



City of Alameda • California

DESIGN REVIEW APPROVAL NOTICE

This notice is provided pursuant to Alameda Municipal Code (AMC) Section 30-36.3 to declare that on June 6th, 2024, the City of Alameda approved Design Review Application No. **PLN24-0153** at **1714 Ninth Street**. This determination has been made following a review for consistency with the City of Alameda's Zoning Ordinance and Design Review Manual.

This is not a Building Permit: This approval is for Design Review only, which allows the applicant to apply for a building permit. Separate application forms, plans, and fees are required for the building permit application process. Construction on the project shall not commence until issuance of a building permit.

This Decision May Be Appealed or Called for Review: An appeal of this decision may be made to the Planning Board within ten (10) calendar days from the date the notice of decision. AMC Section 30-25 also allows the Planning Board or City Council to call a project for review, in which case the project will be scheduled for hearing at the next available Planning Board meeting. Therefore, this approval does not become final until the ten days after its issuance without an appeal or a call for review.

Project Description: The project consists of renovations to the kitchen and living room including: a 27-square foot expansion of the living room to enclose a portion of the front porch area, partial reconstruction of front porch including stairs, rails and relocation of one of the structural decorative columns, relocation of the existing front door, alterations to the roofline including new gable roof feature, interior renovations to the kitchen, chimney alterations, new rear deck, in-kind new and replacement stucco siding, replacement of existing windows and installation of new windows and a door at the 1,176-square foot existing residential building.

General Plan: Medium Density Residential.

Zoning District: R-2, Residential District.

Conditions of Approval:

- (1) A copy of this Design Review Approval Notice shall be printed on the cover of the final Building Permit plans.
- (2) This approval is valid for three years and will expire on June 6th, 2027, unless substantial construction has commenced under valid permits pursuant to AMC Section 30-37.6. *Please note: The approval may be extended to June 6th, 2029, upon submittal of an extension request and the associated fee. Design Review approval may be extended upon application for up to (2) additional years from the date of expiration.*
- (3) The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by Daniel Grandy, received on May 7th, 2024, and on file in the office of the City of Alameda Planning Building and Transportation Department, except as modified by the conditions listed in this letter.

- (4) This approval is limited to the scope of the project defined in the project description and does not represent a recognition and/or approval of any work completed without required City permits. Any additional exterior changes shall be submitted to the Planning Building and Transportation Department for review and approval prior to construction.
- (5) The final plans submitted for Building Permit plans shall incorporate the approved window schedule.
- (6) New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
- (7) The final plans submitted for Building Permit approval shall conform to all applicable codes and guidelines.
- (8) A site inspection to determine compliance with this Design Review Approval is required prior to the final building inspection and/or to the issuance of a Certificate of Occupancy. The applicant shall notify the Planning Building and Transportation Department at least four days prior to the requested Planning Inspection dates.
- (9) Indemnification. To the maximum extent permitted by law, the applicant (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, its City Council, City Planning Board, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding and the applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

Environmental Determination:

This project qualifies for a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 - Existing Facilities – operation, permitting or leasing of existing private structures involving negligible or no expansion of use beyond that which exists.

As a separate and independent basis, no further environmental review is necessary pursuant to *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal.App.5th 80, which found that design review for by right projects is a ministerial decision under Public Resources Code section 21080.

Findings:

- (1) **The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual, because the proposed new construction is compatible in design and use of materials with the existing building and surrounding**

neighborhood. The proposed project will enclose a small portion of the front porch, slightly expand the footprint of the existing kitchen, create a new rear deck, and renovate a number of exterior features, including alterations to the roof, porch, chimney, windows, and siding. The project will maintain existing setback distances and complies with all other development standards of the R-2 Residential District. The modifications to the frontage including gabled roof, porch modifications and relocation of the door will maintain the relationship with the street by preserving original features and maintaining the dimensional relationships such as width of the stairs and distance to the front property line. The proposed alterations have been designed to match the original bungalow style and are consistent with all applicable development standards. All alterations will be architecturally consistent with the existing building materials and style, and will be compatible with the surrounding neighborhood, pursuant to the City's Guide to Residential Design.

- (2) **The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses.** The proposed project will modify the frontage of the existing single-family dwelling in such a way that is compatible with all adjacent buildings will integrate well into the character of the neighborhood, which includes colonial revival, modified California bungalow, and craftsman cottage style buildings with a variety of modern alterations. The proposed design has incorporated strategies to minimize the visual impact from the street and will not change the relationship between adjacent or neighboring buildings. The proposed design is suitable in scale and character for the site.
- (3) **The proposed design of the structure(s) and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development.** The proposed alterations are designed to match the existing building and have incorporated exterior details to match the existing including new and replacement window trim, siding, and decorative porch elements. Likewise, the front porch modifications have been designed to ensure that the expansion will be visually compatible with the character and uses of adjacent development. In addition, the applicant has included a note ensuring that all existing architectural features and finishes are to remain unless otherwise noted.

Approved: Steven Buckley, Planning Services Manager

Per: Tristan Suire
Tristan Suire, Project Planner

Date: June 6th, 2024