



City of Alameda • California

DESIGN REVIEW APPROVAL NOTICE

This notice is provided pursuant to Alameda Municipal Code (AMC) Section 30-36.3 to declare that on March 27, 2017, the City of Alameda approved Design Review Application No. **PLN17-0060** at 40 Garden Road. This determination has been made following a review for consistency with the City of Alameda's Zoning Ordinance and Design Review Manual.

This is not a Building Permit: This approval is for Design Review only, which allows the applicant to apply for a building permit. Separate application forms, plans, and fees are required for the building permit application process. Construction on the project shall not commence until issuance of a building permit.

This Decision May Be Appealed or Called for Review: An appeal of this decision may be made to the Planning Board within ten (10) calendar days from the date the notice of decision. AMC Section 30-25 also allows the Planning Board or City Council to call a project for review, in which case the project will be scheduled for hearing at the next available Planning Board meeting. Therefore, this approval does not become final until the ten days after its issuance without an appeal or a call for review.

Project Description: The project consists of 978 square-foot two-story rear addition to an existing single-family home. The new addition will include eight (8) new windows, one (1) new door, and one (1) new garage door located on the side and rear elevations. The new second story addition will include a belly band and wood siding. All new materials will match the existing building and the surrounding neighborhood. The property is located within the R-1, One Family Residence zoning district.

Conditions of Approval:

- (1) A copy of this Design Review Approval Notice shall be printed on the cover of the final Building Permit plans.
- (2) This approval is valid for two years and will expire on March 27, 2019 unless construction has commenced under valid permits. *Please note: The approval may be extended to March 27, 2021 upon submittal of an extension request and the associated fee. Design Review approval may be extended upon application for up to (2) additional years from the date of expiration.*
- (3) The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by SN Building Design Group, received on March 8, 2017 and on file in the office of the City of Alameda Community Development Department, except as modified by the conditions listed in this letter.
- (4) 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. Any additional exterior changes shall be submitted to the Community Development Department for review and approval prior to construction.

- (5) The final plans submitted for Building Permit plans shall incorporate the approved window schedule except as modified in Condition #6.
- (6) Prior to building permit submittal, the building permit plans shall show the proposed slider windows on the new addition are changed to either double-hung, single-hung, casement, fixed, or awning windows.
- (7) Prior to building permit submittal, the building permit plans shall include a window installation detail showing the window recess from the exterior wall and the window trim.
- (8) New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
- (9) The final plans submitted for Building Permit approval shall conform to all applicable codes and guidelines.
- (10) A site inspection to determine compliance with this Design Review Approval is required prior to the final building inspection and/or to the issuance of a Certificate of Occupancy. The applicant shall notify the Community Development Department at least four days prior to the requested Planning Inspection dates.
- (11) 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 - Existing Facilities – operation, permitting or leasing of existing private structures involving negligible or no expansion of use beyond that which exists.

Findings:

- (1) The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual, because the proposed new construction is compatible in design and use of materials with the existing building and surrounding neighborhood.

- (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. This project involves an approximately 978 square foot two-story addition to an existing single family home. The new addition is located at the rear of the existing home and utilizes a hipped roof to minimize visibility of the second story from the street, and therefore maintains the existing character of the building. The new addition will also utilize wood siding on the second story level to break up the massing of the building on the side elevations.
- (3) The proposed design of the structure(s) 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 proposed addition is designed to match the existing building and it will utilize the same materials of the building which are also compatible with the design elements found on residential building in the neighborhood.

Approved: Andrew Thomas, City Planner

Per: 
Henry Dong, Project Planner

Date: March 27, 2017

STRUCTURE’S INFORMATION

This single level, single family dwelling is 3 bed, 2 bath, 1337 SF on 5,950 SF lot .Propose to rear yard two story addition 2 new bed rooms, 1bathroom and 2 car garage.

SCOPE OF WORK

- 1) Interior Alteration
- 2) Rear Yard Addition
- 3) Two New Bedrooms and New Bath
- 4) New Two Attached Garage
- 5) 1Garage Door, 1 Exterior Door, & 8 New Windows

PROJECT DATA
APN: 074103500801
ADDRESS: 40 GARDEN ROAD, ALAMEDA, CA 94502
ZONING R1
OCCUPANCY GROUP: R-1
CONSTRUCTION TYPE: VB
STORIES: EXITING ONE PROPOSED TWO
LOT SIZE: 5950 SF

EXISTING LIVABLE 1st Level	1337 SF
EXISTING GARAGE	420 SF
EXISTING COVERAGE	1737 SF
PROPOSE 1ST FLOOR AREA	118 SF
PROPOSE 2ND FLOOR AREA	860 SF
TOTAL PROPOSE FLOOR AREA	978 SF
PROPOSED STRUCTURE COVERAGE	860 SF
TOTAL LOT COVERAGE	2597 SF
TOTAL LIVABLE AREA	2315 SF
TOTAL ATTACHED GARAGE	535 SF
LOT COVERAGE	26277SF/5950SF= 44%

PROJECT PROVISIONS

- Plans and calculations for this project are in compliance with the 2016 CBC, CMC, CPC & CEC and contractor is responsible to comply with all aspects of the mentioned code
- All remodeling should not damage the integrity of the structure and increase glass area
- Contractor is responsible for the safety of public and the workers. He will also be held liable for all property damages
- All changes shall be reported to designer and approval is required after field inspection is completed
- Contractor is responsible to report any discrepancies in the plans to the designer (Architect / Engineer) and the owner in a timely manner prior to the construction. Contractor shall be responsible for all corrections and errors incase of failure to inform the designer (Architect / Engineer)
- Contractor is responsible for confirming all existing information shown on the plans or might effect the construction and are not addressed on the plans that includes but not limited to; structures, facilities, drainage and sewage systems, utilities, electrical & communication lines, easements, terrain, archaeological, historical, environmental, public properties, driveways, sidewalks, trails and roads. He shall report any discrepancies with the plans to the designer (Architect / Engineer) in a timely manner prior to the construction
- Proper house keeping of the construction site is expected from the contractor
- Contractor is responsible for obtaining all necessary permits prior to the construction. This process and related expenditures are not the responsibility of the designer (Architect / Engineer)
- Contractor is responsible for the quality of the construction and material to be used. Also he shall hold the designer (Architect / Engineer) harmless, indemnify and defend if any legal action initiated by the owners (present and future) due to construction modifications, discrepancies, deficiencies and or lack of quality
- Contractor and the owner are responsible to request for clarification of the drawings by the designer in a timely manner prior to the bid submittal for this project
- Contractor is responsible for setting up inspection as it seems deemed by the city and or county public works building Department and in a timely manner
- The purpose of these plans is limited internal remodeling, internal alteration of bedrooms, rear two story addition with two bedrooms, one bathroom and two car garage

