



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 August 21st, 2025, the City of Alameda approved Design Review Application No. **PLN24-0325** at 1034 Taylor 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: An appeal of this decision may be made to the Planning Board within ten (10) calendar days from the date the notice of decision. AMC Section 30-25 also allows the Planning Board or City Council to call a project for review, in which case the project will be scheduled for hearing at the next available Planning Board meeting. Therefore, this approval does not become final until the ten days after its issuance without an appeal or a call for review.

Project Description: The project consists of a partial enclosure of the side porch area to create a new closet in the existing 1,916 square foot residential building.

General Plan: Medium Density Residential.

Zoning: R-4 Residential District.

Conditions of Approval:

- (1) A copy of this Certificate of Approval shall be printed on the cover of the final Building Permit Plans.
- (2) This approval is valid for three years and will expire on August 21st, 2028, unless construction has commenced under valid permits. *Please note: The approval may be extended to August 21st, 2030, upon submittal of an extension request and the associated fee. Design Review approval may be extended upon application for up to (2) additional years from the date of expiration.*
- (3) The plans submitted for building and/or demolition permit shall be in substantial compliance with plans prepared by Dave Requa, received on July 29th, 2025 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 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

Environmental Determination:

Because the Project only requires Design Review approval, it is not subject to further CEQA review pursuant to *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal.App.5th 80. Under *McCorkle*, local design review does not require environmental review when it is the only discretionary aspect of a project, and the agency lacks authority to disprove the project or otherwise mitigate non design related environmental impacts. *McCorkle* applies when an agency’s discretion over a project is limited to aesthetic and design issues such as orientation, bulk, materials, and colors. Here, the Project is located in the City’s R-4 Residential District, and within the district, the proposed residential porch enclosure is permitted by right and is not subject to discretionary review, except for Design Review, pursuant to AMC Sec. 30-4.23(c)(1). Accordingly, no CEQA review is required because the City’s review of the Project is limited to design issues.

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 project will result in a partial, 55 square foot enclosure of the side porch area of the existing Queen Anne cottage style home. The project will not modify the height, setbacks, or lot coverage of the existing conforming duplex, and complies with all development standards of the R-4 Residential District. The proposed modifications are all located within the front porch area and are intended to match the existing conditions. All alterations will be architecturally consistent with the existing building materials and style, and will be compatible with the surrounding neighborhood, pursuant to the City's Guide to Residential Design.

- (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 project has been designed to minimize impacts to neighboring buildings and surroundings. All proposed changes are compatible with the adjacent buildings and will be compatible in scale and character with the rest of the neighborhood. The neighborhood is characterized by an eclectic mix of Queen Anne cottages, California bungalows, and colonial revival style homes. The design of the porch roof, columns, and street facing window are intended to emulate features present in other similar unaltered porches on adjacent buildings. The proposed design represents a modest alteration of suitable scale with the overall neighborhood and will not change the relationship between adjacent or neighboring buildings. The proposed design is appropriate in the context of its surroundings and will facilitate a harmonious transition between 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 alterations are designed to match the original building and have incorporated exterior details to match the existing including the horizontal wood siding, roof materials and design, and rehabilitation and reuse of existing trim, porch columns, railings, the window. Likewise, the alteration has been designed to ensure that the expansion will be visually compatible with the character and uses of adjacent development by retaining the entire front porch area unenclosed, only enclosing the 55 square feet to the side of the building. The alteration has incorporated these and other design elements to reflect features in the surrounding development to ensure compatibility between the subject building and the character and uses of neighboring development.

Approved:

Signed by:

 Steven Buckley, Planning Services Manager

Per: Tristan Suire
 Tristan Suire, Project Planner

Date: August 21st, 2025