

b. 1030-1130 San Pablo Avenue (University Village at the corner of San Pablo Avenue and Monroe Street). 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.

Staff recommendation: that the Commission receive testimony from the applicant and members of the public. Provide direction to staff on 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.

Commissioner Arkin recused himself due to proximity to his home and office. Planning Manager Bond and Associate Planner Curl delivered the staff report. Chair Maass opened the public hearing and invited the applicant to make a presentation. Bob LaLanne, the project developer, made a presentation. Ed Fields, Albany resident, stated assisted living units should have employee and visitor parking. He wondered whether the Whole Foods was really over-parked. He would prefer a neighborhood grocery to a regional grocery store in Albany.

Susan Moffatt, Albany resident, wanted safe pedestrian crossing at Dartmouth. She suggested making the block of Dartmouth between Kains and San Pablo Avenue one-way westbound and adding a traffic signal. She hoped the creeks would be connected to the Ohlone greenway regional bike trail. She wondered about parking for the playground and ball fields. She recommended getting rid of Measure D because it did not solve parking problems, and led to taller buildings. Nick Pilch, Albany Strollers & Rollers, agreed with Ms. Moffatt. No one else wished to speak. Chair Maass closed the public hearing.

Commissioner Panian did not oppose the shared parking. Commissioner Moss thought he could support the application but wanted to see the EIR. He was not in favor of making Dartmouth one-way. Commissioner Gardner could support the application. Chair Maass agreed.