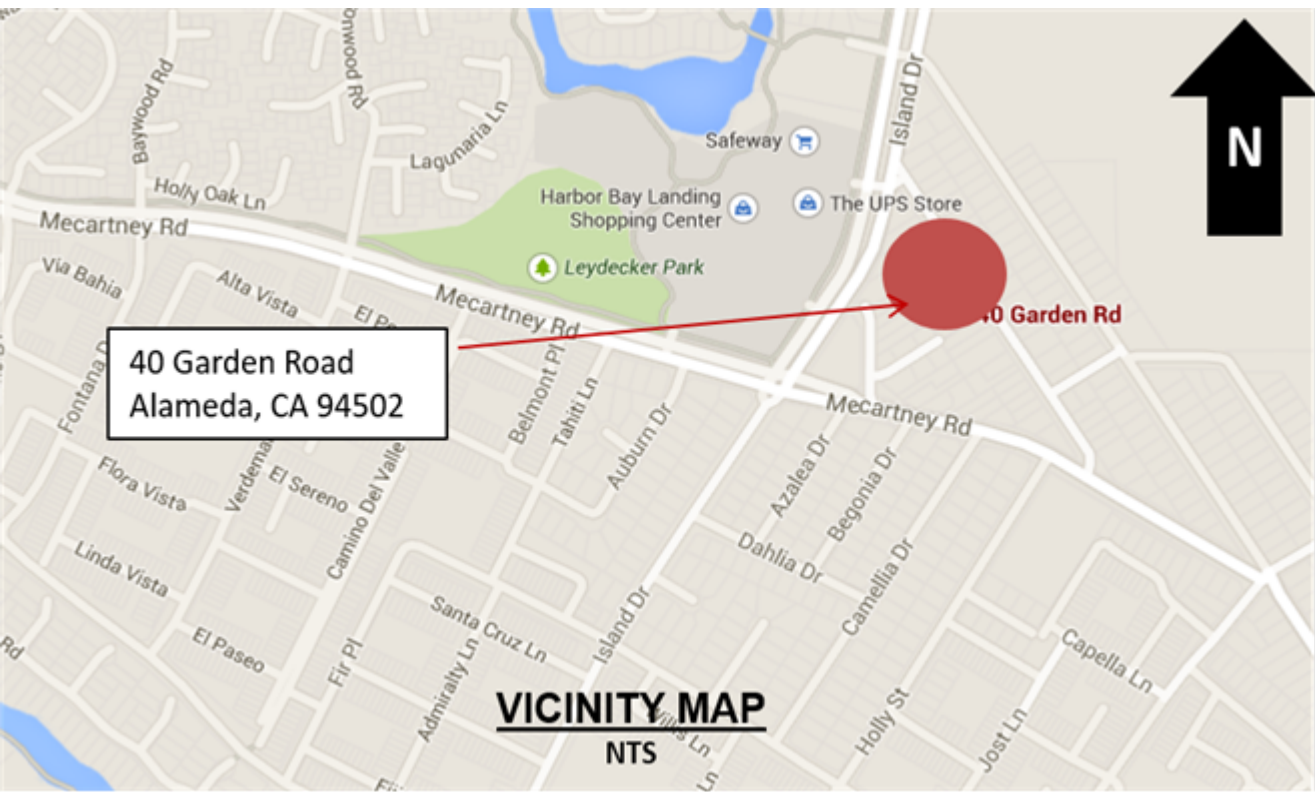


Existing Double Hung Window



Existing Sliding Window

DESCRIPTION	SHEET
COVER, VICINTY MAP, & PICTURES	0
PLOT MAP	1
FLOOR PLANS	2
ROOF PLANS, EAST AND WEST ELEVATIONS	3
SOUTH ELEVATION	4
NORTH ELEVATION	5



SN Building Design Group
4101 DUBLIN BLVD
SUITE F # 554.
DUBLIN, CA 94568
SN.SNBDG@GMAIL.COM
510-507-0902



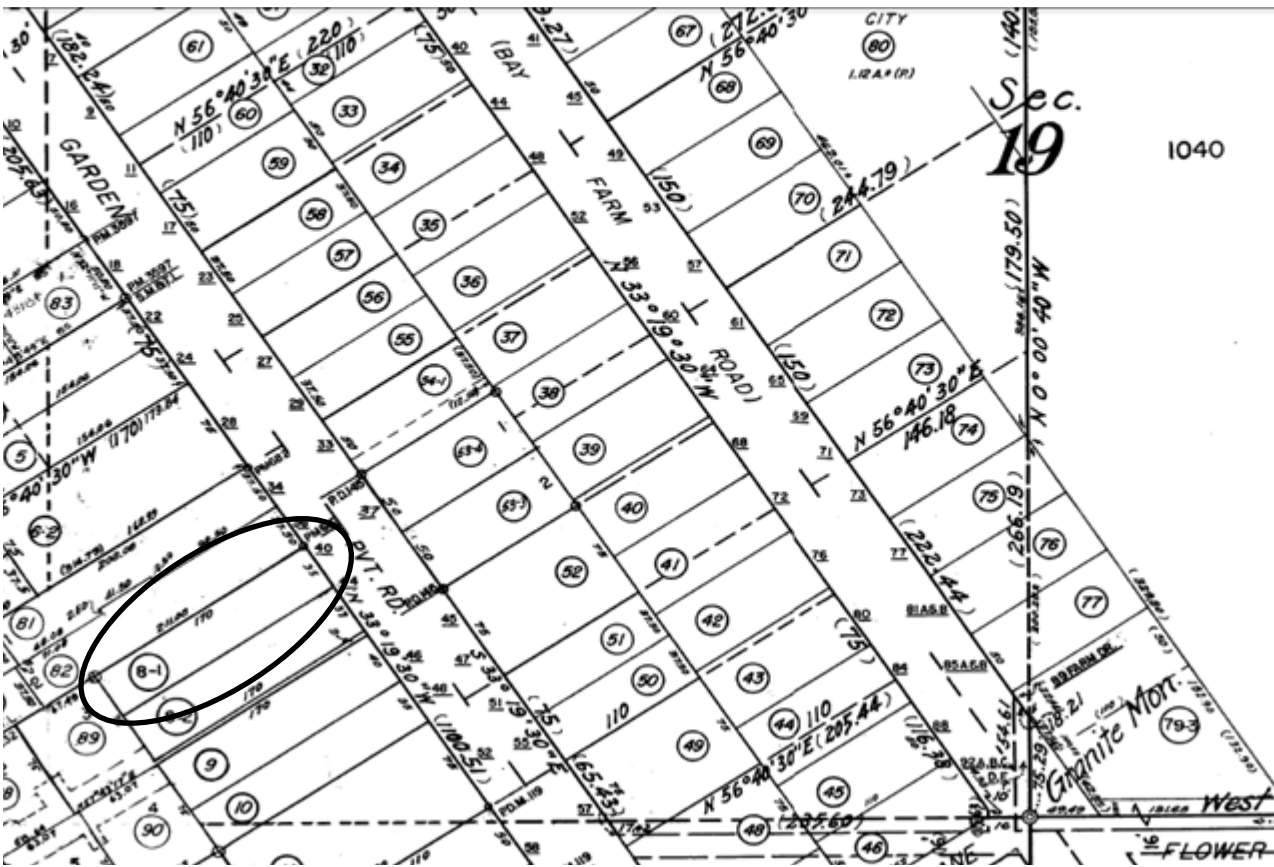
Rear Right Propose Construction



Rear Propose Construction



Rear Left Propose Construction



Assessor Map



Front Left



Front



Front Right



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DATE
DRAWN BY
CHECK BY
JOB NUMBER

REVISION		

PROJECT ADDRESS

Rear Home Two Story Addition
Chung Ly and Cindy Ha
40 Garden Road
Alameda, CA 94502

