



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 April 9th, 2026, the City of Alameda approved Design Review Application No. **PLN26-0040** at 1345 Park 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 conversion from two units into a single-family residence including removing the existing rear exterior stair, construction of a new 576 square foot, two-story addition, new elevator, and new windows and doors for the addition.

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 April 9th, 2029, unless substantial construction has commenced under valid permits pursuant to AMC Section 30-37.6. *Please note: The approval may be extended to April 9th, 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 Alexandra Saikley, received on March 11th, 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 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:

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 conversion of the existing duplex into a single-family dwelling as well as a 576 square foot, two-story addition and related improvements. The proposed addition will have a maximum height of 25'-5½', conforming to the 35-foot maximum height regulation. The proposed building will maintain a compliant front yard setback well in excess of 20', an approximately 58' rear yard setback, a 19'-3" interior side yard setback on the north, and an existing nonconforming 4'-5" interior side yard setback to the south. The proposed addition will increase the total lot coverage from 21.5% to 28%, compliant with the district's maximum coverage of 53%. The proposed conversion and addition is consistent with all other development standards of the R-4 Residential District. The proposed street facing façade is intended to be architecturally compatible with the surrounding area and incorporates techniques such as locating all modifications to the rear and side of the building to maintain the appearance of the front façade. 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 project has been designed to minimize impacts to neighboring buildings and surroundings. The proposed building 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 both historical and contemporary. The design of the addition and proposed side porch was intended to emulate features present in other similar style homes in the vicinity by including solid wing walls with a metal rail along the stairs to the side entrance. The building will have comparable height and massing to the other two-story residential buildings both directly next door and across the street. The proposed design of the conversion and addition represents a change to the neighborhood 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 building is designed to be visually compatible with the surroundings and has incorporated exterior details to ensure compatibility with the surrounding development, including tiled roof and decorative brackets on the new canopy to match the existing. The proposed addition has been designed to ensure that the overall design will be visually compatible with the character and uses of adjacent development by limiting the overall height to ensure the new building won't exceed the height of other neighboring two story buildings. 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 30-5.7(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 side yard setback on the south side of the property is approximately 6” 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 south 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 proposed addition only extends less than 5’ from the rear of the home along this existing nonconformity and therefore will not cause major adverse effects.

Approved:

Signed by:
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1DFEDEFEE51084EC, Planning Services Manager

Per: Tristan Suire
Tristan Suire, Project Planner

Date: April 9th, 2026



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Accommodations Request

If you need accessibility accommodations in an alternative or translated format, please fill out our [ADA request form](#) or contact ada@alamedaca.gov.