



PLANNING & ZONING COMMISSION

1000 San Pablo Avenue

Albany, CA 94706

Wednesday, July 10, 2024

MINUTES OF THE REGULAR MEETING WEDNESDAY, JULY 10, 2024

REGULAR MEETING: 7:00 PM

1. CALL TO ORDER

Chair MacLeod called the regular meeting of the Planning and Zoning Commission to order at 7:00 PM on Wednesday, July 10, 2024.

2. ROLL CALL / LAND ACKNOWLEDGEMENT

The Albany Land Acknowledgement Statement was read as adopted by the City Council per City of Albany Minute Action, November 15, 2021.

Present: MacLeod, Momin, Pilch, Watty (arrived at 7:14 PM)

Absent: Libunao

Staff Present: Community Development Director Jeff Bond
Associate Planner Mira Hahn

3. EX-PARTE COMMUNICATIONS

None.

4. CONSENT CALENDAR

4-1. Meeting Minutes of May 22, 2024

Recommendation: Staff recommends that the Planning & Zoning Commission review and approve the meeting minutes.

4-2. Planning Application 24-015 – 925 Adams Street

Parcel Map application for condominium purposes for the three-unit development approved as Design Review/Use Permit application PA23-021.

Recommendation: Staff recommends that the Planning & Zoning Commission review and approve the proposed project subject to the findings and Conditions of Approval.

CEQA: The project is Categorically exempt from CEQA pursuant to Section 15315 "Minor Land Divisions" of the CEQA Guidelines.

Motion to approve the consent calendar as proposed. Pilch

Seconded by Momin

AYES: MacLeod, Momin, Pilch

NOES: None



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ABSTAIN: None

ABSENT: Libunao, Watty

Motion passed, 3-0-0-2

Chair MacLeod noted the appeal period.

5. ANNOUNCEMENTS / COMMUNICATIONS

Community Development Director Jeff Bond reported the Housing Advisory Commission's first meeting is scheduled for July 24, 2024. The Planning & Zoning Commission's (PZC) meeting on July 24, 2024 has been canceled. With respect to the project at the former Albany Bowl site, the issue regarding the storm drain easement has been resolved. The developer is steadily working on the project.

6. PUBLIC COMMENTS

Stephen Alpert expressed concern about the City's policy to follow the minimum State guideline for noticing commercial development applications.

Tom Stimac suggested a committee explore extending the noticing distance for major projects.

Community Development Director Bond noted a communication earlier in the day regarding a rematriation celebration by the Sogorea Té Land Trust.

7. DISCUSSION AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:

7-1. Planning Application 24-024 – 1045 Kains Avenue

Use Permit and Design Review to lift the front portion of the existing split-level residence to convert the existing 863-sq.-ft. crawl space into habitable area and to align the existing main (lower) level with the upper level. The project proposes to construct a 206-sq.-ft., 2-story addition at the rear and right (southeast) side of the home, a new two-car garage attached to the south side of the house, and to demolish the existing 61-sq.-ft. covered front stairs and porch and construct a new 37.5-sq.-ft. covered porch at street level. The project requires a Use Permit to vertically extend the existing, nonconforming 6'-9" front yard setback and 3'-9" left (north) side yard setback, where 15' and 5' setbacks are required respectively. This will result in a two-story, 2,952-sq.-ft. single-family dwelling with a maximum height of 23'-4".

Recommendation: Staff recommends that the Planning & Zoning Commission review and approve the proposed project subject to the findings and Conditions of Approval.



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CEQA: The project is Categorical exempt from CEQA pursuant to Section 15301 "Existing Facilities" of the CEQA Guidelines.

Associate Planner Mira Hahn presented the staff report dated July 10, 2024

PUBLIC HEARING OPENED

None.