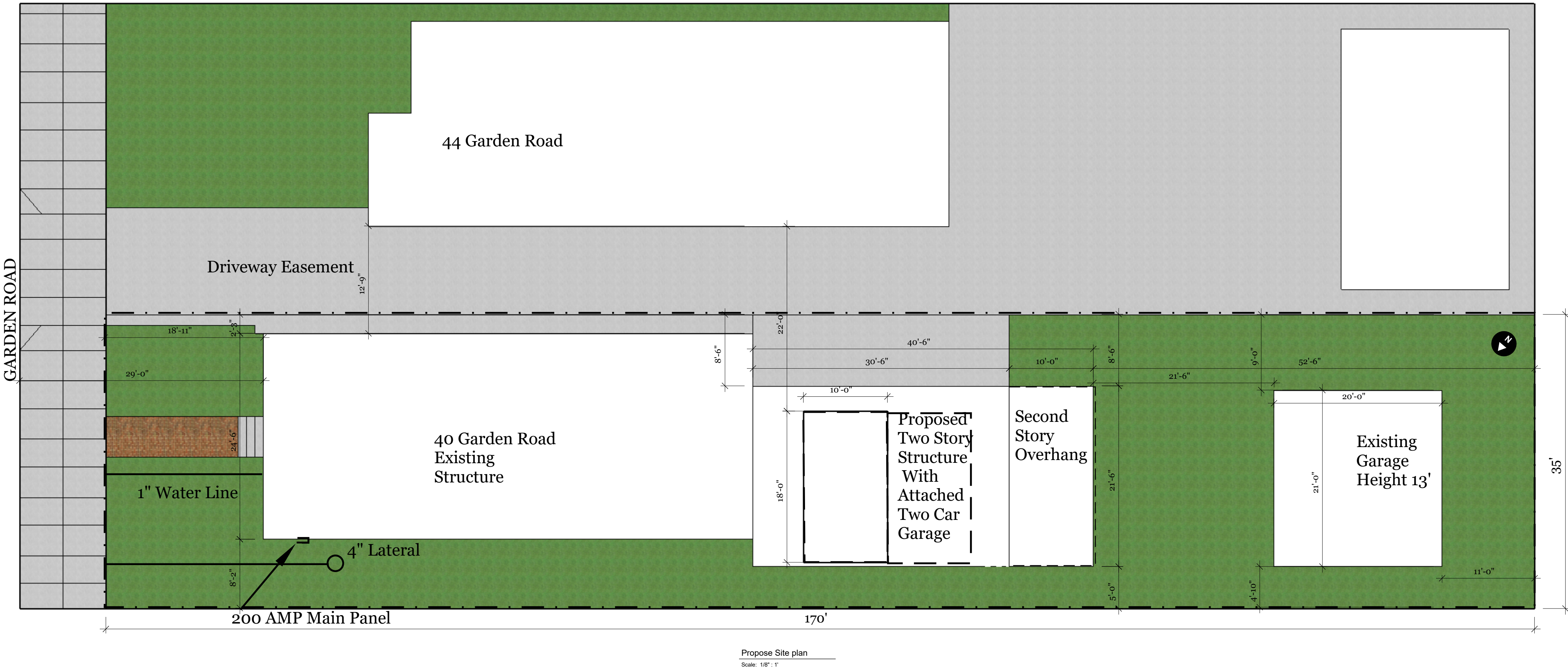
STAMP:

SHEET TITLE:

COVER

SHEET NUMBER

LOT SUMMARY TABLE				
Community Development • Planning & Building				
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477				
alameda.ca.gov				
510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538				
Hours: 7:30 a.m.-3:30p.m., M-Th				
Project Address: 40 Garden Road				
To be submitted with all Residential Planning Applications				
ZONING COMPLIANCE FOR RESIDENTIAL DISTRICT				
Categories	Standard	Existing	Proposed	/
Total lot area	5,000	5,950	5,950	
Lot depth	100'	170	170	
Lot width	50'	35	35	
Building floor area	---	1353	978	
Main building lot coverage including attached/detached garage(s)		30	44	
Front yard setback		18'11"	18'11"	
Rear yard setback		52'6"	93'	
Left side yard setback	5'	2'3"	8'6"	
Right side yard setback	5'	8'2"	50"	
Street side yard setback	10'	-	-	
Maximum building height		15'7"	24'0"	
Separation between main buildings	20'	-	-	
Accessory building size	---	420	420	
Separation between main/accessory building	Min. 6'	61'9"	21'3"	
Height of accessory building		13'	13'	
Number of off-street parking spaces	Min. 2	2	2	
Driveway width		12'9"	12'9"	
Total usable open space*				
Common open space				
Private open space (ground floor)	Min. 60 sf			
Private open space (upper floor)	Min. 120 sf			
*Detached single-family dwellings are exempt.				
Revised 8/28/2014				



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STAMP:

SHEET TITLE:

PLOT PLAN

SHEET NUMBER

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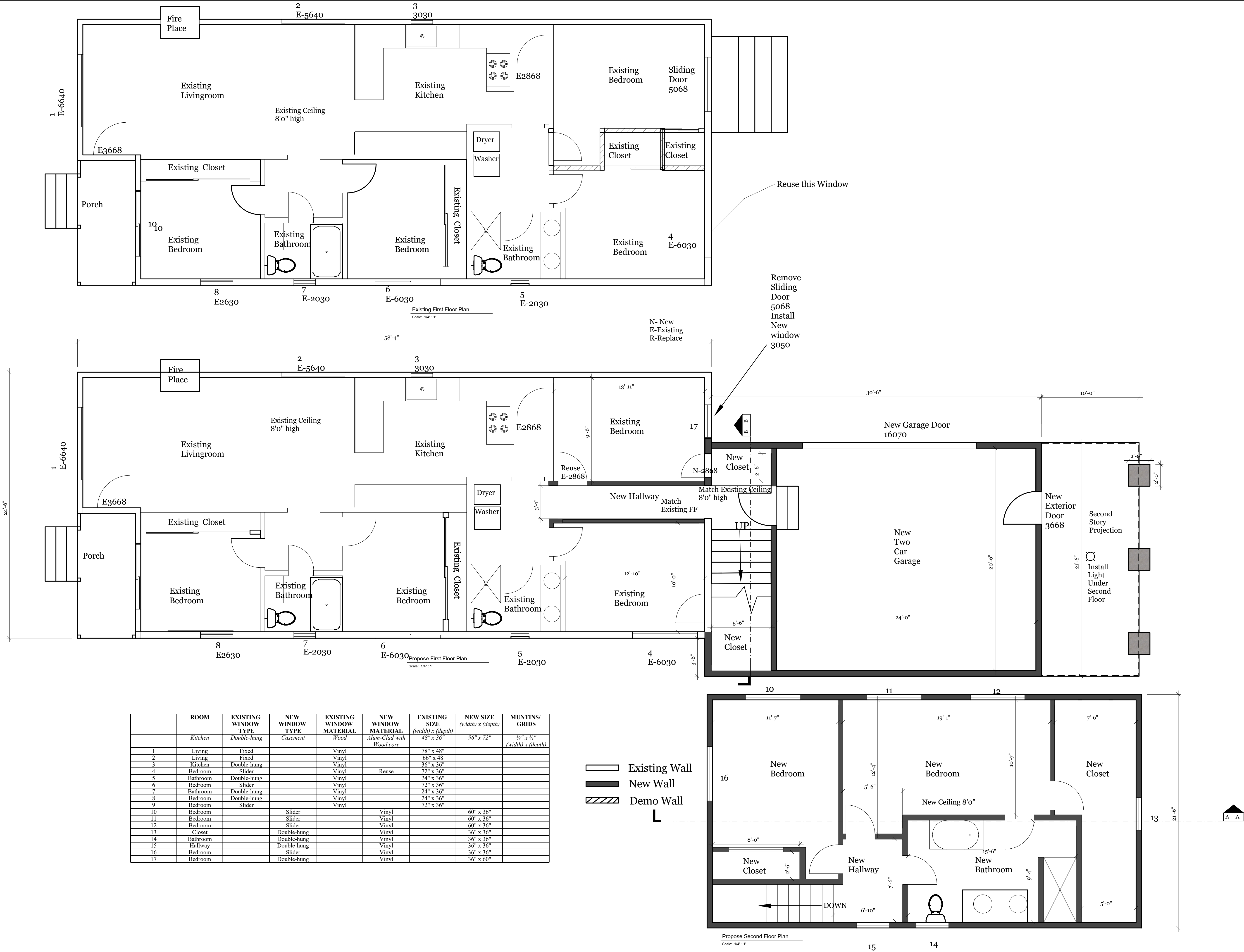
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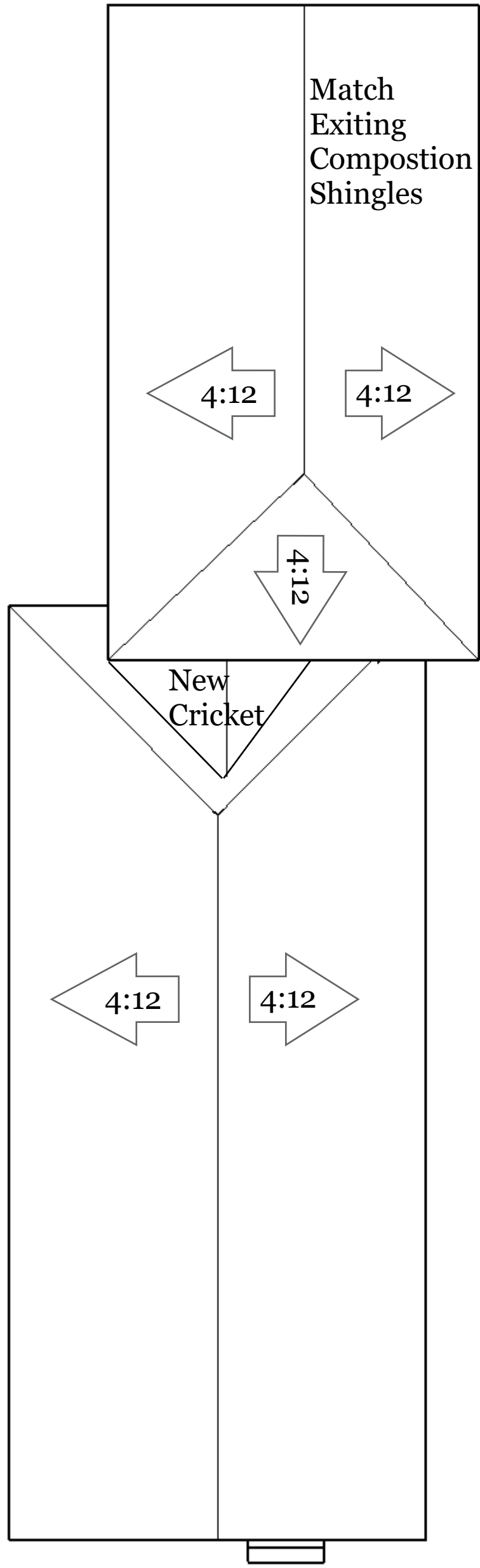
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FLOOR PLAN

