

City of Albany
Planning and Zoning Commission
Public Hearing Notices for July 23, 2014

MEETING DATE: **Wednesday, July 23, 2014**
TIME AND PLACE: **7:00 P.M. – Albany City Hall – Council Chambers, 1000 San Pablo Avenue, Albany**

CITIZEN PARTICIPATION: Members of the public are encouraged to attend the public hearing and address the Planning & Zoning Commission on this matter. The Public Hearing will be subject to the Albany City Council Rules of Procedure and Order. The time period allowed for each speaker shall be three (3) minutes. The Presiding Officer may adjust the speaking time for individual speakers or the overall public comment time if necessary. Persons interested in submitting written correspondence on an item listed on the agenda are requested to submit the correspondence in advance of the meeting so that copies can be made for the Planning & Zoning Commission and for public inspection.

NOTICE CONCERNING LEGAL RIGHTS: Pursuant to Government Code Section 65009, if you challenge a decision of the City Council in court, you may be limited to raising only those issues you or someone else raised at a public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

FOR MORE INFORMATION: The agenda for this meeting and staff report for this project will be available 3 to 5 days before the meeting online at www.albanyca.org or at the City of Albany Community Development Department. If you would like more information about this hearing, please contact the Albany Community Development Department at 1000 San Pablo Avenue, (510) 528-5760 or email Anne Hersch at ahersch@albanyca.org. Staff reports are available 3 days prior to the meeting. They may be obtained from the Community Development Department, 1000 San Pablo Avenue, phone number 510-528-5760, or at www.albanyca.org

Applicant: Lisa Van Stanwyck
Subject of Meeting: PA 14-041 Design Review for a Roofline Change at 1086 Tevlin

PROJECT DESCRIPTION: The applicant is seeking Design Review approval to raise the roofline of an existing second story closet and convert it to a home office. The roofline will be raised by 5ft. to accommodate legal ceiling height in the space and a new 58 sq. ft. home office will be created in the master suite. The overall height of the home will remain unchanged. This change affects the second story roofline at the rear of the home. A new window is proposed. The building footprint is not proposed to increase.

Applicant: Jason Yung for Kaidong Chen
Subject of Meeting: PA 14-041 Design Review for rear addition at 516 Evelyn

PROJECT DESCRIPTION: The applicant is seeking Design Review approval for a 582 sq. ft. rear single-story addition to the home at 516 Evelyn. The subject lot is 5,000 sq. ft. with a 1,672 sq. ft. with three bedrooms and one and a half bathrooms. The applicant is proposing to add 582 sq. ft. at the rear of the existing home which will include a new master suite and new family room. A new deck is also proposed. The addition will not be visible from the street. This will result in a 2,254 sq. ft. four bedroom two and half bathroom home on a 5,000 sq. ft. lot. Two off-street parking spaces are provided in the attached two car garage.

Applicant: Mabel Yeung for Xueling Zhao
Subject of Meeting: PA14-030 Conditional Use Permit Amendment for a Chinese Cultural Center at 636 San Pablo Ave. Amendment to Operating Hours

PROJECT DESCRIPTION: The applicant received Conditional Use Permit and Parking Exception approval for a new Chinese cultural center at 636 San Pablo Ave. on June 11, 2014. The program will offer folk dancing, ping pong coaching, and tutoring services. The program will be run by four volunteers with students per volunteer. The applicant would like to amend the Conditional Use Permit to extend the proposed operating hours to 9am-6pm Sunday-Saturday. The applicant received Parking Exception approval for twelve parking spaces for the cultural center as no off-street parking is provided.

Subject of Meeting: Housing Element 2015-2023 Planning Period

PROJECT DESCRIPTION: The Planning & Zoning Commission will hold a study session to discuss the City's Housing Element for the 2015-2023 Planning Period.

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

Anne Hersch, City Planner

Date of Notice: July 11, 2014