



DESIGN REVIEW APPROVAL NOTICE

This is to inform you that on **August 19, 2013**, the City of Alameda approved Design Review Application No. **PLN13-0213** for an exterior modification at **1546 Santa Clara**. 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 repairing an existing second story deck with a non-conforming side yard setback of 3-feet, 6-inches and creating an open air covered patio below the deck. New construction will match the existing Spanish Colonial Revival style, including the use of stucco arches and hand-cast corbels to match the existing residence, which is listed as an "S" in the *Architectural and Historical Resources of the City of Alameda*.

The project is located within an R-4 (Neighborhood Residential) 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 two years and will expire on August 19, 2015 unless construction has commenced under valid permits. *Please note: The approval may be extended to August 19, 2017 upon submittal of an extension request and the associated fee.*
- (2) The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by John L. McNeil, received on July 11, 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) **This Design Review Approval shall be incorporated on the first sheet of the building plan set.**
- (5) Any additional exterior changes shall be submitted to the Community Development Department for review and approval prior to construction.

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 replacement deck and open-air patio below it are visually compatible with the existing structure on site and 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 design of the replacement deck and open-air patio are in keeping with the Spanish Colonial Revival style of the residence and is 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 proposed stucco design, including hand-cast corbels to match the existing structure, is compatible with the existing design of the residence.
- (4) Pursuant to AMC 30-5.7 (k) & (l), additions with less than the required five-foot side yard setback may be approved provided the walls of the addition do not extend into the existing side yard setbacks established by the main building, if the following finding can be made: No adverse affects such as shading or view blockage will occur on adjoining properties. Because the placement of the existing deck is on the east side of the residence, and is lower in height than the residence and adjacent to the driveway of the adjoining property, there will be no shading impact to adjacent properties.

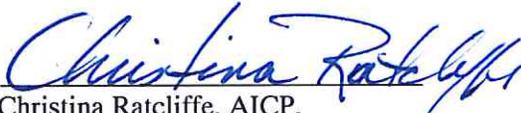
Please Note - This is not a Building Permit:

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