



## 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 7th, 2025**, the City of Alameda approved Design Review Application No. **PLN25-0262** at **3100 Thompson Ave.** 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 of 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 ten days after its issuance without an appeal or a call for review.

**Project Description:** Design Review – The project consists of an 842 square-foot second-story rear addition to an existing 1,391 square-foot residential building.

**General Plan:** Low Density Residential.

**Zoning District:** R-1, Residential District.

#### Conditions of Approval:

- (1) A copy of this Design Review Approval Notice shall be printed in the Building Permit plans.
- (2) This approval is valid for three years and will expire on August 7, 2028, unless substantial construction has commenced under valid permits pursuant to AMC Section 30-37.6. *Please note: The approval may be extended to August 7, 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 permit and construction shall be in substantial compliance with plans prepared by Robert Pennell, dated July 10, 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 approval.
- (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 shall incorporate the approved window schedule.
- (6) The final plans submitted for Building Permit approval shall conform to all applicable codes and guidelines.
- (7) New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
- (8) 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.
- (9) 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-1, Residential District, and within the district, the proposed two-story addition and remodel of an existing residential building 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 modifications are well integrated with the existing home. The proposed materials such as siding, trim, and windows ensure compatibility with the existing building

and neighborhood. 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. The Project complies with all development standards of the R-1 zoning district. The overall height of the building is increasing one foot, from 25'3" to 26'3". The building footprint is expanding by a modest 40 square feet for a total lot coverage of 39%.

- (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 is designed to minimize impacts to neighboring buildings and surroundings. Proposed changes are compatible with the adjacent buildings and consistent with the original architecture of the home and character of the neighborhood. The improvements are exclusively at the rear of the site. The proposed design represents a minor increase in footprint and building height, ensuring the project is in 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 modifications are designed to match the original building and have incorporated exterior details to match the existing siding, window style, and building form. The changes are designed to be visually compatible with the character and uses of adjacent development by incorporating new cross-gables and board and batten siding to match the existing home and similar homes in the neighborhood. The modifications have 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 residential development.

Approved:

Signed by:  
  
 Steven Buckley, Planning Services Manager

Per: Brian McGuire  
 Brian McGuire, Project Planner

Date: August 7, 2025