



City of Alameda • California

PUBLIC NOTICE FOR UPCOMING PLANNING DIRECTOR DECISIONS

May 23, 2024

Dear Alameda Property Owner or Resident:

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.

WHAT THIS NOTICE IS FOR: 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.). Planning Division staff is also available via e-mail at planning@alamedaca.gov or by telephone at (510) 747-6805. You may also contact the assigned staff person listed for each application below to obtain further information.

HOW TO SUBMIT COMMENTS: Comments on any of the listed projects should be directed to the staff person listed for each project. You may use the staff person e-mail address listed below or send written comments via mail or delivery to City Hall, 2263 Santa Clara Avenue, Room 190, Alameda, CA 94501. All comments must be received prior to 5:00 PM on the last day of the comment period.

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 PM 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:

2830 CLAY STREET, PLN24-0236 (Close of Comment Period: June 3, 2024. Action Date: June 6, 2024. Deadline for Appeal/Call for Review: June 17, 2024.) **Project Description:** The project consists of a new 96 square foot second story deck with clay tile roof to replace the existing second story deck at the rear of the existing 1,395 square foot single family dwelling. **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:** Tristan Suire, tsuire@alamedaca.gov **Staff Recommendation:** Approve with conditions.

1815 EIGHTH STREET, PLN24-0099 (Close of Comment Period: June 3, 2024. Action Date: June 6, 2024. Deadline for Appeal/Call for Review: June 17, 2024.) **Project Description:** The project consists of a two bedroom, one bathroom, 392 square foot rear second story addition as well as a workshop and enclosed balcony, including new windows and hipped roof form; and removal of the existing rear deck and gazebo. **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:** Tristan Suire, tsuire@alamedaca.gov **Staff Recommendation:** Approve with conditions.

3101 MARINA DRIVE, PLN24-0226 (Close of Comment Period: June 3, 2024. Action Date: June 6, 2024. Deadline for Appeal/Call for Review: June 17, 2024.) **Project Description:** The project consists of a first and second story addition to the rear of the existing single-family dwelling. First floor work includes 249 square foot addition and remodel of den, kitchen and laundry rooms, second floor work includes replacement of roof deck with new 639 square foot roof deck and 219 square foot addition of bath and closet; as well as new windows and doors at the existing 2,617 square foot single family dwelling. **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:** Tristan Suire, tsuire@alamedaca.gov **Staff Recommendation:** Approve with conditions.

1714 NINTH STREET, PLN24-0153 (Close of Comment Period: June 3, 2024. Action Date: June 6, 2024. Deadline for Appeal/Call for Review: June 17, 2024.) **Project Description:** The project consists of a remodel and addition to kitchen and living room, expansion into front porch, partial reconstruction of front porch and steps, new rear deck, chimney alterations, replacement of existing windows and installation of new windows at the 1,176-square foot existing residential building. **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:** Tristan Suire, tsuire@alamedaca.gov **Staff Recommendation:** Approve with conditions.

2400 OTIS DRIVE, PLN24-0176 (Close of Comment Period: June 3, 2024. Action Date: June 6, 2024. Deadline for Appeal/Call for Review: June 17, 2024.) **Project Description:** Design review of revisions to a previous design review approval (PLN23-0128) replacing the wood siding with a painted wood-like siding (Hardie Plank) instead of with stucco as previously approved, new doors and windows, and a tile bulkhead at an existing 1,808 square-foot single-story office building. The exterior modifications also include new fencing at the front yard area. **General Plan:** Low-Density Residential. **Zoning:** A-P-H-15, Administration Professional Special 15-Foot Height 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. **Staff Planner:** Steven Buckley, sbuckley@alamedaca.gov **Staff Recommendation:** Approve with conditions.

48 SAND HARBOR ROAD, PLN24-0014 (Close of Comment Period: June 3, 2024. Action Date: June 6, 2024. Deadline for Appeal/Call for Review: June 17, 2024.) **Project Description:** Design review of a residential addition, 101 sq.ft. on the first floor and 348 sq.ft. on the second floor with modified windows and doors in consistent stucco and trim and roof form. **General Plan:** Low-Density Residential. **Zoning:** R-1-PD. **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. **Staff Planner:** Steven Buckley, sbuckley@alamedaca.gov **Staff Recommendation:** Approve with conditions.