



PLANNING AND ZONING COMMISSION  
REGULAR MEETING

Albany City Hall, 1000 San Pablo Avenue, City Council Chambers  
Tuesday, March 11, 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 12, 2008 meeting.**  
*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. **904 1/2 San Pablo. Continuation of Planning Application 07-065. Variance. Design Review.** Request for Design Review approval to allow multiple new wall signs for a new palm reader business. A variance is also requested to allow the signage to exceed the maximum allowable area.  
*Staff recommendation: Deny request for approval.*
  
  - b. **845 Cleveland. Planning Application 06-078. Lot Line Adjustment. Planned Unit Development. Design Review.**  
*Staff recommendation: Provide direction to staff regarding administrative approval of change in building height.*
  
  - c. **1060 Peralta. Continuation of Planning Application 07-081. Design Review.** A request for Design Review approval to allow an 800sq.ft., second-story addition and to excavate/refinish a 1,600sq.ft. basement area into habitable space.  
*Staff recommendation: approve.*
  
  - d. **908 Ventura. Planning Application 07-094. Design Review. Conditional Use Permit.** A request for Design Review approval to allow a 923sq.ft. second-story addition to an existing single-family home. A Conditional Use Permit is also requested to allow the extension of a nonconforming (northern) wall.  
*Staff recommendation: continue item to a date uncertain to allow story poles and potential design revisions to be completed.*

- e. **701-705 Hillside. Review of Project Implementation. Planning Application 05-025.**  
Discussion of implementation of project originally approved in 2004 to construct two single family homes.

*Staff recommendation: Provide direction on whether project design at this stage appears to be in substantial compliance with conditions of approval.*

- f. **Establishment of Planning and Zoning Commission as Nuisance Hearing Board**

*Staff recommendation: Provide feedback to staff and the City Council on the designation of the Planning and Zoning Commission to serve as the Hearing Board pursuant to Chapter 18 "nuisances" of the Albany Municipal Code.*

## 7. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION

- a. Update on Waterfront Planning

## 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, March 25, 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.