



PLANNING AND ZONING COMMISSION
REGULAR MEETING

Albany City Hall, 1000 San Pablo Avenue, City Council Chambers
Tuesday, November 13, 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. **619 Talbot. Planning Application 07-082. Design Review. Parking Exception.**
Request for approval to allow a 342sq.ft., single-story addition to the rear area of an existing single-family home.
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. **1030-1130 Pablo Avenue (northeast corner of University Village at San Pablo Avenue and Monroe Street). Planning Application 07-100. Study Session on Application for Rezoning. Planned Unit Development. Design Review. Parking Exception.** A request for rezone to San Pablo Commercial, planned unit development, design review and parking exception for a new grocery store and mixed-use development at a site owned by the University of California.
Staff recommendation: Receive testimony from the applicant and members of the public. Provide direction to staff on issues of interest during the review process.

 - b. **1161-1175 Solano Avenue. Planning Application 07-017. Parking Exception. Design Review. Entertainment Permit.** A request for Design Review approval to allow s remodel and a small addition to 3 commercial units to create a 2,153sq.ft. commercial building at the corner of Solano Avenue and Stannage Avenue. An entertainment permit is also requested, which triggers the need for a parking exception for 3 parking spaces.
Staff recommendation: Receive testimony from the applicant and members of the public. Provide direction to staff on issues of interest during the review process.

c. Recommendation to the City Council Regarding Amendments to the Building & Housing, Fire Prevention, and Grading Chapters of the Municipal Code related to

- 1) The Adoption, with amendments, of the 2007 versions of the California Building Code, California Fire Code, California Electrical Code, California Mechanical Code, and California Plumbing Code
- 2) Repair and Reconstruction of Damaged Structures
- 3) Safety Inspections And Posting Official Placards During An Emergency

Staff recommendation: Receive testimony from the public. Provide a recommendation to the City Council.

7. ANNOUNCEMENTS/COMMUNICATIONS:

- a. Summary of Board and Commission Training on October 29, 2007
- b. Discussion of planning process for St. Mary's College High School Master Plan
- c. Summary of Council action regarding Waterfront Planning Process

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. Special Meeting of November 20, 2007 - Design Review Guideline Update Work Session
- b. Special Meeting of Fire Board of Appeals (tentative date: November 20, 2007)
- c. Meeting of November 27, 2007 expected to focus on a discussion of City policies on housing, include discussion of process for preparation of a new Housing Element. (No regular agenda items are currently scheduled for action.)
- d. Regular meeting of December 25, 2007 to be cancelled.
- e. 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.

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.