



PLANNING AND ZONING COMMISSION  
REGULAR MEETING

Albany City Hall, 1000 San Pablo Avenue, City Council Chambers  
Tuesday, April 22, 2008, 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 March 25, 2008 meeting.**  
*Staff recommendation: approve.*
  - b. **1015 San Pablo. Planning Application 08-015. Conditional Use Permit.** Request for approval of a Conditional Use Permit to allow a new automobile show room with two display vehicles.  
*Staff recommendation: approve.*
  - c. **834 Pomona. Design Review.** Continuation of administrative public hearing for Design Review approval to allow the construction of a new 318 sq.ft. first-floor addition to the south side of the home and a 61sq.ft. addition to the rear of the 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 & POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS**
  - a. **1030-1130 San Pablo Avenue (northeast corner of University Village at San Pablo Avenue and Monroe Street). Planning Application 07-100. 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: Take testimony from the public, discuss, and provide direction to the applicant and CEQA consultant. No action is to be taken at this time.*
  - b. **1053 Evelyn. Planning Application 08-018. Design Review.** Request for Design Review approval of a new 872sq.ft. second-story addition to an existing single-family home.  
*Staff recommendation: approve.*

**c. Discussion on Floor-Area-Ratio (FAR) calculations for Residential and Commercial Buildings.**

*Staff recommendation: take testimony from the public, discuss and provide direction to staff on "next steps," if any are needed.*

**d. Referral from the City Council regarding paid parking program(s) to the Traffic & Safety Commission, Planning & Zoning Commission, Albany Chamber of Commerce, and Solano Avenue Association.**

*Staff recommendation: For information and preliminary discussion only. Schedule substantive discussion at May 27, 2008 Commission meeting.*

**7. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

- a. Letter from Steve Pinto regarding Safeway
- b. Update on Waterfront Planning
- c. Update on code enforcement and nuisance activities.
- d. Reminder of closure of Community Development offices on Friday May 2nd through Monday, May 5th.
- e. Reminder of Design Review Guidelines work session on Tuesday, May 13, 2008, 7:30 p.m. in lieu of regular Commission agenda.
- f. Comments from realtor regarding green points requirements/allocation

**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. Next Regular Meeting: Tuesday, May 27, 2008, 7:30 p.m.

**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](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.