

	<p>should have little to no impact on adjacent neighbors. The 31sq.ft. first-floor addition at the rear of the home is enclosing an already covered area. It is located on the first-floor, with the same finish as the home. The new deck at the rear of the home has a maximum height from grade to the top of the railing. It is small, attractive and along with the addition should have little to no impact on adjacent neighbors.</p>
<p>7. <i>The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.</i></p>	<p><i>The project as designed is in substantial compliance with the standards as stated, including Access, Architecture, Natural features, Coordination of design details, Retention and maintenance of buildings, and Privacy.</i></p>

**5. Public Comment on Non-Agenda Items**

Joan Larson, Albany resident, reported a lack of garbage cans on the east side of San Pablo Avenue. She wanted to know whom to report it to. She also felt the existing ones were ugly and could have a more in-character design. There were also no receptacles for cigarette butts (why not ban smoking?) and no receptacles for recycling. Planning Manager Bond responded that he would follow up on this item with the Public Works department.

**6. Discussions and Possible Action on Matters Related to the Following Items**

- a. **1030-1130 San Pablo Avenue (northeast corner of University Village at San Pablo Avenue and Monroe Street). Planning Application 07-100. Rezoning. Planned Unit Development. Design Review. Parking Exception.** A request for rezone to San Pablo Commercial, planned unit development, design review and parking exception for a new grocery store and mixed-use development at a site owned by the University of California.

*Staff recommendation: take testimony from the public, discuss, and provide direction to the applicant and CEQA consultant. No action is to be taken at this time.*

Commissioner Arkin recused himself due to proximity to his residence. Planning Manager Bond and Planning Associate Curl delivered the staff report. Chair Panian opened the public hearing and invited the applicant to make a presentation. Kevin Huffard, UC Berkeley, and Bob LaLanne, the project developer, outlined changes to the plan and were available to answer questions.

Joan Larson, Albany Historical Society, reported an interest in preserving the Gill house, and noted it could be moved north of Village Creek and used as a community center with UC or it could be moved to the waterfront and used with EBRPD.

The following people had concerns about the project: Alice Glasner, Albany resident; Susan Moffat, Albany resident; Kara Kaffe, Friends of Five Creeks; Joshua Brandt, Berkeley resident;

Jackie Hermes Fletcher, Albany resident; Ed Fields, Albany resident; Sol Strand, Albany resident; Phillip Krayna, Friends of Five Creeks; Mike Urbanski, UC Village resident; John Miki, Albany resident; Dan Dole, Berkeley resident; Delia Carroll, Albany resident; Nick Pilch, Albany resident; Ellen Toomey, Albany resident; Mara Duncan, Albany resident; Mia Kithara; Allan Maris, Albany resident; Clay Larson, Albany resident; and Kim Linden, Albany resident. The concerns included: wanting broader noticing of meetings involving this property; wanting sustainable development; pedestrian and bicycle flow; access to the creeks; impacts of parking lots near creeks; storm water; traffic impacts to Solano and San Pablo Avenues; size of store out of character with Albany; lack of information about "recreation area" and "future UC housing area;" lack of visitor parking at senior housing; pesticide use; the plan for the village-facing side of the project; excessive amount of parking spaces; the loss of farmland; noise; road rage; the need for housing for youth coming out of foster care; and the comment period expiring too soon.

Commissioner Gardner recommended development oriented around the creek; the garden to be further from the creek; the loading dock and idling trucks further from the ball fields; the parking to be reduced and/or shared; traffic impacts to be thoroughly studied; and the impact of the senior housing on emergency services considered.

Commissioner Moss planned to submit written comments. He noted that traffic access and circulation studies should take the future housing into account, and should extend all the way to the freeway on and off ramps. Wastewater and storm water should also be closely studied. Commissioner Maass asked why 10<sup>th</sup> Street was not considered for access. He was concerned about the piecemealing of the application. Chair Panian recommended the EIR back off from this specific plan and consider options, such as underground parking to preserve open space. He asked staff whether the comment period could be extended. No one else wished to speak. Chair Panian closed the public hearing.

Planning Manager Bond announced that the comment period could be extended to May 6. The Commissioners unanimously approved the extension.

There was a five-minute recess while the room cleared.

- b. 1053 Evelyn. Planning Application 08-018. Design Review.** Request for Design Review approval of a new 872sq.ft. second-story addition to an existing single-family home.

*Staff recommendation: approve.*

Associate Planner Curl delivered the staff report. Chair Panian opened the public hearing. Chris Brady, the applicant, and Jon Matheson, the project architect, were available to answer questions. No one else wished to speak. Chair Panian closed the public hearing.

Commissioner Arkin recommended dropping the second floor plate height to eight feet three inches, with the tower to drop proportionally. Commissioners Moss and Gardner agreed. Chair Panian noted it would be acceptable if the applicant revisited the number of lights in the windows and any other details that made the front facade busy. Commissioner Maass