City of Alameda • California

DESIGN REVIEW APPROVAL NOTICE

This is to inform you that on August 20, 2013, the City of Alameda approved Design Review Application No. **PLN13-0214** for an addition/exterior change at **1033 Lincoln Avenue.** 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 is strictly limited to legalization of a second story deck previously constructed on the north (left) side and back of the home without city permits and restoration of landscaping to the front yard.

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

(1) This approval is valid for six months and will expire on February 20, 2014 unless construction has commenced under valid permits. *Please note: The approval may be extended to August 20, 2014 upon submittal of an extension request, the associated fee and approval by the Code Compliance Division.*

(2) The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by Denny Nguyen, received on July 11, 2013 and on file in the office of the City of Alameda Community Development Department.

(3) 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.

(4) **The plans submitted for building permit and construction shall include a landscape and irrigation plan subject to approval by the City Planner.** Plantings must be composed mainly of drought tolerant, native (Bay-Friendly) plants, pursuant to Alameda Municipal Code 30-59.2, Conservation Landscaping.

(5) New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.

(6) The final plans, submitted for building permit approval, shall conform to all applicable codes and guidelines.

(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

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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 - Existing Facilities.

Findings:

(1) The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual.

(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. The wooden deck with a simple guardrail is compatible with the home.

(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. The project will restore landscaping to the front yard.

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 ePermit Portal 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 at the Community Development Department, 2263 Santa Clara Ave, Room 190, Alameda, CA 94501.

Approved: Andrew Thomas, City Planner

Per: _____ Date: August 20, 2013
Laura Ajello, Planner I