

**CITY OF ALBANY
PLANNING AND ZONING AGENDA
STUDY SESSION STAFF REPORT**

Agenda date: 4/28/09

Prepared by: AC

Reviewed by: JB

**ITEM/
SUBJECT:** **61C**
Planning Application 09-022. Design Review. Parking Exception. The applicant is requesting Design Review approval to allow improvements to existing buildings and new signage and a Parking Exception to allow nine parking spaces where twelve are required for a change of land use in the existing buildings.

SITE: **949/953 San Pablo**

**APPLICANT/
OWNER:** **David Arkin with Arkin Tilt for Aligned Investments**

ZONING: **SPC (San Pablo Commercial)**

STAFF RECOMMENDATION

Discuss the proposed project. Receive testimony from the applicant and members of the public. Provide direction to staff on issues of interest during the review process. No action is to be taken at this time.

BACKGROUND/PROJECT DESCRIPTION

The subject project area consists of three adjacent parcels that total 13,100 sq. ft along San Pablo Avenue, across the street from the Albany Towne Center. The combined frontage of the three parcels equals 256'.

The properties currently have four buildings on the site, which house variety of uses. The buildings are laid out with two on the north end, which both have sub grade basement areas, and two on the south end, which are within inches of each other. The center parcel is unique in that it creates a driveway, approximately 95' long, and runs from San Pablo Avenue, all the way through to Kains Avenue. Historically the driveway was used as a one-way connection from San Pablo Avenue to Kains Avenue, but has recently been closed of to through traffic by the property owner.

The applicant is requesting Design Review approval to allow remodeling and improvements to the existing buildings. The targeted uses include a bakery or market in the northwest building, a wine shop in the northeast, brasserie in the southwest and café in the southeast building. Outdoor dining is proposed as part of the brasserie.

The applicant would like to create a comprehensive theme for the buildings, with the four buildings creating a small plaza. The proposed improvements include installation of market stalls at the northwest corner, which include canvas awnings, redwood trellises accenting the buildings, PV/solar panels, improved finishes, new windows, and new signage. Universal accessibility will also be installed to allow for patrons that need wheelchair access, which the buildings currently do not have.

The applicant is requesting Design Review approval for the improvements and a Parking Exception to allow nine parking spaces where 12 are required for the change in uses. This is a study session for discussion only. **No action is taken at this time.**

ENVIRONMENTAL ANALYSIS

Staff has determined that the proposed project is categorically exempt from the requirements of CEQA per Section 15301, "Existing Facilities" of the CEQA Guidelines, which exempts minor improvements to existing buildings.

DISCUSSION OF KEY ISSUES

Design Review

The current buildings at the subject sites are. The proposed project will create a cohesive shopping area where each building will have complementing architectural elements and colors and offer a variety of uses to serve patrons.

Trellises are proposed along the entire frontage of the parcels. A willow weave fence is proposed at the southern end of frontage. Trellis photovoltaic panels are proposed along the southern property line and match the trellises proposed along the building frontage and for the entry sign.

There is an entryway sign proposed over the driveway, which is essentially an elevated trellis that has individual letter signage that says "Green Market Lane" and serves as the recognizable marker for the shopping area.

In regards to signage a total of 492 sq. ft. is permitted if the SPC zoning requirements are applied or 328 sq. ft. is permitted if the shopping center requirements are applied. Regardless, the applicant is proposing approximately 100 sq. ft. of signage area, which include wood, oval shaped hanging signs and individual letter entry way signs.

Staff believes that in upgrading the existing buildings, the applicant has opted for a solution that will create an attractive and desirable shopping center in a sustainable manner in a location along San Pablo Avenue where there is currently little commercial activity.

It should be noted that the proposed project maintains the existing buildings, which are not architecturally notable, and are relatively low density for the San Pablo commercial district. In addition, while the proposed trellises are attractive in design, they are relatively small scale in comparison to the width of San Pablo Avenue and speed of travel on the roadway.