PUBLIC HEARING CLOSED

Commissioner Watty concurred with staff's findings and recommendations. When increasing the building size, the architect respected the volume and intent of the existing building without significantly impacting neighbors and the public realm. The project is an efficient reuse of the interior volume, and the architectural style is consistent with architecture throughout Albany.

Commissioner Pilch appreciated the applicant reusing building materials in the project and encouraged the applicant to use all electric appliances. Perhaps the PZC can explore incentives for electrification during home remodel projects.

Commissioner Momin supported the project as it is smart and takes advantage of the existing noncompliant setback without greatly impacting the bulk of the house. The architect has developed a spacious plan and good articulation of the architecture. The consistency of the fenestration is good. The new garage is a nice articulated structure between the two houses and provides continuity for the street wall. The use of concrete paving contributes to heat island effect and stormwater runoff; perhaps the applicant would be willing to use permeable paving.

Chair MacLeod concurred with Commissioners' comments and noted the front elevation has been greatly improved. Moving the garage to the background was a good choice. He encouraged the applicant to electrify the whole house while remodeling and to utilize incentives, rebates, and tax credits.

Community Development Director Bond advised that paving will be addressed when the applicant applies for a building permit.

Motion to approve PA 24-024 for 1045 Kains Avenue. Pilch

Seconded by Watty

AYES: MacLeod, Momin, Pilch, Watty

NOES:

ABSTAIN:

ABSENT: Libunao

Motion passed, 4-0-0-1

Chair MacLeod noted the appeal period.



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7-2. Planning Application 24-025 – 714 Pomona Avenue.

Use permit and Design Review to lift the existing two-story residence to convert the existing basement and part of the garage to habitable space; construct a 25-sq.-ft. addition along the left (south) side of the first level to align its exterior wall with the existing second level; and to enclose the existing 78-sq.-ft. covered entry porch to expand the second floor. The project also proposes to demolish the existing front entry stairs and rear deck and construct a new 40.5-sq.-ft. entry porch at street level. The project requires a Use Permit to vertically extend the existing, nonconforming 12'-7" front yard setback where a 15' setback is required. This will result in a 12'-7" front yard setback where a 15' setback is required. This will result in a two-story, 1,880-sq.-ft., single-family dwelling with a maximum height of 23'-5".

Recommendation: Staff recommends that the Planning & Zoning Commission review and approve the proposed project subject to the findings and Conditions of Approval.

CEQA: The project is Categorically exempt from CEQA pursuant to Section 15301 "Existing Facilities" of the CEQA Guidelines.

Chair MacLeod recused himself from the item as he owns real property located within 500 feet of the subject property.

Associate Planner Hahn presented the staff report dated July 10, 2024.

PUBLIC HEARING OPENED

None.

PUBLIC HEARING CLOSED

Commissioner Watty appreciated the applicant adding the least amount of net new volume to accommodate the most useable space of the home. The project design and architecture are both contemporary and contextual.

Commissioner Pilch concurred with Commissioner Watty's comments and recommended the applicant use all electric appliances. His preference was not to utilize vinyl flooring, but the City does not prohibit it.

Commissioner Momin supported the project and its design. The architectural character, fenestration, and new porch are good.

Motion to approve PA 24-025 for 714 Pomona Avenue. Watty
Seconded by Pilch
AYES: Momin, Pilch, Watty



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1 NOES:

2 RECUSED: MacLeod

3 ABSENT: Libunao

4 **Motion passed, 3-0-1-1**

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6 Commissioner Momin noted the appeal period.

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8 **8. NEW BUSINESS**

9
10 At Commissioner Pilch's request, Chair MacLeod proposed the PZC review requirements
11 for placement of heat pump equipment in setbacks and receive a staff presentation
12 regarding Waterfront land use.

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14 **9. NEXT MEETING: Wednesday, September 11, 2024**

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16 **10. ADJOURNMENT**

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18 The meeting was adjourned at 7:53 PM.

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24 Submitted by: _____

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Jeff Bond, Community Development Director