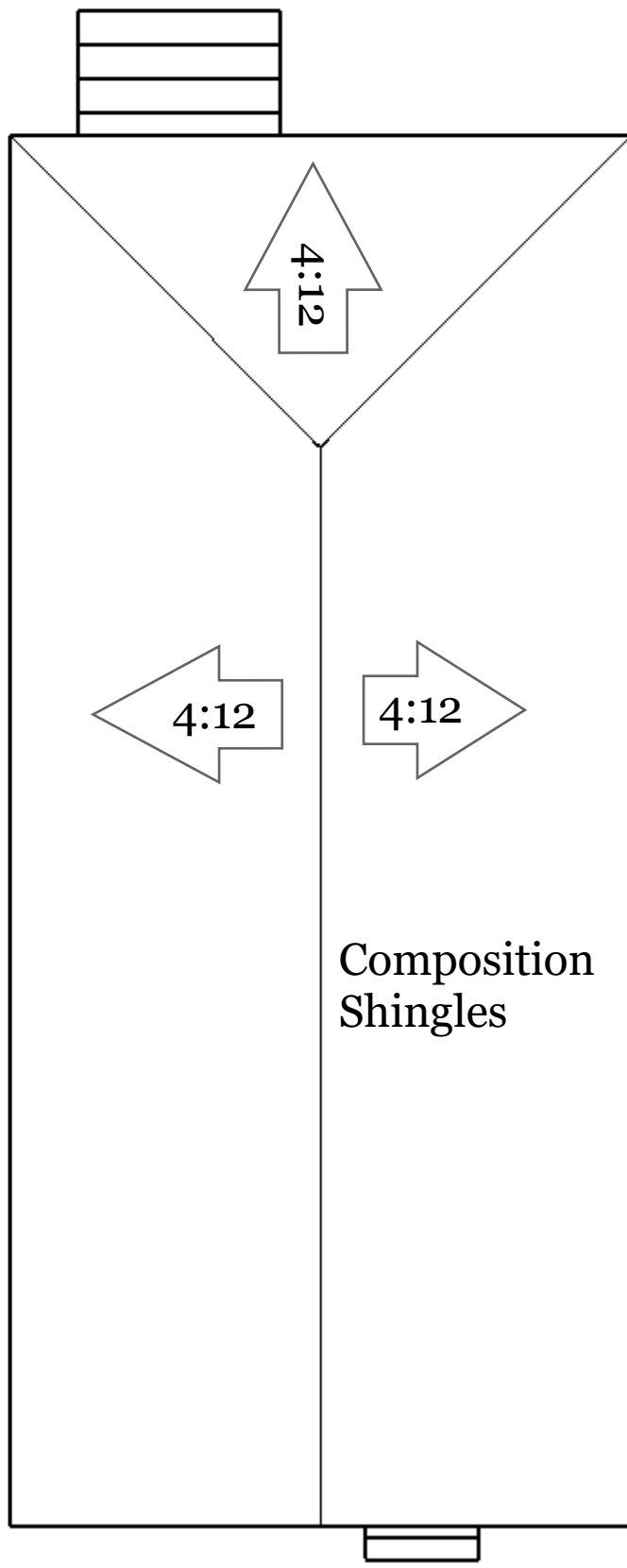
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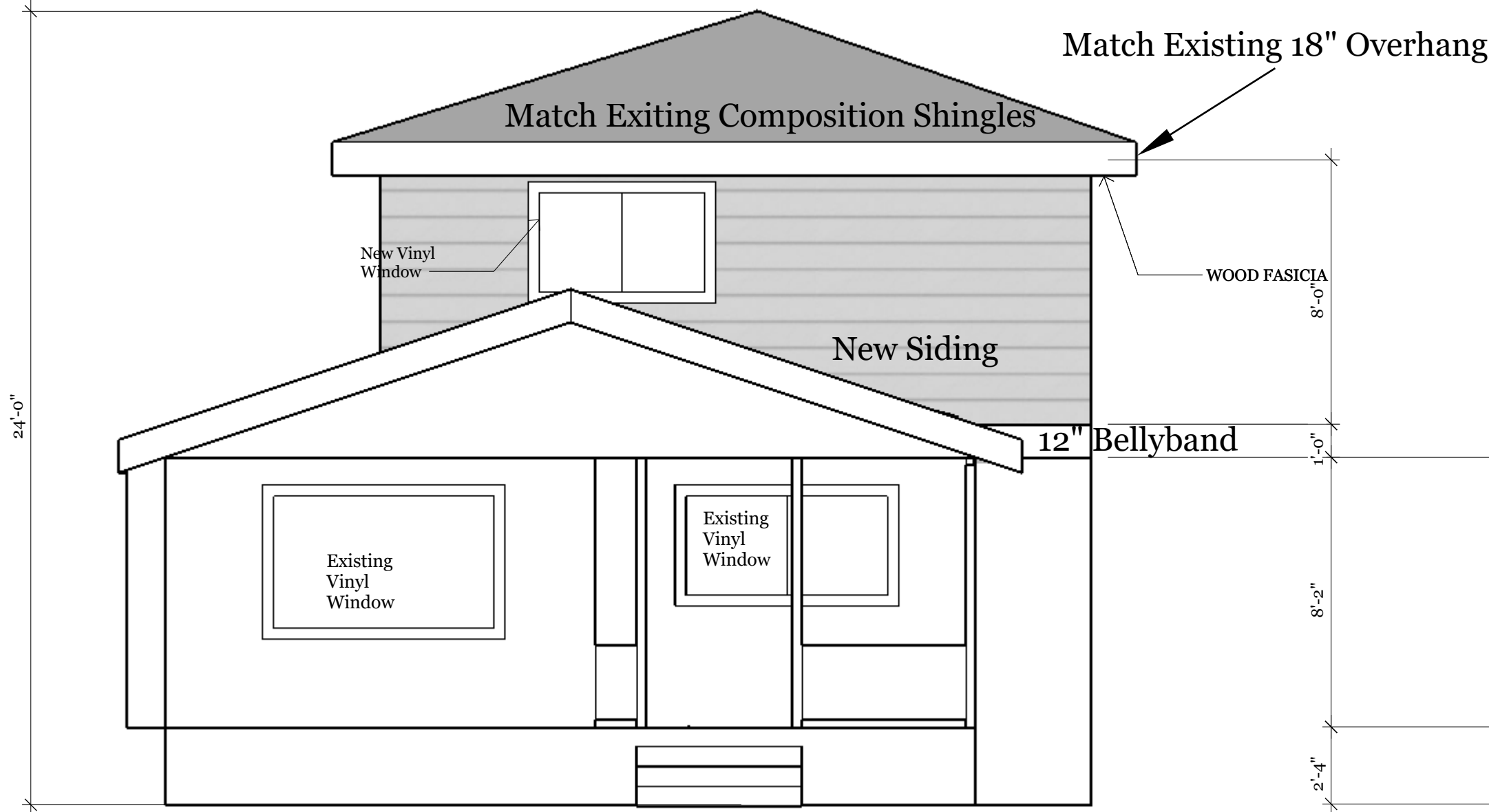