In addition, while there is benefit to encouraging the connectivity between the site and Kains Avenue, particularly for pedestrians and bicyclists, all automobile traffic entering the site must exit through the driveway parcel (in a R-3 district) onto Kains Avenue. As a result, the Commission may wish to give consideration to noise and privacy issues that may arise with patron activity on this parcel. Similar consideration should be given to the impact of outdoor seating and on nearby residences.

Parking Exception

There are nine parking spaces provided in the form of six parallel spaces along the east end of the driveway and three 30-degree spaces in along the northwest building. The Planning and Zoning Code requires one parking space is required for every 400sq.ft. of retail/sales area and one parking space is required for every 200 sq. ft. of restaurant or café type use. The following are the parking requirements for the proposed uses:

Building	Square footage	Required parking
Bakery/Market (yellow)	1130 (1 per 400sq.ft.)	3
Wine Shop (green)	585 (1 per 400sq.ft.)	2
Brasserie (blue)	1399 (1 per 200sq.ft.)	7
Café (red)	766 (1 per 200sq.ft.)	4
		16 required
		12 total required*

*Planning and Zoning Code Section 20.28.040(B2) states that up to 1,500 sq. ft. of ground floor retail area is exempt from parking requirements.

Parking counts will be conducted to provide an understanding of existing parking conditions. For example, automotive service centers along San Pablo rely heavily on street parking for vehicles that are being serviced. It should also be noted, that although no formal arrangement has been made, it may be possible for a shared parking agreement to be made, with the adjacent Benjamin Moore Paint parcel to the south, which is under utilized during evening hours.

Staff recommends that the Commission provide the applicant and staff direction and feedback on the proposed project and continue the project to a date uncertain to allow parking counts to be conducted.

Attachments:

1. Analysis of Zoning Requirements
2. Project application, plans

ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS

20.12 Zoning Districts and Permitted Uses

General Plan: General Commercial / Medium Density Residential
Zoning: San Pablo Commercial & R-3 Residential High Density

20.16 Land Use Classifications

SPC (San Pablo Commercial) / R-3 Residential High Density

Surrounding	North - Commercial	East - Residential
Property Use	South - Commercial	West - Commercial

20.20.080 Secondary Residential Units.

Not applicable.

20.24.020 Table of Site Regulations by District.

N/A, all existing, conforming conditions.

20.24.030 Overlay District Regulations.

Not applicable.

20.24.040 Hillside Residential Regulations.

Not applicable.

20.24.050 Floor-Area-Ratio.

N/A, all existing, conforming conditions.

20.24.060 Setback Areas, Encroachments.

Not applicable.

20.24.100 Distances between Structures.

Not applicable.

20.24.110 Fences, Landscaping, Screening.

Not applicable.

20.24.130 Accessory Buildings.

Not applicable.

20.28 Off-Street Parking Requirement.

See Summary of Key Issues.

20.40 Housing Provisions

Not applicable.

20.44 Non-conforming Uses, Structures and Lot

Not applicable.

20.48 Removal of Trees

Not applicable.

20.52 Flood Damage Prevention Regulations

Not applicable.

20.58 Art in Public Places Program

The proposed project would be subject to standard public art program requirements.

20.100.030 Use Permits.

Not applicable.

20.100.040 Variances.

Not applicable.

20.100.010 Common Permit Procedures.

Public notice of this application was provided on April 17, 2009 in the form of mailed notice to property owners and occupants within a 100-foot radius, and posted in three locations.

20.100.050 Design Review.

See Summary of Key Issues.

