



DESIGN REVIEW APPROVAL NOTICE

This is to inform you that on **August 19, 2013**, the City of Alameda approved Design Review Application No. **PLN13-0068** for an exterior modification at **1726 Nason**. This determination has been made following a review for consistency with the City of Alameda's Development Regulations and Guide to Residential Design.

Project Description: The project consists of adding two windows to the right side of the first floor, altering the configuration of the existing dormer on the right side second floor, moving and re-sizing two doors and three windows on the rear first story elevation and incorporating architectural details to the rear and right side elevation to be visually compatible with the Craftsman design of the residence. The residence is listed as "S's" in the *Architectural and Historical Resources of the City of Alameda*.

The project is located within an R-2 (Two-Family Residence) zoning district.

This project is subject to the following conditions of approval, which shall be placed on the building permit plan set under a heading titled "CITY OF ALAMEDA, DESIGN REVIEW CONDITIONS OF APPROVAL":

- (1) This approval is valid for **THREE MONTHS** and will expire on **November 19, 2013** unless construction has commenced under valid permits. *Please note: This approval may not be extended.*
- (2) The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by Custom Kitchens, received on August 7, 2013 and on file in the office of the City of Alameda Community Development Department.
- (3) The final plans, submitted for building permit approval, shall conform to all applicable codes and guidelines.
- (4) **The final plans submitted to building shall reflect trim on the back door and trim and sills on the back windows to match the existing trim and sills on the residence.**
- (5) **All new windows and doors to be wood to match existing windows and doors.**
- (6) **This Design Review Approval shall be incorporated on the first sheet of the building plan set.**
- (7) Any additional exterior changes shall be submitted to the Community Development Department for review and approval prior to construction.
- (8) **Indemnification:** The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City

Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda, Alameda City Planning Board and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

Environmental Determination:

This project is a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301 – Minor alteration to an existing facility.

Findings:

- (1) The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual, in that the proposed wood windows, doors and alterations are visually compatible with the existing structure and with other structures in the vicinity.
- (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, in that the addition of the new windows, the change in the roof and the new doors are appropriate in design to the subject property, as well as the surrounding properties.
- (3) The proposed design of the structure 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, in that the wood windows, doors, and alterations to the design of the rear of the residence is compatible with the existing design of the structure.

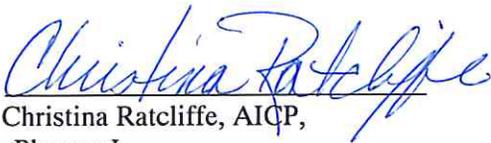
Please Note - This is not a Building Permit:

This approval is for Design Review only. You must submit plans and a building permit application in addition to paying required fees in order for the project to move forward in the plan check process for issuance of a building permit. If you have completed this step, please go to the City's web site at <http://www.cityofalamedaca.gov/Business/Permit-Center> to access the Permit Manager to check on the status of your building permit application, or contact the Permit Center at (510) 747-6800.

This Decision May Be Appealed:

This Notice of Decision is required by Alameda Municipal Code (AMC) Section 30-36.3. An appeal of this decision may be made to the Planning Board within ten (10) calendar days from the date the notice of decision is mailed. The appeal must be made in writing on a form provided by the City stating in detail the factual basis for the appeal, and filed with applicable fees (\$250 fee+ \$500 deposit) at the Community Development Department, 2263 Santa Clara Ave, Room 190, Alameda, CA 94501.

Approved: Andrew Thomas, AICP, Planning Services Manager

Per: 
Christina Ratcliffe, AICP,
Planner I

Date: August 19, 2013