



## 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 March 5<sup>th</sup>, 2026, the City of Alameda approved Design Review Application No. **PLN25-0418** at 2146 Clinton 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 404 square foot rear addition to the first and second floors of an existing 1,532 square foot residential building with a reduced 3 foot rear yard setback consistent with the provisions of AMC Sec. 30-5.6(b)(3).

**General Plan:** Medium Density Residential.

**Zoning District:** R-4, Residential District.

#### 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 March 5<sup>th</sup>, 2029, unless substantial construction has commenced under valid permits pursuant to AMC Section 30-37.6. *Please note: The approval may be extended to March 5<sup>th</sup>, 2031, 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 Andrew Atamaniuk, received on February 17<sup>th</sup>, 2026, 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. 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 approval shall conform to all applicable codes and guidelines.
- (6) 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.
- (7) 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:**

This project qualifies for a Class 1 Categorical Exemption, and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 - Existing Facilities – operation, permitting or leasing of existing private structures involving negligible or no expansion of use beyond that which exists.

As a separate and independent basis, 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 alterations are 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 the construction of a first and second story, 202 square foot rear addition to the existing 1,532 square foot single-family dwelling. The proposed addition will have a maximum height of 24'-7", consistent with the existing building height and conforming to the 35-foot maximum height regulation. The proposed addition will not impact the existing 33'-11" front yard setback and will extend the building along the existing 8' east side and 0' west side yard setbacks consistent with the provisions of AMC 30-5.7(k) & (l). The proposed rear yard setback will be reduced to 3', which may be permitted subject to the provisions of AMC 30-5.6(b)(3), if the finding can be made that the encroachment will not result in substantial impairment of the adjoining neighbors' view of the water and hillsides beyond, for which a specific finding is made below. The proposed addition will increase the total lot coverage from 21% to 26% compliant with the district's maximum coverage of 53%. The proposed single-family dwelling is consistent with all other development standards of the R-4 Residential District. The street facing façade is not proposed to be modified at all, all modifications are proposed to the rearmost portion of the existing building. All alterations will be architecturally consistent with the building materials and style of surrounding homes, 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 rear addition has been designed to minimize impacts to neighboring buildings and surroundings. The proposed addition is compatible with the adjacent existing buildings and will be compatible in scale and character with the rest of the neighborhood. The neighborhood is characterized by an eclectic mix of architectural styles, ranging from the immediately neighboring low rise apartments with mansard roofs to Queen Anne cottage style buildings. The magnitude of the addition was intended to emulate the scale and character present in other similar style homes in the vicinity by matching the finished floor heights to the existing and maintaining the abundant yard area between the street facing property and the subject property. The addition will have comparable height and massing to the other two-story residential buildings that enjoy reduced setbacks due to their rear property lines being located in the lagoon. The proposed design of the addition represents a modification of suitable scale with the overall surroundings 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 addition is designed to be visually compatible with the surroundings and has incorporated exterior details to ensure compatibility with the surrounding development, including use of consistent siding with the existing and incorporation of small eyebrow dormer vents on the roof. The proposed addition has been designed to ensure that the new home will be visually compatible with

the character and uses of adjacent development by limiting the overall height to ensure the addition won't exceed the height of the existing building. The project 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.

- (4) **AMC 30-5.6(b)(3) - No substantial impairment of adjoining neighbors' views of the water or hillsides beyond will occur on adjoining properties relative to an addition built with a conforming setback.** The neighbors' existing views do not include the foothills or bay but do include some views of the lagoon itself. The existing setback is not conforming, nor is there a way to propose a conforming rear addition. The resulting increased floor area will not substantially impair the adjoining neighbors' views because along this portion of the lagoon, many other buildings have been constructed already with comparable setbacks and have not obstructed views. The proposed addition will not cause substantial impairment of adjoining neighbors' views of the water or hillsides beyond, as compared to an addition built with a conforming setback.
- (5) **AMC 30-5.7(I) - No major adverse effects such as significant shading or significant view blockage will occur on adjoining properties relative to existing conditions and relative to an addition built with a conforming setback.** The existing west side yard setback is approximately 5' less than the required 5' side yard setback. The addition will extend the nonconforming walls along the same plane as the existing nonconformity on both the first and second floors. The resulting increased floor area of the building along the west side yard will not create any adverse impacts such as view blockage or significant shading beyond what would occur with an addition that complies with the 5' side yard setback. Further the location of the parcel is well behind other street facing parcels in the neighborhood, and the existing building is situated to the rear of that parcel, meaning the rear addition is significantly setback from other neighboring buildings, and therefore will not cause major adverse effects.

Approved:

Signed by:  
  
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Steven Buckley, Planning Services Manager

Per: Tristan Suire  
Tristan Suire, Project Planner

Date: March 5<sup>th</sup>, 2026