



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 February 5, 2024 the City of Alameda approved Design Review Application No. **PLN23-0437** at **451 Haight Avenue**. This action has been taken 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: This approval does not become final until ten days after its issuance. In the meantime, any person dissatisfied with this decision may file an appeal to the Planning Board pursuant to AMC Section 30-25. The Planning Board or City Council may also call a project for review. Appeals shall be filed in writing with the Community Development Department and shall be accompanied by the required fees. In filing an appeal, the appellant shall specifically state the reasons or justification for an appeal. If appealed, the project will be scheduled for hearing at the next available Planning Board meeting. Decisions that are appealed or called for review shall not become effective until the appeal or call for review is resolved by the Planning Board.

Project Description: The project consists of the installation of a new storefront door along the Blanding Avenue frontage, the infill the eastern wall with corrugated metal panels to match the existing eastern wall and install new roll up and pedestrian doors, and raising the parapet at the northwesterly corner of the building approximately three feet (3') to a height of approximately twenty-nine feet (29').

General Plan: General and Maritime Industry

Zoning: NP-MM, North Park Street Marine Manufacturing

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 March 4, 2027 unless substantial construction has commenced under valid permits pursuant to AMC Section 30-37.6. *Please note: The approval may be extended to March 4, 2029 upon submittal of an extension request and the associated fee.*
- (3) The plans submitted for building permit and construction shall be in substantial compliance

with plans prepared by Forge Architects, date stamped received on January 23, 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) 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.
- (6) 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:

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 alterations will not expand the existing footprint of the building, which is currently consistent with the development standards of the site's NP-MM zoning designation. One corner of the building will be raised approximately three feet (3') to an overall building height of twenty-nine feet (29'), which is also consistent with the fifty foot (50') over building limit within the NP-MM zoning district. The proposed storefront door systems are consistent with the Citywide Design Review Manual guidelines for Workplace Commercial building types, which encourages storefront entries on public facing streets.

- 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 existing building will not be expanded and only the parapet at the northeasterly corner of the building will be raised a total of three feet ('3). This portion of the building is directly adjacent to the blank wall of the adjacent building, and therefore will not result in new shadows or view blockages over existing windows or yard areas. Any increase in shadows will only impact the roof of the neighboring building.
- 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 existing corrugated metal siding will be removed and replaced like for like, additionally the new walls infilling the existing open bay will also be corrugated metal to match the rest of the building. New roll up doors will be steel to complement the corrugated metal siding. Unoriginal wood paneling along the lower portion of the Blanding Avenue elevation will be removed and replaced with new PBR metal panels to match the existing PBR metal paneling on the upper portion of the Blanding Avenue elevations. These existing and new siding materials are consistent with the existing light industrial buildings and uses in the surrounding neighborhood.

Approved: Steven Buckley, Planning Services Manager



Prepared By: _____
David Sablan, Planner II

Date: March 4, 2024