



City of Alameda • California

PUBLIC NOTICE FOR UPCOMING PLANNING DIRECTOR DECISIONS

Dear Alameda Property Owner or Resident:

January 25, 2024

You have received this notice because our records indicate that you own property and/or reside near one of the project locations listed below or you have indicated your interest in one of the applications.

DECISION DATE: The City of Alameda's Planning Division is reviewing the following applications for Design Review and is inviting public comment on these applications. A decision to approve, approve with conditions, or deny the application will be made by the Planning Director on the Action Date noted with each application.

TO FIND OUT MORE: The application file for each project is available online through the City's ePermit Portal at: <https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division> (look under **Minor Projects**). Information may also be viewed in person at City Hall, 2263 Santa Clara Avenue, Room 190, during regular business hours, 8:30 a.m. – 3:00 p.m., Monday – Thursday (closed for lunch from 12:30 – 1:30 p.m.). You may also contact the assigned staff person listed for each application below to obtain further information.

COMMENTS: Comments and questions should be directed to the Planning Division at planning@alamedaca.gov or 510 747-6805

NEXT STEPS: The Planning Director will approve, approve with conditions, or deny these applications on the date noted with each application unless revisions to a particular application are deemed necessary as a result of public comments. Actions that are postponed due to revisions will be renoticed for a decision at a later date. An appeal of the Planning Director's actions may be filed before 5:00 p.m. on the tenth calendar day after the action date. Please contact the assigned staff person regarding filing an appeal. The Planning Board may also call for review a decision made by the Planning Director.

APPLICATIONS ON FILE:

2720 BAYVIEW DRIVE, PLN23-0492 (Action Date: February 5, 2024) (Deadline for Appeal/Call for Review: February 15, 2024.) **DESIGN REVIEW:** The project consists of a second floor addition to a single-family dwelling, to the rear of the building, enclosing an existing roof balcony, 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. **Project Planner:** Steven Buckley, (510) 747-6822, sbuckley@alamedaca.gov **Staff Recommendation:** Approve with conditions.

2247 BUENA VISTA AVENUE, PLN23-0499 (Action Date: February 5, 2024) (Deadline for Appeal/Call for Review: February 15, 2024.) **DESIGN REVIEW:** The project consists of raising an existing single family residence approximately two feet and nine inches (2'9") to an overall height of approximately twenty-nine feet and seven inches (29'7") to create approximately 930 square feet of floor area of habitable space. Additionally, an existing 51 square foot second floor deck, six feet and eight inches (6'8") above grade, will be demolished and replaced with a new 144 square foot second floor deck which will be approximately fourteen feet and six inches (14'6") above grade. **General Plan:** Medium-Density Residential. **Zoning:** R-4 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. **Project Planner:** David Sablan, (510) 747-6873, dsablan@alamedaca.gov **Staff Recommendation:** Approve with conditions.

2511 CRIST STREET, PLN23-0506 (Action Date: February 5, 2024) (Deadline for Appeal/Call for Review: February 15, 2024.) **CERTIFICATE OF APPROVAL:** The project consists of the demolition of detached garage that was built prior to 1942. The demolition of the garage will facilitate construction of a new, detached accessory dwelling unit which will be processed under a separate ministerial building permit. **General Plan:** Medium-Density Residential. **Zoning:** R-4, Residential District. **CEQA Determination:** This project is a Class 1 categorical exemption and no additional environmental review is necessary pursuant to CEQA guidelines Section 15301(l)(4) - Existing facilities – demolition and removal of individual small structures and accessory structures including garages, carports, patios, swimming pools, and fences. **Project Planner:** Brian McGuire, (510) 747-6819, bmcguire@alamedaca.gov **Staff Recommendation:** Approve with conditions.

775 EAGLE AVENUE, PLN23-0503 (Action Date: February 5, 2024) (Deadline for Appeal/Call for Review: February 15, 2024.) **DESIGN REVIEW:** The project consists of the demolition of an existing storage area at the rear of the home and construction of a 422 square foot two-story rear addition. **General Plan:** Medium-Density Residential. **Zoning:** R-2, 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. **Project Planner:** Brian McGuire, (510) 747-6819, bmcguire@alamedaca.gov **Staff Recommendation:** Approve with conditions.

1419 GRAND STREET, PLN23-0462 (Action Date: February 5, 2024) (Deadline for Appeal/Call for Review: February 15, 2024.) **DESIGN REVIEW:** The project consists of installing twelve (12) new wireless telecommunication antennas on the roof of an existing apartment building. **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. **Project Planner:** David Sablan, (510) 747-6873, dsablan@alamedaca.gov **Staff Recommendation:** Approve with conditions.

451 HAIGHT AVENUE, PLN23-0437 (Action Date: February 5, 2024) (Deadline for Appeal/Call for Review: February 15, 2024.) **DESIGN REVIEW:** The project consists of raising the existing single family home by 2' to convert the basement to approximately 1500 square feet of habitable space. **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. **Project Planner:** David Sablan, (510) 747-6873, dsablan@alamedaca.gov **Staff Recommendation:** Approve with conditions.

337 SANTA CLARA AVENUE, PLN23-0488 (Action Date: February 5, 2024) (Deadline for Appeal/Call for Review: February 15, 2024.) **DESIGN REVIEW:** The project consists of 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. **Project Planner:** Steven Buckley, (510) 747-6822, sbuckley@alamedaca.gov **Staff Recommendation:** Approve with conditions.

412 TAYLOR AVENUE, PLN23-0516 (Action Date: February 5, 2024) (Deadline for Appeal/Call for Review: February 15, 2024.) **DESIGN REVIEW:** The project consists of the enclosure of an existing 3-car carport at the front of a two-story apartment building with walls and doors matching the existing exterior materials and building forms within the same lot coverage area. **General Plan:** Medium-Density Residential. **Zoning:** R-4 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. **Project Planner:** Steven Buckley, (510) 747-6822, sbuckley@alamedaca.gov **Staff Recommendation:** Approve with conditions.