

City of Albany
Planning and Zoning Commission
Public Hearing Notice

MEETING DATE: **Tuesday, February 10, 2009**

TIME AND PLACE: **7:30 P.M. Community Center
1249 Marin Avenue, corner of Masonic**

SUBJECT: **Study Session on 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.

SITE: **1030-1130 San Pablo Avenue (University Village at the corner of San Pablo Avenue and Monroe Street)**

APPLICANT: **Bob LaLanne with The LaLanne Group for University of California**

ZONE: **SPC (San Pablo Commercial) & R-2 (Residential)**

Purpose of the Meeting

This study session is intended to focus on parking issues associated with the proposed project, including an adjustment in City parking standards and allowing shared parking arrangements between the commercial and residential uses. **No action is to be taken at this meeting.**

Project Description

The 4.2-acre project site consists of two lots located to the northwest and southwest of the Monroe Street/San Pablo Avenue intersection. The applicant would like to construct a new 55,000 square foot grocery store at the north end of the property and a mixed-use development at the south end of the lot, which includes approximately 30,000 square foot of retail space and approximately 175 independent/ assisted living senior housing units. Because the uses are not related to the educational function of the University, city land use policies apply to the proposed project. The properties currently have two zonings, San Pablo Commercial for the first 100' along the eastern side of San Pablo Avenue and Medium Density Residential for the rest of the property. A rezone to San Pablo Commercial for the entire area would be required to consider a project with commercial uses. A planned unit development is requested to allow an increase in height and a parking exception is requested to allow a reduced number of required parking spaces.

All persons interested in the foregoing are invited to appear before the Albany Planning and Zoning Commission on the day, at the time, and in the place above mentioned. If you would like more information about this application, please contact the Albany Community Development Department at (510) 528-5760. Staff reports are available by 12:00 PM on the Friday before the meeting. They may be obtained from the Community Development Department, 979 San Pablo Avenue, phone number (510) 528-5760, or from the Albany Library Reference Desk, 1249 Marin Avenue, phone number (510) 526-3720. Staff reports and supporting documents may also be viewed at www.albanyca.org.

I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the City of Albany Planning and Zoning Code.

Jeff Bond, Planning and Building Manager

Date of Notice: January 30, 2009