



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 November 20, 2023 the City of Alameda approved Design Review Application No. **PLN23-0285** at **2516 Calhoun Street**. 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 Planning 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 an approximately 820 square foot 2-story addition that includes an attached garage with habitable space above; and raising the building by approximately 4'-2" to create habitable space at the lower level.

General Plan: Low-Density Residential.

Zoning: R-1, 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 November 20, 2026 unless substantial construction has commenced under valid permits pursuant to AMC Section 30-37.6. *Please note: The approval may be extended to November 20, 2028 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 Daniel Ruiz, Architect, received on October 30, 2023 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 following:
 - a. The approved window schedule
 - b. Details for replacement and new window trim, sills, casings that shall match the original window trim
 - c. An exterior horizontal belt course/trim at the first floor ceiling level
 - d. Existing siding to be retained/repared and specifications for new horizontal siding type, size and smooth finish on plans and details
 - e. Existing bargeboards, exposed eaves are to remain and new shall match the original
 - f. The existing driveway at the West property line shall be preserved and the adjacent landscaping shall include hardscaping adjacent to the driveway and low maintenance drought resistant plantings
- (6) The final plans submitted for Building Permit approval shall conform to all applicable codes and guidelines.
- (7) 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.
- (8) 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 design creates a new first floor level by raising the building by 4'-2". The original entry/porch area will be converted to a new second floor balcony and a proposed recessed entry will be added to the new first floor which is consistent with the design review manual for adding a second story to a residence. The two-story addition incorporates a new garage located at the rear of the building. The new materials include horizontal siding and wood trim and railings that are compatible with the buildings found in the surrounding neighborhood.
- 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 design consists of a new gable at the rear/side addition that mirrors the front gables and the rear shed roof is replaced with an extension of the existing hip for a more integrated design. The existing porch/entry has been replaced with a balcony with columns and railings that visually break up the massing of the 2-story building. The proposed addition of a second story by lifting the basement level and preserving the upper level is a compatible design for the existing building and is compatible with neighboring buildings.
- 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 two-story rear addition and the design to raise the existing building to create a new lower level retains the original character of the building by preserving the original roof lines, architectural features and materials. The design includes elements such as horizontal siding and wood columns, railings and trim that are appropriate for the character and scale of the building and are consistent with residential buildings in the neighborhood.

Approved: Steven Buckley, Planning Services Manager

Prepared By: Deirdre McCartney
Deirdre McCartney, Planner II

Date: November 20, 2023