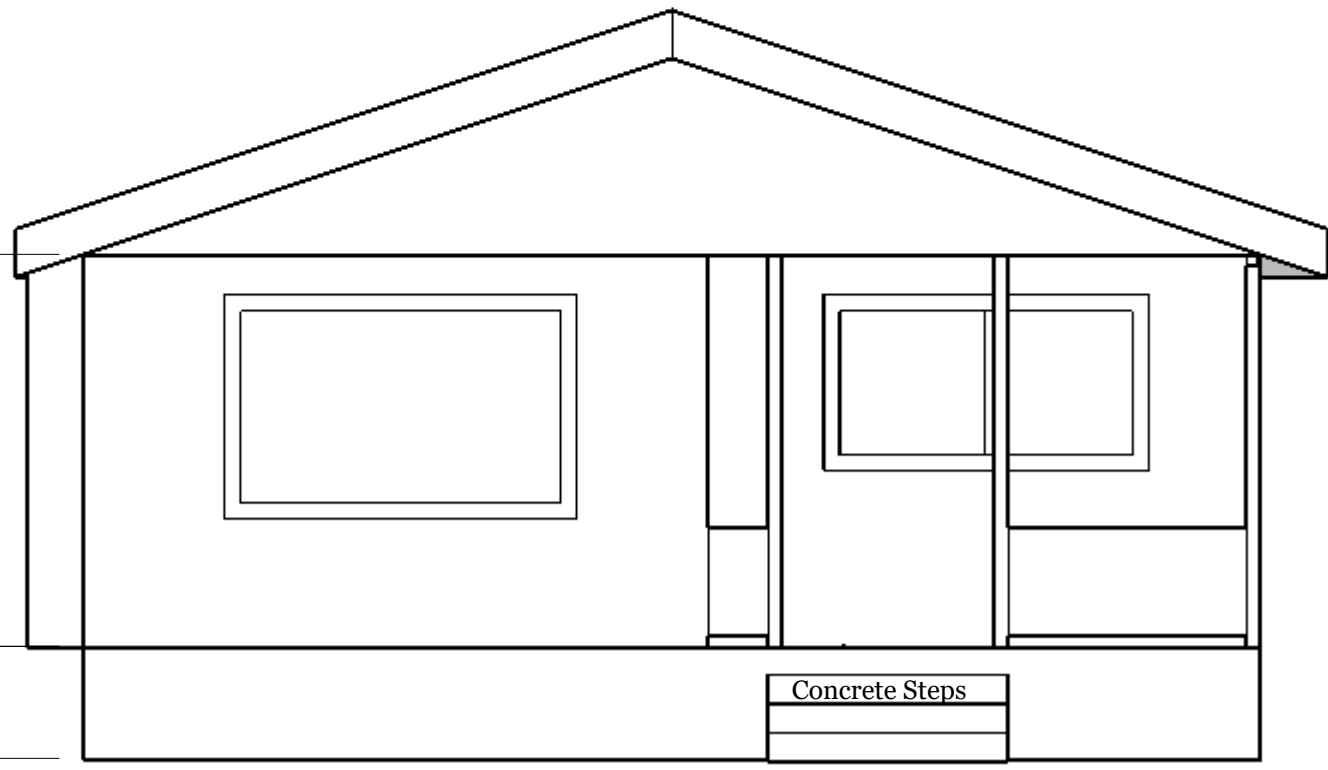
Propose Roof Plan
Scale: 1/8" = 1'



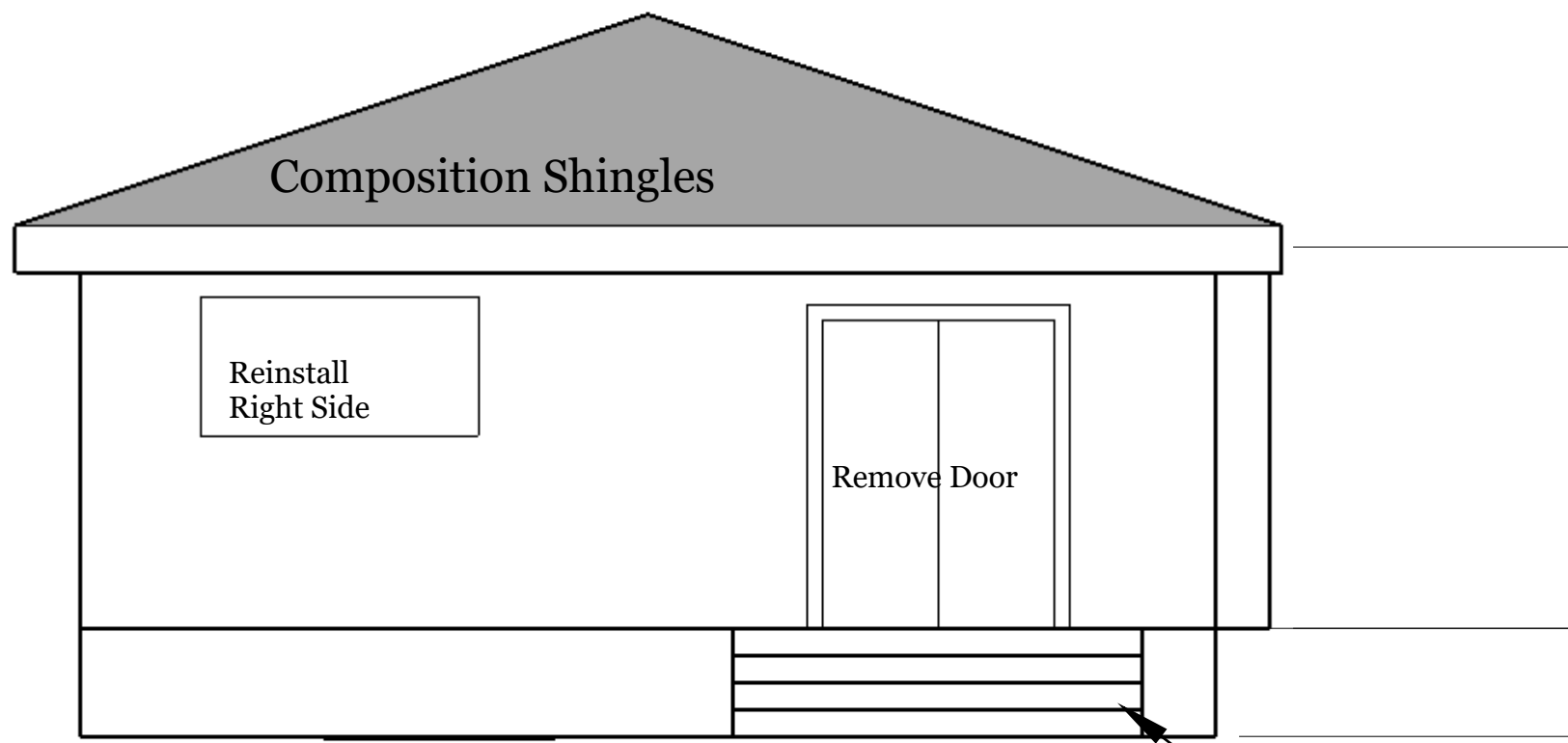
Existing Roof Plan
Scale: 1/8" = 1'



