to contribute money to a parking garage. His preference is a café type building. He does not want a destination business but one that livens up the street corner.

The public hearing is closed.

Commissioner Moss said he'd like to see an outdoor seating plan a defined area and planters. He suggested that employees use the parking lot to gain spaces on the street. The curved roof does not address or emphasize the corner the way he'd like. The roof should be extended and would like to see a parapet. The posts could also be thickened.

Commissioner Hitchcock feels that the design is interesting and loves the green features. She feels that support for 3 parking space exceptions is reasonable but 4 or more she has concerns about. She believes that traffic counts on weekends are important. She likes an industrial architectural style along Eastshore but not on Solano. Doesn't believe it creates a friendly or small town, main street feel. Would like to see outdoor seating integrated into the design.

Commissioner Mass stated that he liked the modern design, it's different and he likes the subtle changes in the angle of the roof. He agrees with Commissioner Moss that the roof terminates too soon. He would like to see proposed colors and feels that a parking exception for 4 spaces is pushing it. He noted that parking meters were not a possible solution in the past.

Commissioner Arkin believes that the tall building is appropriate but wishes it were filled with residential units and offices although the zoning code does not allow for them. The retail space is half of the restaurant. Some combination could be more appropriate and then he could support a 4 parking space exception. Outdoor seating is an amenity and thanked the applicant for the model. The curved roof is difficult geometrically and suggests an overhang with brackets, which create a 4' projection over the sidewalk. He suggested windows and doors that open up the entrance and suggested some bicycle parking.

Mathew Frieddman, another project architect, stated that they are still looking at gutter sand details.

Commissioner Moss felt that there was justification for a 4 parking space exception and would not want to hold up the project when no parking for projects had been permitted in the past.

8. Communications

None.

9. Discussion

a. Waterfront Planning Process

Staff member Jeff Bond stated that firms, that responded to the previous RFQ, had been notified to see if they were still interested in participating in the process. Responses are due back tomorrow. A project manager would be selected to help facilitate the process.

b. Grading Permit Application From Golden Gate Fields For The Installation Of An Artificial Track

Staff member Jeff Bond described that the resurfacing of the race track is a state mandate and that the proposed material is made of silica and rubber. It drains instantly and creates a more consistent surface. A grading permit is required and a building permit for the retaining wall.

There are some sophisticated biological and hydrological issues that need to be looked at. BCDC would like to increase public access and that the Water Quality Control Board would also review the project.

Commissioner Moss asked if it was comparable to the St. Mary's grading, staff member Bond responded that it would be 1mi for Golden Gate fields where St. Mary's is ¼ mile. Chair Arkin asked what would happen with the dirt and if it could be used to cap the bulb or create a berm.

Staff member Jeff Bond anticipates that there will be enough community interest that the Planning Commission will review it in some form. Commissioner Moss stated that June 18 was the end of salmon spawning season. Commissioner Hitchcock asked how long the applicant had known about the project. Staff member Bond responded that the applicant had been working hard on Engineering issues.

Carol O'Keefe, a member of the public, stated that the Park and Recreation Committee and recommended a similar project in capping the bulb. Any feasibility of it would be a wonderful idea.

c. Green Building Program Implementation

d. Future Planning And Zoning Commission Meeting Agenda Items

10. Adjournment

The meeting was adjourned at 9:35 p.m.

Next regular meeting: Tuesday, June 26, 2007, 7:30 p.m.

Submitted by:

Amber Curl
Assistant Planner