



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. **PLN23-0488 at 337 SANTA CLARA AVENUE**. 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: 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.

Application: Design Review for a second floor addition to a single-family dwelling, increasing the height from approximately 19 feet to 28 feet, with matching exterior materials and building forms within the same lot coverage area.

General Plan: Low-Density Residential.

Zoning: R-1 Residential District.

CEQA Determination: Design review approval for a permitted use is not subject to CEQA pursuant to McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 Cal.App.5th 80.

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 February 5, 2027 unless substantial construction has commenced under valid permits pursuant to AMC

Section 30-37.6. *Please note: The approval may be extended to February 5, 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 Daniel Hoy, AIA, dated December 1, 2023, 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) 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.

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 consists of a second-floor addition within the footprint of the existing building, extending the existing walls vertically and carrying the roof profile upwards with a series of hips and gables that reduce the apparent bulk as viewed from the street. The addition meets all standard side and rear yard setback requirements, height and lot coverage limits of the R-1 Residential District. The proposed exterior materials include textured stucco and gable end battens and brackets to match the existing house, new windows and trim, overhangs and eaves that are compatible with the existing building and 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 makes efficient use of the existing house and site, and steps up in height in gentle transitions. Landscaping, fences, and other site improvements will remain undisturbed. The project is similar in character to the neighboring buildings, which are one and two-story houses of similar vintage.
- 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 addition integrates seamlessly with the existing house. The massing and materials are compatible with the existing building and are consistent with the design elements found on residential buildings in the neighborhood. No changes to existing landscaping are proposed.

Approved: Steven Buckley Date: February 5, 2024

Prepared By: Steven Buckley, Planning Services Manager