

**NOTICE OF PUBLIC HEARING OF THE CITY OF ALBANY
PLANNING & ZONING COMMISSION**



Date & Time: Wednesday, November 13, 2024 at 7:00 pm
Applicant: Leila Ghazavi on behalf of Chiungchi and Phillip Chen
Subject of Meeting: **PA24-031 – 830 Pomona Avenue**
Location of Meeting: Albany Planning & Zoning Commission Hearings are conducted in person at City Hall Council Chambers, 1000 San Pablo Avenue, Albany, CA. As a courtesy, and technology permitting, members of the public may continue to participate virtually via Zoom at the following link: <https://albanyca.zoom.us/j/87391956571>



PROJECT DESCRIPTION: Use Permit and Design Review request to construct a new 844 sq. ft. second-story addition. The project includes redesigning the columns at the existing front porch, demolishing and replacing the existing exterior stairs and landing at the rear and other interior and exterior changes. The project requires a Use Permit to vertically extend the existing, non-conforming 2'-5 1/2" right (north) side yard setback for the second-story addition, where a 4' setback is required, and Design Review for the second-story addition. This will result in a 3-bedroom, 2-bathroom, 2,130 sq. ft. home with a maximum height of 28'.

PARTICIPATION INSTRUCTIONS: To participate in the virtual public hearing, please visit the City's website at the following link: <https://www.albanyca.org/our-city/city-calendar>. To submit public comment, email the Planning & Zoning Commission directly at pzc@albanyca.org or submit comments to Albany City Hall at 1000 San Pablo Avenue, Albany, CA 94706.

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. Information can be accessed online at www.albanyca.org. 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 the planning division at planning@albanyca.org. Information is available for review at <https://www.albanyca.org/departments/planning-zoning/submitted-applications>

Property owners: please forward notice to tenants if any.

Please note: Communications submitted to the City of Albany are public record and will be subject to disclosure.