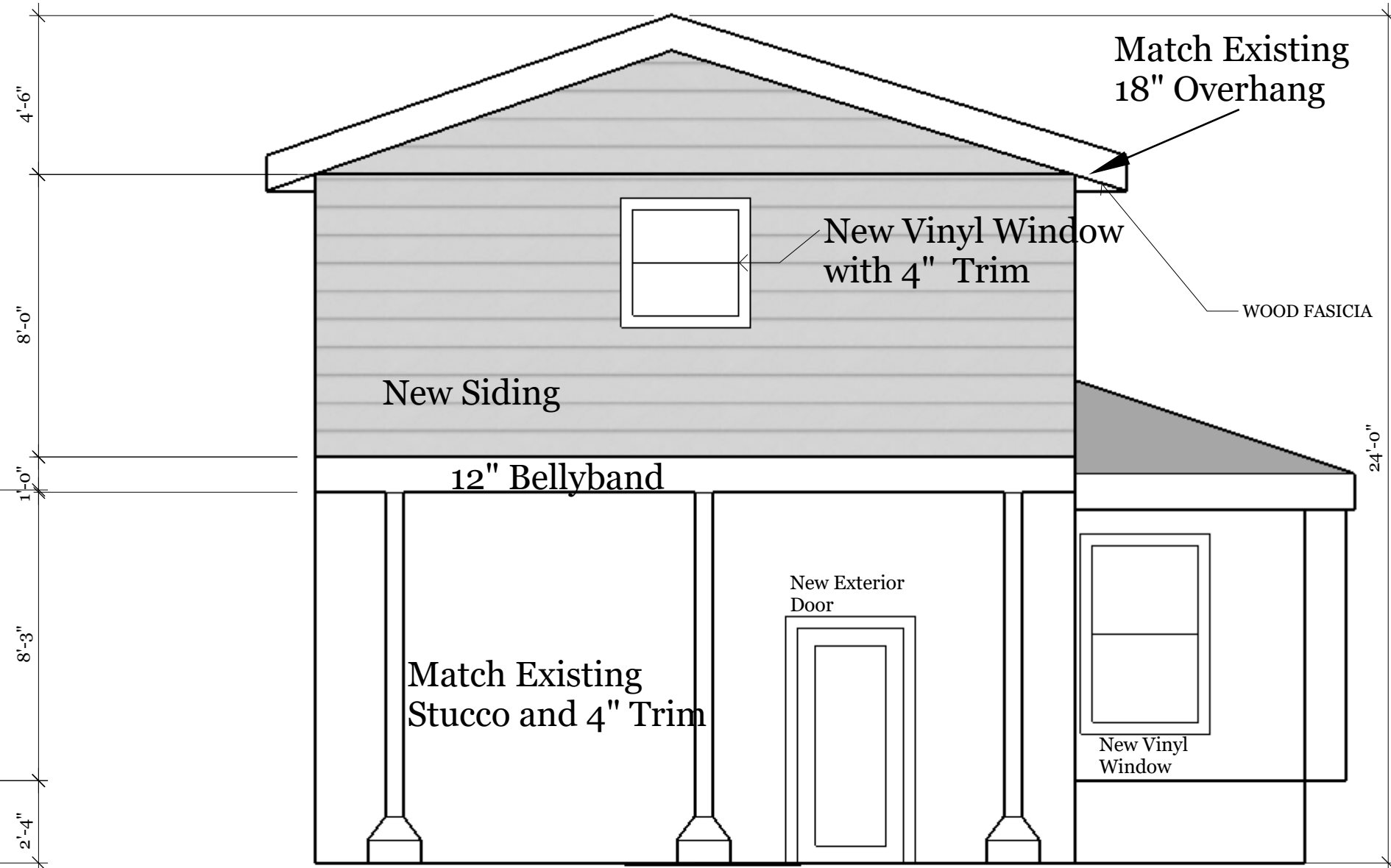
Propose East (Front)
Scale: 1/4" = 1'



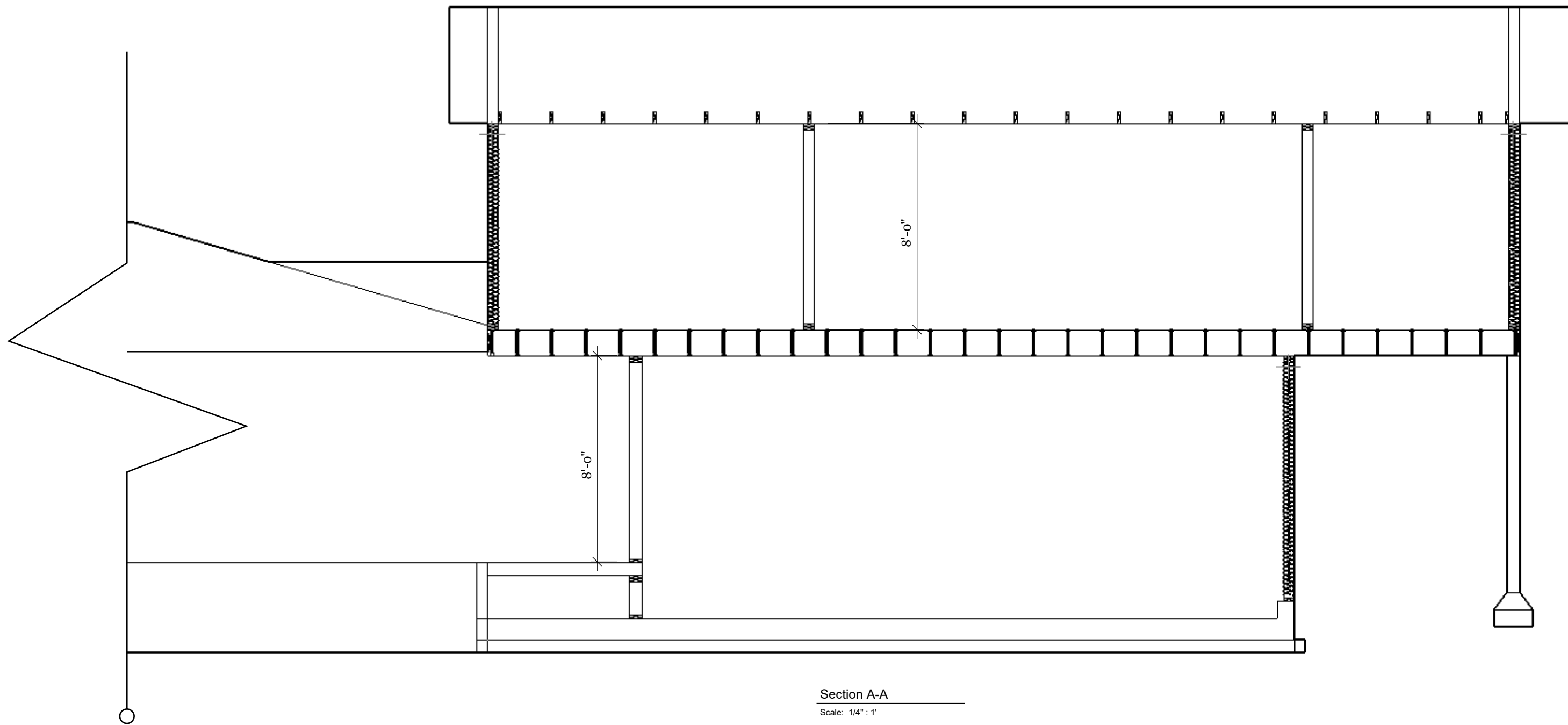
Existing East (Front)
Scale: 1/4" = 1'



