



PLANNING AND ZONING COMMISSION  
REGULAR MEETING

Albany City Hall, 1000 San Pablo Avenue, City Council Chambers  
Tuesday, April 8, 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 February 26, 2008 meeting.**  
*Staff recommendation: approve.*
  - b. **1316 Solano. Planning Application 08-007. Design Review.** A request for Design Review approval to allow the remodeling of an existing building, which includes a new gabled roof, which will increase the height of the building, a new spiral staircase at the rear, new entry fencing and other improvements.  
*Staff recommendation: approve.*
  - c. **627 Adams. Planning Application 08-013. Design Review.** A request for Design Review approval to allow the conditioning of existing basement space into habitable space, which would include installation of new windows and a modest amount of grading.  
*Staff recommendation: approve.*
  - d. **425 San Pablo. Planning Application 08-005. Parking Exception.** Request for a parking exception of two parking spaces to allow an Instructional Service use to replace a Neighborhood Retail Sales use.  
*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. **1530-1532 Solano (Jerome Blank Building). Master Parking Exception.** Request for a parking exception of six parking spaces to allow a Medical Office use to replace a General Office use in two separate commercial spaces of an existing building.  
*Staff recommendation: approve, subject to operational conditions of approval.*

- b. 836 Hillside. Planning Application 08-022. Lot Merger.** Application for the merger of two hillside lots.

*Staff recommendation: approve.*

- c. New Conditions of Approval**

*Staff recommendation: provide direction on appropriate revisions.*

- d. Preliminary Discussion of Housing Element Policy Issues and Planning Process.** An overview by staff of the contents of the housing element, background on unaccommodated housing need and a request for direction on next steps in the planning and community outreach process.

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

**7. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION**

- a. Update on Waterfront Planning
- b. Update on code enforcement and nuisance activities.
- c. Discussion on scheduling of Design Review Guidelines work session on Tuesday, April 15.
- d. Reminder of cancellation of Planning and Zoning Commission meeting of May 13, 2008 due to relocation of Community Development offices on May 2 through May 5.

**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, April 22, 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.