



PLANNING AND ZONING COMMISSION  
REGULAR MEETING

Albany City Hall, 1000 San Pablo Avenue, City Council Chambers  
Tuesday, July 24, 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 June 26, 2007 and July 10, 2007 meetings.**  
*Staff recommendation: approve.*
  - b. **1230 Solano. Planning Application 07-031. Conditional Use Permit. Parking Exception.**  
Request for a conditional use permit to allow knitting-related classes to be conducted at an existing store. A parking exception is requested to allow zero parking spaces where one parking space is required.  
*Staff recommendation: approve.*
5. **PUBLIC COMMENT**

For persons desiring to address the Commission/Committee/Board 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/Committee/Board 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. **1000 San Pablo Avenue. Planning Application 06-065. Design Review.** Remodel and addition to the City of Albany Civic Center Measure F Safety Project.  
*Staff recommendation:: information only.*
  - b. **1231 Solano. Planning Application 07-051. Conditional Use Permit. Parking Exception.**  
Request for a conditional use permit to allow instructional/tutorial program for students between the ages of 11 and 18. A parking exception is also requested to allow 2 off-street parking spaces where 6 on-site spaces are required. .  
*Staff recommendation:: approve.*
  - c. **715 Cornell. Planning Application 07-053. Design Review.** A request for Design Review approval to allow a redesign of a previously approved two-story addition to the rear of an existing single-family home.  
*Staff recommendation: approve with design revisions.*
  - d. **Study Session on 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 may require a variance to meet drive-through requirements.

*Staff recommendation: Discussion only, no action is taken.*

- e. Public Hearing on an Art in Public Places Program.** An ordinance amending Chapter 20 of the Planning and Zoning Code establishing an Art in Public Places Program.

*Staff Recommendation: Hold a public hearing and make findings and recommendations to the Albany City Council adopting an ordinance to amend the Planning and Zoning Code for purposes of creating an Art in Public Places Program.*

- f. Recommendation to the City Council Regarding Review of Association of Bay Area Government's Regional Housing Needs Allocation.**

*Staff Recommendation: Make recommendation to the City Council not to submit request for revisions to the Association of Bay Area Governments on the proposed Regional Housing Needs Allocation.*

- g. Review of Administrative Design Review Practices Regarding Vinyl Siding.** Review of staff administrative practice discouraging use of vinyl siding except in unique circumstances.

*Staff Recommendation: discuss and provide direction to staff.*

- h. Establishment of Working Groups on (a) Corrections and Updates the Planning and Zoning Code and (b) Revisions to the Single Family Residential Design Guidelines.**

*Staff Recommendation: discuss and select subcommittees or working groups to pursue these initiatives.*

**7. ANNOUNCEMENTS/COMMUNICATIONS:**

- a. Brief status report on St. Mary's College High School
- b. Brief status report on Keystone Chinese School
- c. Future Agenda Items and Meeting Scheduling in November and December 2007

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

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

**9. ADJOURNMENT**

*The Commission/Committee/Board packet is available for public inspection at the Albany 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.