



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, 2026** the City of Alameda approved Design Review Application No. **PLN26-0102** at **1802 Webster Street**. 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 a new fascia around the roof of an existing gas station canopy and related signage changes on the building and price monument sign.

General Plan: Community Mixed Use.

Zoning District: C-C, Community Commercial 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 March 5, 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, 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 submitted by Infrastructure Architects, received on February 13, 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 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 approval shall conform to all applicable codes and guidelines.
- (6) New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
- (7) Service station canopies are subject to the following standards:
 - a. Lighting fixtures in the ceiling of canopies shall be fully recessed in the canopy.
 - b. Light fixtures shall not be mounted on the top or fascia of such canopies.
 - c. The fascia of such canopies shall not be illuminated except for approved signage.
- (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 C-C, Community Commercial District, and within the district, the proposed alterations of an existing gas station are permitted by right and is not subject to discretionary review, except for Design Review, pursuant to AMC Sec. 30-4.9A. Accordingly, no CEQA review is required because the City's review of the Project is limited to design issues.

Findings:

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 new fascia around the roof of the existing gas station canopy and related signage is consistent with all development standards of the C-C District because the modifications do not change the building height, setbacks, and building coverage of the facility. The proposed modifications to the canopy fascia utilize similar exterior materials which are architecturally consistent with the existing structure materials and style, and will be compatible with the surrounding business district, pursuant to the City's Design Review Manual.

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. This project consists of replacing the existing canopy fascia with a new fascia design on an existing service station canopy structure and related signage on the building and price monument. The design includes a new fascia that is consistent with the materials of the existing structure and the neighboring commercial structures. The proposed project has been designed to be compatible with the existing and adjacent buildings and does not alter the existing height or footprint of the structure which ensures the project design will be compatible in scale and character with the rest of the neighborhood. Therefore, the proposed design is appropriate in the context of its surroundings and will facilitate a harmonious transition between neighboring buildings.

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 new canopy fascia is consistent with materials found on the existing structure and ensures compatibility between the subject structure and the character and uses of neighboring development. Overall, the modification is consistent with the Design Review Manual and the design of the existing structure and therefore is compatible with the character and uses of the neighboring development.

Approved:

Signed by:


Steven Buckley, Planning Services Manager

Prepared by:



Henry Dong, Planner III

Date: March 5, 2026