



PLANNING & ZONING COMMISSION

1000 San Pablo Avenue
Albany, CA 94706

MINUTES OF THE REGULAR MEETING WEDNESDAY, OCTOBER 26, 2022

REGULAR MEETING: 7:00 PM

1. CALL TO ORDER

Commissioner MacLeod called the regular meeting of the Planning and Zoning Commission to order at 7:00 p.m. on Wednesday, October 12, 2022.

2. ROLL CALL

Present: MacLeod, Momin, Reek, Watty
Absent: Pilch
Staff Present: Associate Planner Christopher Tan
Community Development Director Jeff Bond

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

3. EX PARTE COMMUNICATIONS

None.

4. CONSENT CALENDAR

4-1. Planning & Zoning Commission Meeting Minutes October 12, 2022

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

4-2. PA22-043 Design Review & Parking Reduction for a Two-Level Addition at 1490 Posen Avenue – The applicant is seeking Design Review and Parking Reduction approval for a two-level addition at 1490 Posen Avenue. The subject property is a 3,049 sq. ft. lot with a 3-bedroom, 1 bathroom, 984 sq. ft. house built in 1921. The project scope includes a minor addition on the ground floor to accommodate interior reprogramming of the home and a new second story addition to accommodate a new primary bedroom suite and office space. There are two balconies proposed on the front and rear of the 2nd story addition. The existing Craftsman style of the home is proposed to remain. The exterior of the home is proposed to be clad in painted stucco, decorative gable-end trim board, rafters, and a gable/hipped roof form. This will result in a 3-bedroom, 2-bathroom, 1,632 sq. ft. house with a maximum height of 27'-10". A Parking Reduction is required to waive one off-street parking space triggered under this project scope.



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

CEQA: The project is Categorically exempt from CEQA pursuant to Section 15303 "New Construction or Conversion of Small Structures" of the CEQA Guidelines.

Commissioner MacLeod noted the appeal period.

4-3. PA22-054 Design Review & Parking Reduction for a Single-Story Rear Addition at 1019 Ordway Street – The applicant is seeking Design Review and Parking Reduction approval for a single-story rear addition at 1019 Ordway Street. The subject property is a 3,677 sq. ft. lot with a 2-bedroom, 1 bathroom, 1,104 sq. ft. house built in 1924. The project scope includes building a 589 sq. ft. addition at the rear of the home to accommodate a new family room/office and a new primary bedroom suite. The existing architectural style of the home is proposed to remain. The exterior of the addition is proposed to be clad in painted, cement plaster siding with a gable roof form to match the existing home. This will result in a 3-bedroom, 2-bathroom, 1,693 sq. ft. with a maximum height of 20 feet. A Parking Reduction is required to waive one off-street parking space triggered by the proposed project scope.

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

CEQA: The project is Categorically exempt from CEQA pursuant to Section 15303 "New Construction or Conversion of Small Structures" of the CEQA Guidelines.

Motion to approve the consent calendar as proposed. Watty

Seconded by Momin

AYES: MacLeod, Momin, Reek, Watty

NAYES: None

ABSTAIN: None

ABSENT: Pilch

Motion passed, 4-0-0-1

5. ANNOUNCEMENTS/COMMUNICATIONS/DISCUSSION

Associate Planner Christopher Tan announced that October 26, 2022, would be his last hearing with the Albany Planning and Zoning Commission.

6. PUBLIC COMMENT



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1
2 **Jerome Rainey** inquired whether the application schedule would be delayed.

3
4 Community Development Director Jeff Bond encouraged the applicant to contact him via
5 email at jbond@albanyca.org regarding application scheduling. Despite the holiday
6 schedule disrupting the usual meeting schedule, no significant delays are expected.
7

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

10
11 None.

12
13 **8. NEW BUSINESS**

14
15 None.

16
17 **9. NEXT MEETING – November 9, 2022**, City Hall Council Chambers, 1000 San Pablo
18 Avenue, or virtual meeting pursuant to state and county guidance.
19

20 **10. ADJOURNMENT**

21
22 The meeting was adjourned at 7:09 p.m.
23
24

25
26 _____
27 Submitted by: Christopher Tan, Associate Planner

28
29 _____
30 Jeff Bond, Community Development Director