



## City of Alameda • California

### PUBLIC NOTICE FOR UPCOMING PLANNING DIRECTOR DECISIONS

August 7, 2025

Dear Alameda Property Owner or Resident:

You have received this notice because our records indicate that you own property and/or reside near one of the project locations listed below or you have indicated your interest in one of the applications.

**DECISION DATE:** The City of Alameda's Planning Division is reviewing the following applications and is inviting public comment on these applications. A decision to approve, approve with conditions, or deny the application will be made by the Planning Director on the Action Date noted with each application.

**TO FIND OUT MORE:** The application file for each project is available online through the City's ePermit Portal at: <https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division> (look under **Minor Projects**). Information may also be viewed in person at City Hall, 2263 Santa Clara Avenue, Room 190, during regular business hours, 8:30 a.m. – 3:00 p.m., Monday – Thursday (closed for lunch from 12:30 – 1:30 p.m.). You may also contact the assigned staff person listed for each application below to obtain further information.

**COMMENTS:** Comments and questions should be directed to the Planning Division at [planning@alamedaca.gov](mailto:planning@alamedaca.gov) or (510) 747-6805.

**NEXT STEPS:** The Planning Director will approve, approve with conditions, or deny these applications on the date noted with each application unless revisions to a particular application are deemed necessary as a result of public comments. Actions that are postponed due to revisions will be renoticed for a decision at a later date. An appeal of the Planning Director's actions may be filed before 5:00 p.m. on the tenth calendar day after the action date. Please contact the assigned staff person regarding filing an appeal. The Planning Board may also call for review a decision made by the Planning Director.

#### **APPLICATIONS ON FILE:**

**1401 Gibbons Drive, PLN25-0386** (Close of Comment Period: August 18, 2025. Action Date: August 21, 2025. Deadline for Appeal/Call for Review: September 2, 2025.) **Applicant:** Ethan Anderson. **Project Description:** Design Review – The project consists of the replacement of an approximately 180-square-foot existing legal nonconforming accessory structure with a new approximately 180-square-foot accessory structure. **General Plan:** Low Density Residential. **Zoning:** R-1 Residential District. **CEQA Determination:** This project qualifies as a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 – Existing Facilities – minor alteration of existing private structures. Separately, Design Review for a permitted use is not subject to CEQA review pursuant to *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal.App.5th 80. **Project Planner:** Henry Dong, [hdong@alamedaca.gov](mailto:hdong@alamedaca.gov). **Staff Recommendation:** Approve with conditions.

**1829 Lincoln Avenue, PLN25-0372** (Close of Comment Period: August 18, 2025. Action Date: August 21, 2025. Deadline for Appeal/Call for Review: September 2, 2025.) **Applicant:** Jonathan

Orozco. **Project Description:** Certificate of Approval – The project consists of demolition of the existing one-story accessory structure constructed prior to 1942, located on private property in the rear yard area of the existing residential building at 1829 Lincoln. **General Plan:** Medium Density Residential. **Zoning:** R-5 Residential District. **CEQA Determination:** This project qualifies as a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 – Existing Facilities – demolition and removal of individual small structures and accessory structures including garages, carports, patios, swimming pools, and fences. **Project Planner:** Tristan Suire, [tsuire@alamedaca.gov](mailto:tsuire@alamedaca.gov). **Staff Recommendation:** Approve with conditions.

**318 Pacific Avenue, PLN25-0411** (Close of Comment Period: August 18, 2025. Action Date: August 21, 2025. Deadline for Appeal/Call for Review: September 2, 2025.) **Applicant:** Daniel Hoy. **Project Description:** Design Review – The project consists of an excavation of existing basement to create habitable space, a new rear staircase, garage door removal, and window replacement on an existing 1,805 square foot residential building. **General Plan:** Low Density Residential. **Zoning:** R-4 Residential District. **CEQA Determination:** This project qualifies as a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 – Existing Facilities – minor alteration of existing private structures. Separately, Design Review for a permitted use is not subject to CEQA review pursuant to McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 Cal.App.5th 80. **Project Planner:** Tristan Suire, [tsuire@alamedaca.gov](mailto:tsuire@alamedaca.gov). **Staff Recommendation:** Approve with conditions.

**1034 Taylor Avenue, PLN24-0325** (Close of Comment Period: August 18, 2025. Action Date: August 21, 2025. Deadline for Appeal/Call for Review: September 2, 2025.) **Applicant:** Robert Allen. **Project Description:** Design Review – 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. **CEQA Determination:** This project qualifies as a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 – Existing Facilities – minor alteration of existing private structures. Separately, Design Review for a permitted use is not subject to CEQA review pursuant to McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 Cal.App.5th 80. **Project Planner:** Tristan Suire, [tsuire@alamedaca.gov](mailto:tsuire@alamedaca.gov). **Staff Recommendation:** Approve with conditions.

**NOTICE: If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised during the review period described in this notice and in an appeal of the Planning Director's decision. {Government Code Section 65009(b)(2)}.**

**NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of the final decision plus extensions authorized by California Code of Civil Procedure Section 1094.6.**

Español: Para información en español sobre este aviso, comuníquese con Mirna Moreno al 510-747-6800.

中文: 有關此通知的中文信息, 請致電: 510-747-6800