Date Received: _____
 Planning Application No.: _____
 Fee Paid: _____



City of Albany

PLANNING APPLICATION FORM (GENERAL PROJECTS)



<p>For PLANNING & ZONING COMMISSION action:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Conditional Use Permit* <input checked="" type="checkbox"/> Design Review (residential, residential additions, commercial, office and multi-family*,) <input type="checkbox"/> General Plan Amendment from _____ to _____ <input type="checkbox"/> Parcel Map/ Tentative Map/ Vesting Tentative Map, Lot Line Relocation <input checked="" type="checkbox"/> Parking Exceptions/Reductions <input type="checkbox"/> Precise Development Plan <input type="checkbox"/> Second Unit Use Permit * <input type="checkbox"/> Variance * <input type="checkbox"/> Zone Change from _____ to _____ <input type="checkbox"/> Other: 	<p>For ADMINISTRATIVE action:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Admin. Lot Line Relocation <input type="checkbox"/> Home Occupations <input checked="" type="checkbox"/> Sign Review <input type="checkbox"/> Other:
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* Please complete the appropriate Supplemental Questionnaire.

The City of Albany Municipal Code has certain requirements for Planning Applications. Your answering the following questions will help staff assess how to process your application. Thus, we may have additional questions based on your responses below. Additionally, after your application is accepted for processing, staff and Planning and Zoning Commissioners will likely make at least one field visit to your house and neighborhood.

Job Site Address: 949 - 953 SAN PABLO AVE.		Zone: <u>SPC</u>
Property Owner(s) Name: SURE-WOOD HOLDINGS LLC. JOYCE SIGMAN, GEN. MGR.	Phone: 415-457-9950 Fax: 415-457-9959	Email:
Mailing Address: 336 BONAIR CTR. #209.	City: GREENBRAE	State/Zip: CA 94904
Applicant(s) Name (contact person): DAVID ARKIN AIA ARKIN TILT ARCHITECTS	Phone: 528-9830 Fax: 528-0206	Email: david@arkintilt.com
Mailing Address: 1101 8th ST., #180	City: BERKELEY	State/Zip: CA/94706

PROJECT DESCRIPTION (Please use back of sheet or attach extra sheets, if necessary): SEE ATTACHED

GENERAL INFORMATION (Please fill out this section if you are asking for approval of a project that will require construction):

Item	Existing	Proposed
Lot size (square feet)	10,600 + 2,500	10,600 + 2,500
Size of structure(s) or commercial space (square feet)	4566	4440
Height and No. of stories	21' 2	21' 2
Lot coverage ¹	3981	3855
Floor Area Ratio (FAR) ²	.43	.42
Impervious Area ³	2132.5 + 199.5	521 + 466.5
Slope Density ⁴	-	-
No. of dwelling units	3	Ø
Parking ⁵ Number of off-street spaces	10*	9
Number of spaces in garage	Ø	Ø
Size of spaces	varies	varies

(SPC + R-3)

(SPC ONLY)

*45° ANGLE
W/NARROW
ACCESS

¹ Lot Coverage applies to all zoning districts. It is defined as the land area covered by all the structures on a site, including all projections, except portions of uncovered decks, porches or landings, balconies, or stairways that are less than six feet above grade and are not enclosed by walls on more than two sides; eaves, trellises and similar structures that do not have solid roofs.

² Floor Area Ratio (FAR) is defined as the proportion of building floor area per area of the parcel of land upon which the building rests. See the informational handout "How to Calculate Floor Area Ratio" for details on what is included and excluded.

³ Impervious Area includes the total square footage of building footprint(s), driveway(s), patio(s), parking lots, walkway(s), and any other impervious surfaces.

⁴ Slope Density requirements apply in the HD Zoning District pursuant to Measure K. See handout on how to measure slope density in this area.

⁵ Minimum parking requirements were enacted under Measure D. This Measure requires that all residential development must have a minimum of two off-street parking spaces. Some exceptions may apply to your project, see residential development handout.

Restrictions: Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they? In some instances, you may be required to provide a title report.

