



**CITY OF ALBANY
PLANNING & ZONING COMMISSION**

**STATUS UPDATE REPORT
2023**

Purpose of the Planning & Zoning Commission

The Planning & Zoning Commission makes recommendations to the City Council regarding all provisions of the General Plan, advises the City Council regarding the physical development of the City, and exercises functions with respect to land subdivisions, planning, and zoning as specified by Planning and Zoning Code and as set forth in the State Government Code and by the California Environmental Quality Act.

Items Worked on During Calendar Year 2023

Project Development

The Planning & Zoning Commission reviewed and approved the following development permits during the year:

- 23 Design Review applications for Residential Additions and accessory structures, one of which included a parking exception
- One Design Review for a new three-dwelling unit in-fill project
- Three Use Permits for commercial uses (wine shop, day care, Foodieland event)
- Three Parklets for restaurants on Solano
- Two Parcel Maps

Long Range/Policy Planning

In addition, the Commission reviewed, heard public comment, provided input and recommendation to Council on the following:

- 2023-2031 Housing Element
- Parking Ordinance and General Plan amendments in response to AB 2097
- Accessory Dwelling Unit (ADU) Ordinance amendments in response to myriad changes in state law
- Local Hazard Mitigation Plan update (study session only)

Current Ad Hoc Subcommittees

None.

Prospective Upcoming Work Items Furthering City Council Strategic Plan Goals

As the Planning & Zoning Commission continues its work in reviewing and approving development applications, as well as providing input and direction on Zoning Ordinance revisions to further facilitate housing production, the Commission will continue to further the City Council Strategic Plan **Goal 2 to Promote Housing Availability & Quality**. In addition, potential work plan items as expressed by the Commissioners could further Council Strategic Plan **Goal 1 to Advance Climate Action & Adaptation** and **Goal 3 to Promote Streets that Support Safety & Transportation Mobility Options**.

In the upcoming year, Commissioners expressed desire to work on the following items:

- Creating citywide Transportation Demand Management (TDM) standards
- Updating bicycle parking numerical and safety standards for new development and temporary events
- Upzoning citywide to facilitate creation of new housing
- Tackling Waterfront Measure C and Albany Measure K to allow future commercial revenue sources and residential development
- Reviewing need for Floor Area Ratio (FAR) requirements
- Establishing objective design standards
- Developing economic vitality measures along Solano and San Pablo Avenues
- Establishing standards for drought tolerant planting, particularly in front yards
- Adopting Green Building and energy efficiency standards