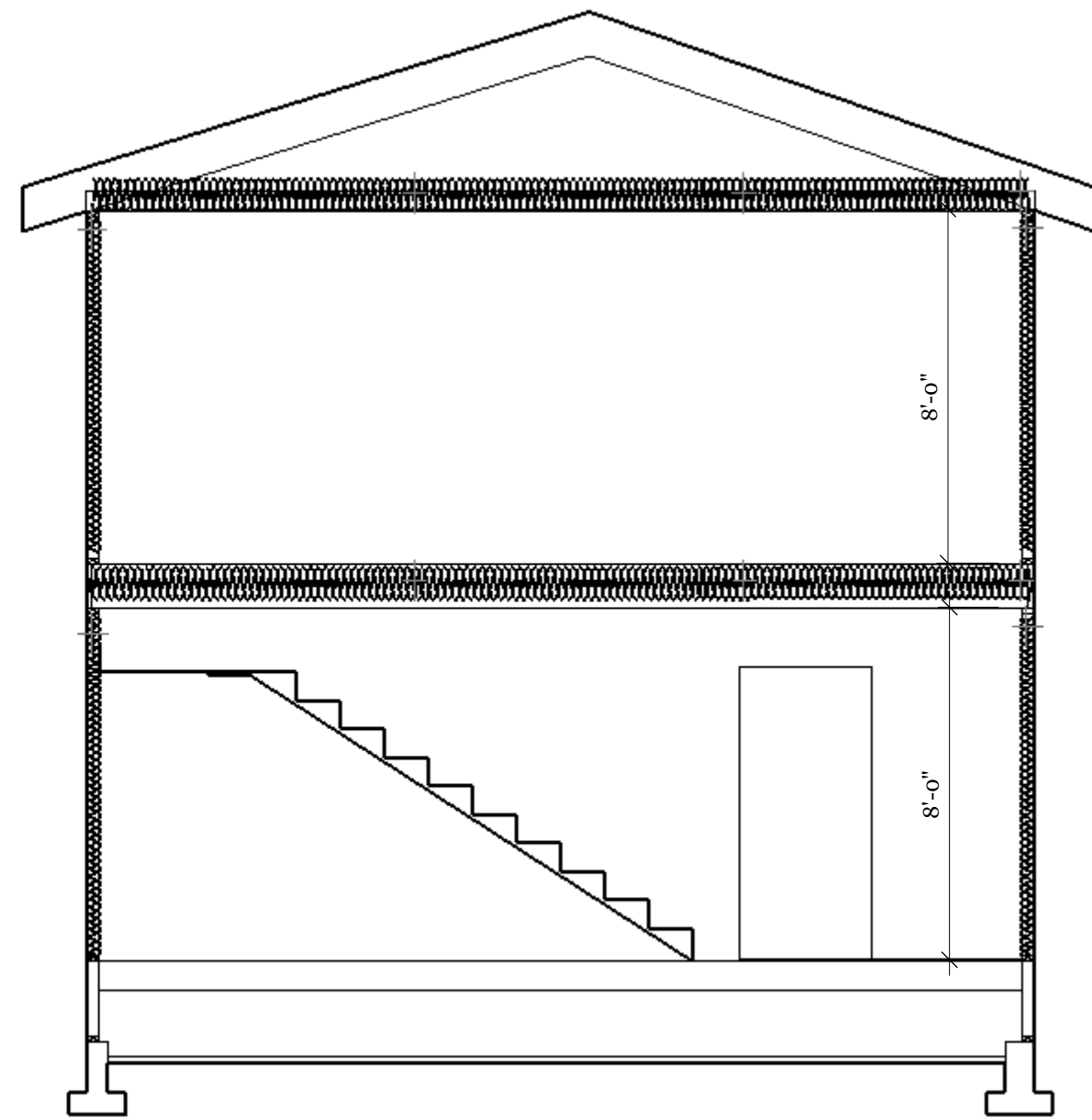
Existing West (Rear)
Scale: 1/4" = 1'



Propose West (Rear)
Scale: 1/4" = 1'



Section A-A
Scale: 1/4" = 1'



Section B-B
Scale: 1/4" = 1'

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CHECK BY _____
JOB NUMBER _____

REVISION		

PROJECT ADDRESS _____

Rear Home Two Story Addition
Chung Ly and Cindy Ha
40 Garden Road
Alameda, CA 94502

