



PLANNING AND ZONING COMMISSION
REGULAR MEETING

Albany City Hall, 1000 San Pablo Avenue, City Council Chambers
Tuesday, January 29, 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 December 11, 2007 and January 8, 2008 meetings.**
Staff recommendation: approve.
 - b. **1161-1175 Solano. Planning Application 07-017. Conditional Use Permit.** A request for Conditional Use Permit approval to allow liquor to be sold at a previously approved building with a café 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. **Election of Planning and Zoning Commission Officers.**
Staff recommendation: Elect a new Chair and Vice-Chair.
 - b. **2008 Work Program** *Staff recommendation: No action required. For discussion only.*
 - c. **704 Cornell. Planning Application 07-056. Design Review. Parking Exception.** A request for Design Review approval to allow a 540sq.ft. second-story addition to an existing single-family home. The applicant is also requesting a parking exception to allow one off-street parking space where two are required.
Staff recommendation: approve.
 - d. **1134 Evelyn. Planning Application 07-095. Design Review.** A request for Design Review approval to allow an approximately 600sq.ft., two-story addition to an existing single-family.
Staff recommendation: approve.
 - e. **1231 Solano. Amendment to Planning Application 07-051. Conditional Use Permit.** Request for a conditional use permit to allow expansion of an existing, previously approved tutoring and learning center.
Staff recommendation: approve.

- f. 1060 Peralta. Planning Application 07-081. Design Review. Conditional Use Permit.** 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. A conditional use permit is requested to allow a reduced side yard setback of 2' on the north side where a 3'-9" side yard setback is required.

Staff recommendation: Provide direction to the applicant on appropriate revisions to the plans for a second-story addition and excavation and conversion of crawl space into habitable space.

- g. Temporary Police and Fire Facilities at northeast corner of Jackson Street and Monroe Avenue: Planning Process Review.** A request for approval to locate temporary modular facilities for the Albany Fire Department and Albany Police Department.

Staff recommendation: Discuss and provide direction on revisions

- h. Preliminary Discussion of Housing Element Policy Issues and Planning Process.** A overview by staff of the contents of the housing element, background on site inventory assumptions, and a request for direction on next steps in the planning and community outreach process.

Staff recommendation: Discuss and provide direction on revisions

- i. Resolution of Appreciation for Jan Hitchcock**

Staff recommendation: Discuss and provide direction on revisions

7. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION

- a. Letter from Neighbors regarding 1161-1175 Solano Avenue approval.
- b. Letter from Friends of Five Creeks regarding Whole Foods/University Village.
- c. Update on Removal of Monterey Pines from the Gill Tract (Staff report from January 22, 2008 City Council meeting attached for information.)
- d. League of Cities Planners Institute Program

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, February 12, 2008, 7:30 p.m.
- b. Special Meeting on February 19, 2008 to discuss residential design guidelines

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.

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.