



## City of Alameda • California

### PUBLIC NOTICE FOR UPCOMING PLANNING DIRECTOR DECISIONS

September 4, 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:**

**2933 Lincoln Avenue, PLN25-0458** (Close of Comment Period: September 15, 2025. Action Date: September 18, 2025. Deadline for Appeal/Call for Review: September 29, 2025.)

**Applicant:** Joanna Bianchi. **Project Description:** Design Review – The project consists of excavation of crawl space for lower level habitable space and storage, including new window and well at front and side of the building as well as interior remodel and 1,349 square foot, second story addition to the existing 2,226 square foot single family home. **General Plan:** Low Density Residential. **Zoning:** R-1 Residential District. **CEQA Determination:** 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.

**3225 Fairview Avenue, PLN25-0354** (Close of Comment Period: September 15, 2025. Action Date: September 18, 2025. Deadline for Appeal/Call for Review: September 29, 2025.)

**Applicant:** Joanna Bianchi. **Project Description:** Design Review – The project consists of conversion of the existing enclosed front porch to sunroom, demolition and reconstruction of the

front stair and removal of the existing chimney at an existing 1,726 square foot single family home. **General Plan:** Low Density Residential. **Zoning:** R-1 Residential District. **CEQA Determination:** 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.

**1538 Fountain Street, PLN25-0323** (Close of Comment Period: September 15, 2025. Action Date: September 18, 2025. Deadline for Appeal/Call for Review: September 29, 2025.) **Applicant:** Cheryl Principato. **Project Description:** Design Review – The project consists of a 152 square foot second story deck and staircase, as well as front stair reconstructed in-kind on an existing 1,156 square foot residential building. **General Plan:** Low Density Residential. **Zoning:** R-1 Residential District. **CEQA Determination:** 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.

**802 Buena Vista Avenue, PLN25-0067** (Close of Comment Period: September 15, 2025. Action Date: September 18, 2025. Deadline for Appeal/Call for Review: September 29, 2025.) **Applicant:** Rajiv Jain. **Project Description:** Design Review – The project consists of demolition of the existing fire-damaged single-family residence to facilitate addition and rehabilitation of the building into a 3,580 square foot two story duplex. **General Plan:** Medium Density Residential. **Zoning:** R-2 Residential District. **CEQA Determination:** 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