MEETING DATE: Wednesday, October 8, 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.albany.ca.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@albany.ca.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.albany.ca.org

Applicant: Jason Kaldis for Ping Gao
Subject of Meeting: 1357 Marin, 2nd Story Addition Design Review (PA 13-070)

PROJECT DESCRIPTION: The applicant is seeking Design Review approval for a second story addition located at 1357 Marin. The subject site is a 4,600 sq. ft. lot with a 1,112 sq. ft. two bedroom and one bathroom home. The addition is 1,139 sq. ft. and will include 205 sq. ft. of new living space on the first floor and a 869 sq. ft. second floor. The second floor plan includes two new bedrooms and one new bathroom. The first floor will be reconfigured to accommodate family living space. The overall building height is proposed to increase from 15’ to 24’4”. This will result in a three bedroom, two bathroom, 2,260 sq. ft. home. The existing detached 440 sq. ft. two-car garage is proposed to remain. The Commission has previously reviewed the project and provided feedback to the applicant. The applicant has hired a new architect to resolve outstanding design issues. The project now includes an enclosed front porch, built in planters, and front yard terrace.

Applicant: Jane Qian Li
Subject of Meeting: PA 14-054 Design Review for a Rear Addition at 420 Evelyn

PROJECT DESCRIPTION: The applicant is seeking Design Review approval for a 496 sq. ft. rear addition at 420 Evelyn. The subject site a 3,750 sq. ft. lot with an existing single-family home built in 1928. The applicant is proposing to add a master suite and office at the rear of the existing home and will reconfigure the existing floor plan. This will result in a three bedroom, two bathroom home with a maximum height of 19’5”. The existing architecture will remain the same. Two off-street parking spaces will be provided in tandem in the adjacent driveway.

Applicant: John Hopkins for Victoria Snyder & Serena Speth
Subject of Meeting: PA 14-026 Design Modification and Public Right of Way Improvement for 715 Hillside

PROJECT DESCRIPTION: The applicant received Design Review & Conditional Use Permit approval from the Planning & Zoning Commission on May 28, 2014 to convert the existing carport to a garage and add 206 sq. ft. to the new garage. A condition of approval requires the applicant to present right of way improvements to the Planning & Zoning Commission for review. The applicant is proposing curb, gutter, and sidewalk improvements. The addition to the home has also been reduced by 80 sq. ft. and is now 126 sq. ft. total. This area will provide storage with in the garage.
Subject of Meeting: Housing Element for the 2015-2023 Planning Period

DESCRIPTION: The Planning & Zoning Commission will review and take public comment on a draft of the Housing Element for the 2015-2023 planning period. The Commission will consider making a recommendation to the City Council that the draft be forwarded to the California Department of Housing and Community Development for review.

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: September 26, 2014