



**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

**Albany City Hall, 1000 San Pablo Avenue, City Council Chambers
Tuesday, July 10, 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 April 24, 2007, May 8, 2007 and May 22, 2007 meetings.**
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. **1370 Marin Avenue (Bright Star School).** A request for a determination by the Planning and Zoning Commission that the school is operating in compliance with City requirements and conditions of approval and to allow an increase to 55 students.
Staff recommendation: approve resolution making determination that school is operating in compliance with approvals.
- b. **922 Polk. Planning Application 07-027. Design Review.** Request for Design Review approval to allow an existing 1,680sq.ft. basement to be converted into habitable space.
Staff recommendation: approve.
- c. **1260 Brighton. Discussion of Planning Application 06-033. Design Review. Variance.** Request for a variance to allow a 6' tall fence in the front yard (along San Gabriel) where 3'-6" is the maximum height permitted located at New Brighton Apartments.
Staff recommendation: Discuss, no action to be taken.
- d. **747 San Pablo Avenue. Planning Application 07-048. Design Review.** Request for Design Review approval to allow the remodeling of an existing commercial structure, which would result in a new building facade.

Staff recommendation: provide direction to applicant on appropriate changes and continue the item to item to the July 10, 2007 hearing.

- e. **Recommendation to the City Council Regarding Submission to the Association of Bay Area Governments of a Nomination of 1100 Eastshore Highway (Golden Gate Fields) as a Priority Conservation Area.**

Staff Recommendation: Provide recommendation to the City Council.

- f. **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.

- g. **Review of Clean and Green Task Force Recommendations.**

Staff Recommendation: discuss and provide direction to City Council.

- h. **Review of Planning and Zoning Code Section 20.24.050 Regarding Mixed Use Parking Requirements.**

Staff Recommendation: For discussion.

7. ANNOUNCEMENTS/COMMUNICATIONS:

- a. Brief status report on the Golden Gate Fields Track Resurfacing application.
- b. Brief status report on St. Mary's College High School
- c. Brief status report on Albany Unified School District Cougar Field Project
- d. Future Agenda Items

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.

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.