Joyce Sgama [Signature]
 Signature of Property Owner Signature of Applicant
 4.15.09 4.15.09
 Date Date

Community Development Department staff is available between 8:30 a.m. and 7:00 p.m. on Mondays, 8:30 a.m. through 5:00 p.m. on Tuesdays through Thursdays, and 8:30 a.m. to 12:30 p.m. on Fridays at 1000 San Pablo Avenue, Albany, CA 94706; TEL: (510) 528-5760.



City of Albany



SUPPLEMENTAL QUESTIONNAIRE

CONDITIONAL USE PERMIT

(e.g., commercial, institutional, assembly uses
& non-administrative home occupations)

The City of Albany Municipal Code has certain requirements for approving Conditional Use Permits. Your answers to these questions will help staff assess how to process your application. Please understand that this supplemental questionnaire will help staff to further work with you. Thus, we may have additional questions based on your responses below. Additionally, after your application is accepted for processing, staff and Planning and Zoning Commissions (if applicable) will likely make at least one field visit to the Site and neighborhood.

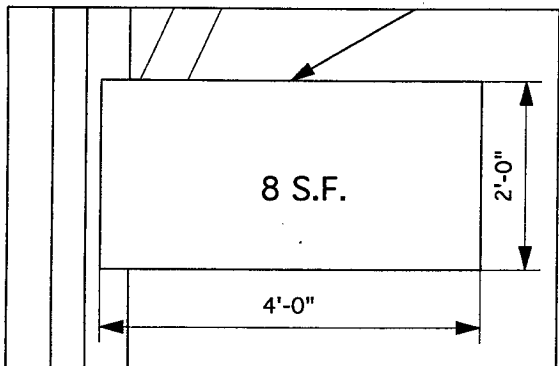
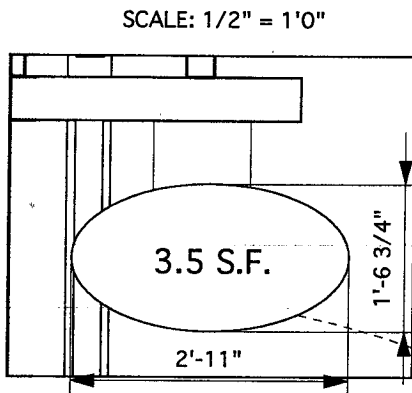
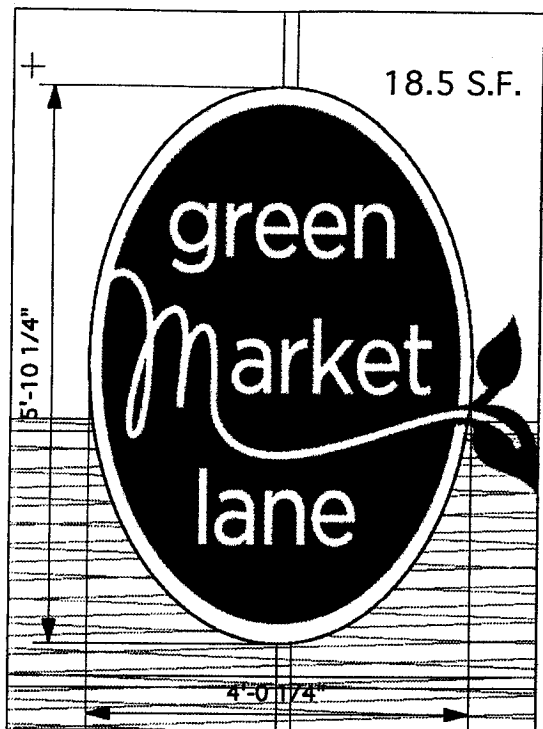
1. What is (was) the use in this building/tenant space prior to your proposal?
BAR, HAIR SALON and 3 RENTAL UNITS
2. What are you proposing? BAKERY or MARKET, WINE SHOP,
CAFE, BRASSERIE and MARKET STALLS
3. Proposed hours/days of operation? 7 DAYS/WK; 6:30AM - Midnight
4. Maximum number of employees expected on site at any one time? 22
(include owners/partners)
5. For instructional uses/assemblies of people/classes, etc. what is the maximum number of participants expected on site at any one time? n/a
6. For restaurants and cafes, will beer/wine/liquor be served? YES