STAMP: _____

SHEET TITLE:
ROOF PLAN, EAST & WEST ELEVATIONS, AND SECTIONS

SHEET NUMBER _____

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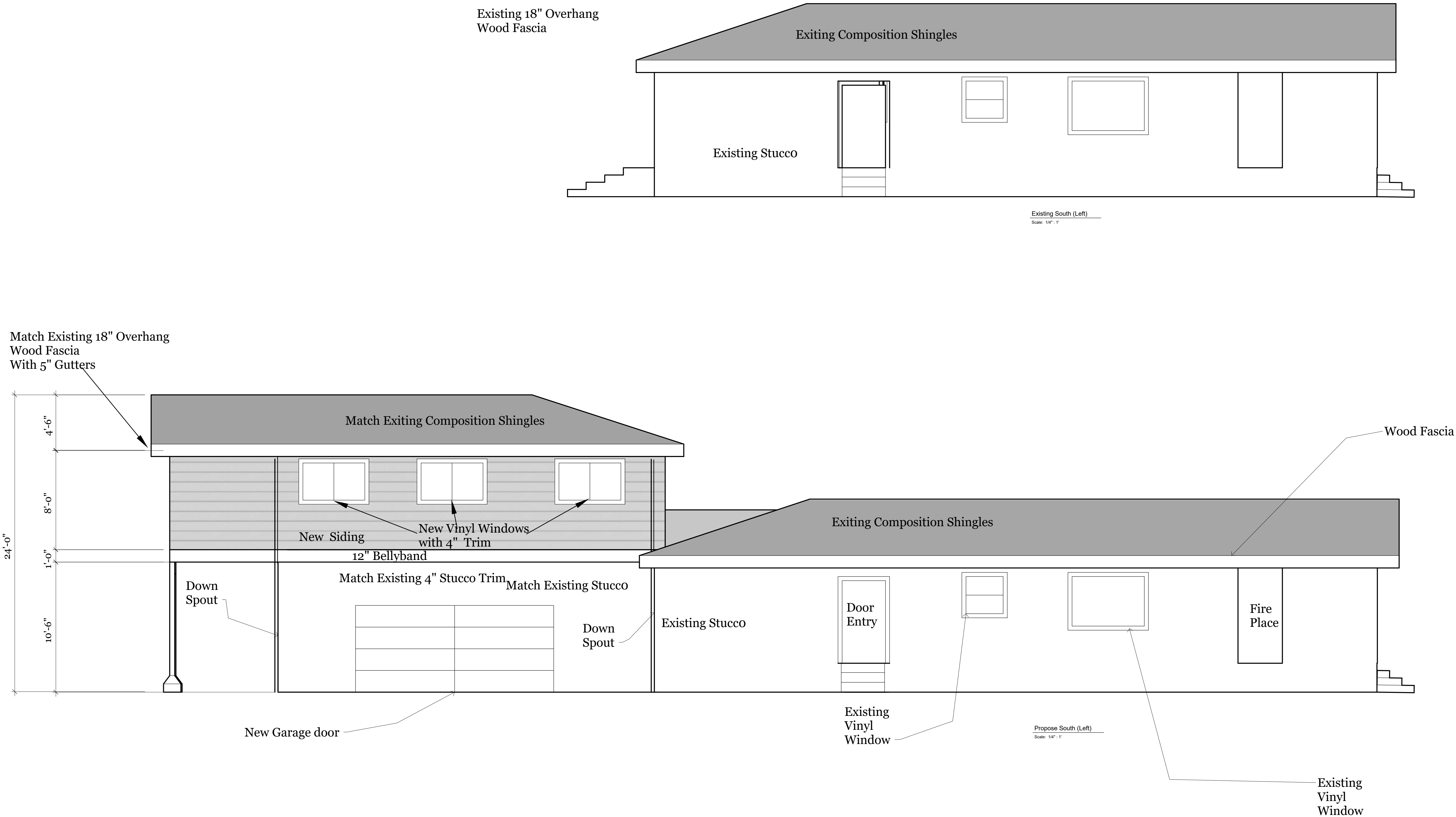
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Alameda, CA 94502

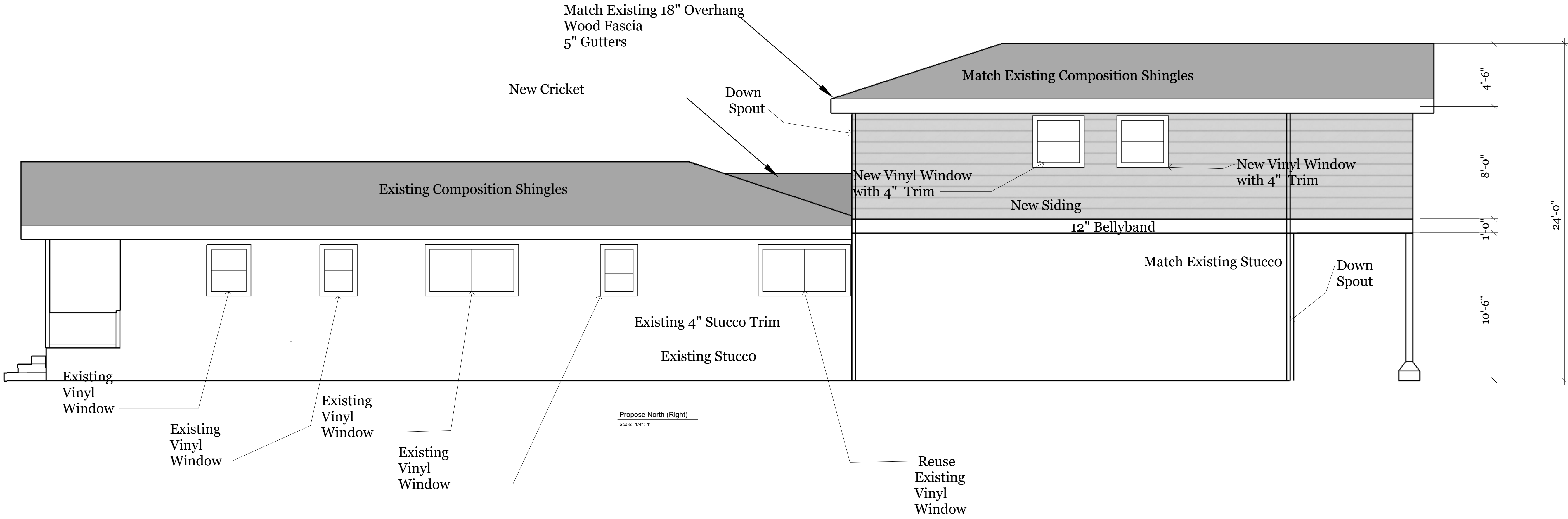
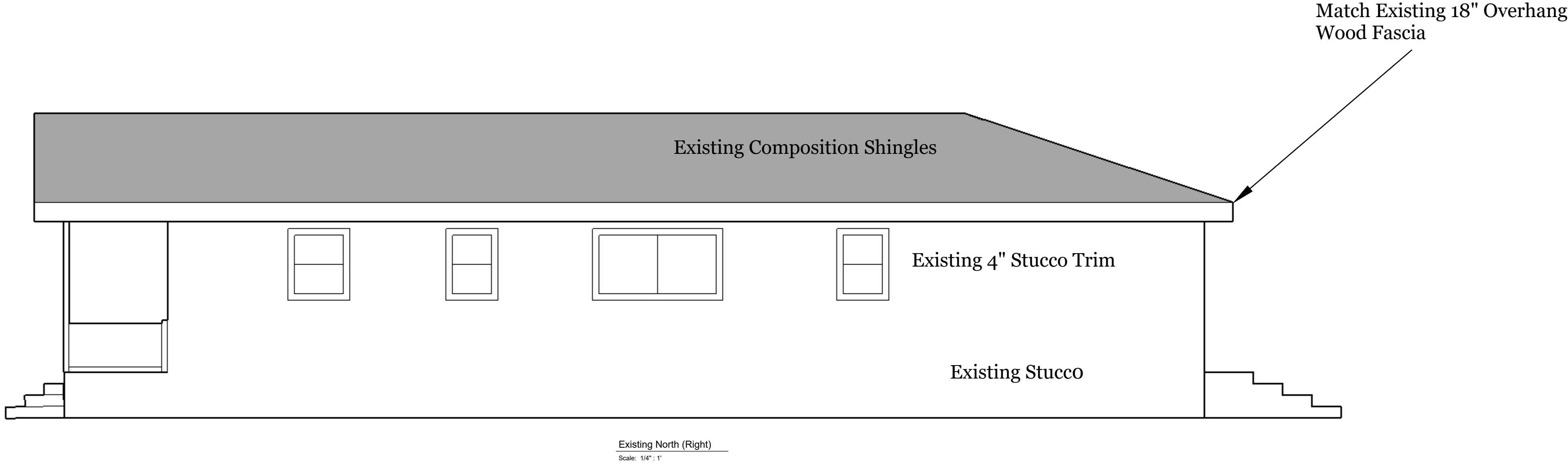
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SHEET TITLE:

SOUTH (LEFT)
ELAVATIONS

SHEET NUMBER





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NORTH ELEVATIONS

SHEET NUMBER