



ITEM 6-A

To: Honorable President and
Members of the Planning Board

From: Steve Buckley
Planning Services Manager

Date: August 24, 2026

Re: Planning, Building and Transportation Department Recent Actions and Decisions

Since the last regularly scheduled Planning Board meeting, the following applications have been reviewed by staff, and public notices have been sent to solicit neighborhood input. Decisions on these applications will be made on the dates noted below. Staff will provide an update at the Planning Board meeting during Staff Communications if changes to the status of any project occur.

Decisions become final unless a member of the public files an appeal during the 10-day appeal period immediately following the decision date, or the Planning Board or City Council call for review a Zoning Administrator or Planning, Building and Transportation Department decision during this appeal period. All appeals and calls for reviews will be heard at a public hearing before the Planning Board.

How to Access Project Files:

DR/COAs:

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> (click on **Minor Projects Activity and search under the above date**). 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.

Zoning Administrator:

The staff report and materials for this project will be available on the City of Alameda website <https://alameda.legistar.com/Calendar.aspx> under Zoning Administrator Hearing one week prior or earlier to the Zoning Administrator meeting or earlier.

If you have any trouble accessing the files electronically, please contact Planning staff for assistance 510-747-6805 or visit the Permit Center to view the files in person.

Zoning Administrator

Hearing Date August 17, 2026

PLN26-0385 – 1537 Webster Street – Use Permit – Applicant: Mueen Albaneh. A public hearing to consider a proposal to provide commercial recreation, specifically billiards, with access in an existing storefront lobby and stairs to an upstairs / former mezzanine area comprising approximately 1,500 square feet of floor area. **Zoning:** C-C, Community Commercial Zoning District. **General Plan:** Community Mixed-Use. **CEQA Determination:** The project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 – Class 1 - Existing Facilities and Section 15183, Projects Consistent with General Plan and Item 6-A

August 24, 2026

Planning Board Meeting

Zoning. **Staff Contact:** Steven Buckley sbuckley@alamedaca.gov. **Staff Recommendation:** Approve with conditions.

Planning, Building and Transportation Department Decisions

August 6, 2026

2933 Gibbins Drive, PLN26-0485 (Close of Comment Period: August 17, 2026. Action Date: August 20, 2026. Deadline for Appeal/Call for Review: August 31, 2026.) **Applicant:** Greg Klein, Architect. **Project Description:** Design Review – The project consists of two second-story additions above existing space to the left side and rear of the existing two-story, 2,830 sq.ft. residence, together adding 560 sq.ft. for a total of 3,390 sq.ft. of conditioned space. **General Plan:** Low Density Residential. **Zoning:** R-1 Residential District. **CEQA Determination:** Exempt per Class 1 – additions to existing facilities; and design review approval for a permitted use, which is not subject to CEQA pursuant to McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 CAL.APP.5TH 80. **Project Planner:** Steven Buckley, sbuckley@alamedaca.gov. **Staff Recommendation:** Approve with conditions.

921 Grand Street, PLN26-0509 (Close of Comment Period: August 17, 2026. Action Date: August 20, 2026. Deadline for Appeal/Call for Review: August 31, 2026.) **Applicant:** Norman Sanchez. **Project Description:** Design Review – The project consists of the construction of a roof cover above an existing approximately 360 square foot porch located at the rear of an existing residence. **General Plan:** Low Density Residential. **Zoning:** R-1 Residential District. **CEQA Determination:** Exempt per Class 1 – additions to existing facilities; and design review approval for a permitted use, which is not subject to CEQA pursuant to McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 CAL.APP.5TH 80. **Project Planner:** Henry Dong, hdong@alamedaca.gov. **Staff Recommendation:** Approve with conditions.

460 Buena Vista Avenue, PLN26-0419 (Close of Comment Period: August 17, 2026. Action Date: August 20, 2026. Deadline for Appeal/Call for Review: August 31, 2026.) **Applicant:** Rod Sepulveda. **Project Description:** Design Review – The project consists of repairs and reconstruction of two existing balconies and enclosure of the ground floor area underneath the balcony to create a new 192 square foot storage room on the west side of the street facing frontage of the existing 26-unit apartment building. **General Plan:** Medium Density Residential. **Zoning:** R-4 Residential District. **CEQA Determination:** Exempt per Class 1 – additions to existing facilities; and design review approval for a permitted use, which is not subject to CEQA pursuant to McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 CAL.APP.5TH 80. **Project Planner:** Tristan Suire, tsuire@alamedaca.gov. **Staff Recommendation:** Approve with conditions.

2811 Yosemite Ave, PLN26-0368 (Close of Comment Period: August 17, 2026. Action Date: August 20, 2026. Deadline for Appeal/Call for Review: August 31, 2026.) **Applicant:** Thornton Weiler **Project Description:** Design Review – The project consists of 101 square-foot expansion of an existing second story addition to add a bathroom, partial conversion of an existing garage to a home office and remodel of an existing single-family home, adding 207 square-feet of conditioned space within in the existing building footprint. **General Plan:** Low Density Residential. **Zoning:** R-1 Residential District. **CEQA Determination:** Exempt per Class 1 – additions to existing facilities; and design review approval for a permitted use, which is not subject to CEQA pursuant to McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 CAL.APP.5TH 80. **Project Planner:** Brian McGuire, bmcguire@alamedaca.gov. **Staff Recommendation:** Approve with conditions.

August 20, 2026

224 Maitland Drive, PLN26-0525 (Close of Comment Period: August 31, 2026. Action Date: September 3, 2026. Deadline for Appeal/Call for Review: September 14, 2026.) **Applicant:** Flora Li, TL Architects. **Project Description:** Design Review – The project consists of replacement, relocation, and removal of windows and doors on the house, including conversion of the garage to a JADU **General Plan:** Low Density Residential. **Zoning:** R-1 Residential District. **CEQA Determination:** Exempt per Class 1 – additions to existing facilities; and design review approval for a permitted use, which is not subject to CEQA pursuant to McCorkle Eastside Neighborhood Group v. City of St. Helena (2018) 31 CAL.APP.5TH 80. **Project Planner:** Steven Buckley, sbuckley@alamedaca.gov. **Staff Recommendation:** Approve with conditions.

RECOMMENDATION:

Staff recommend that the Planning Board accept this report.

RESPECTFULLY SUBMITTED BY:



Steven Buckley
Planning Services Manager

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.