Community Development Department staff is available between 8:30 a.m. and 7:00 p.m., Mondays, 8:30 a.m. through 5:00 p.m. Tuesday through Thursday, and 8:30 a.m. to 12:30 p.m. on Fridays at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

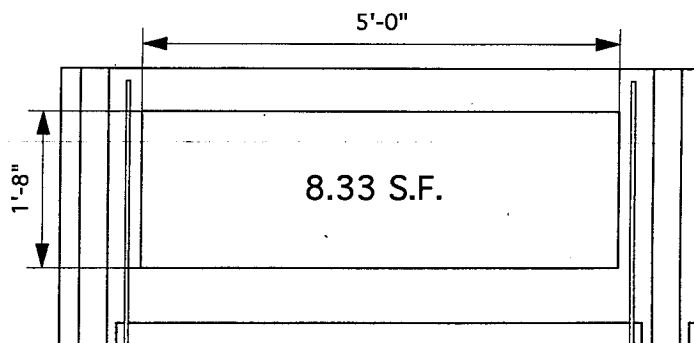
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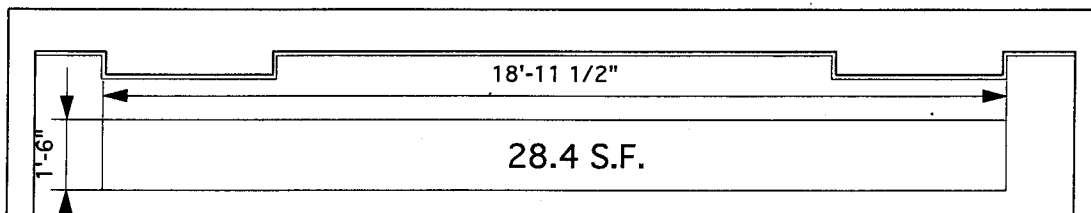
COMMUNITY DEVELOPMENT
DEPARTMENT



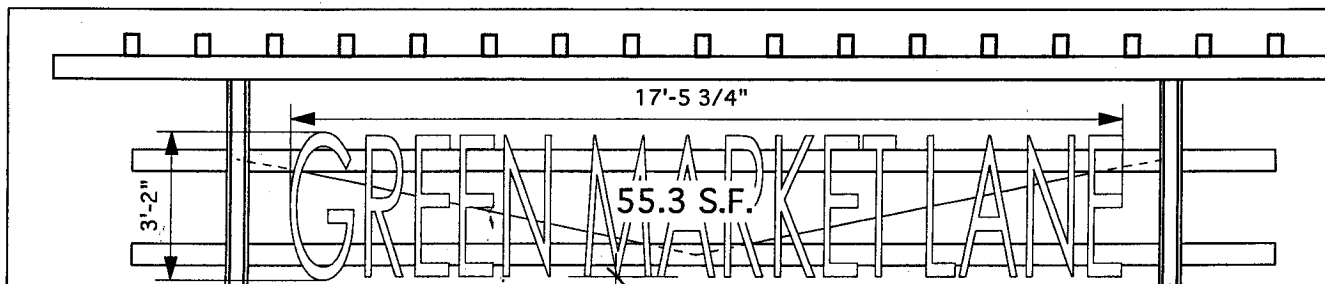
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SCALE: 1/2" = 1'0"



SCALE: 1/4" = 1'0"



SCALE: 1/4" = 1'0"

Dwg. No.

1

SIGNS SHAPES AND AREAS

Scale: AS NOTED

GREEN MARKET LANE

Date: 04.23.09

949/953 SAN PABLO AVE.



Arkin Tilt Architects
1101 Eighth Street, Suite 180, CA 94710
T: (510) 528-9830 F: (510) 528-0206