OBJECTIVE DESIGN STANDARDS

For Four- to Eight-Story Multifamily Residential and Mixed-Use Developments

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PURPOSE

The City of Oakland's Objective Design Standards (ODS) for Four- to Eight-Story Multifamily* Residential and Mixed-Use Developments are intended to serve as part of a predictable, objective, and streamlined entitlement process for applicable new housing development. These standards explain and illustrate a set of clear, measurable, and upfront design review criteria, helping applicants to prepare project designs that meet these requirements prior to submitting for Planning entitlement. Unlike other subjective "design guidelines," ODS eliminate ambiguity and uncertainty inherent in discretionary design review, resulting in expedited and predictable outcomes for high-quality developments that uphold Oakland's heritage and enrich the local community.

ODS complement the zoning standards specified in the City's Planning Code, and further the goals, policies, and actions of the Oakland General Plan. Notably, ODS advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element, and are consistent with its goals, policies, and programs related to housing production, zoning reform, streamlining design review, and expediting permit approval.

APPLICABILITY

In response to the State of California's longstanding housing supply and affordability crisis, the California Legislature has enacted several pieces of legislation intended to move cities and counties away from a discretionary land use permitting process and toward a predictable, objective, and streamlined entitlement process for housing development. The California Housing and Community Development Department has similarly instructed that cities should commit to objective review processes in local Housing Elements. The City of Oakland has additionally made commitments as part its Pro-Housing Designation that makes Oakland more competitive to a variety of grant funds to adopt Objective Design Standards and create a by-right approval process for a wide range of housing projects.

Under the Housing Accountability Act (HAA) (California Government Code Section 65589.5), the City's ability to reject or reduce the density of housing projects is limited if they meet all applicable objective general plan and zoning standards and design criteria, of which the Objective Design Standards (ODS) are a key part. These ODS are intended to create clear expectations for project applicants and ensure that new residential developments meet community expectations. If a project applicant complies with the ODS, as well as all applicable zoning and other related objective requirements, the City will approve the project.

Projects Required for Ministerial Review.

While ODS refers to the design standards that are applied to certain types of development, ministerial review refers to the process of review. Under a ministerial review process, applications are approved or denied based only on applicable objective standards. Because the City has no discretion to deny a project qualifying for ministerial review and meeting applicable standards, projects subject to ministerial review do not undergo the same formal process as discretionary projects, and the California Environmental Quality Act does not apply. At this time, Oakland will be applying these ODS to 4- to 8-story residential and mixed-use projects undergoing the by-right ministerial review pathways, including both state and local programs. This includes 100% affordable projects, the City of Oakland S-13 Affordable Housing Combining Zone by-right review, and the S-14 Housing Sites Combining Zone by-right review. The City will also apply ODS to state-enacted ministerial projects, including by not limited to: streamlined "SB 35" ministerial approval under Government Code Section 65913.4; small sites "SB 684" streamlining under Government Code Sections 65852.28 and 66499.41; supportive housing "AB 2162" streamlined approval under Government Code Section 65650 *et seq.*; two-lot "SB 9" ministerial approval under Government Code Sections 65852.21 and 66411.7; and Affordable Housing and High Road Jobs Act "AB 2011" streamlining under Government Code Section 65912.100 *et seq.*

*Note that "multifamily" according to the Oakland Planning Code means developments that contain 5 of more regular dwelling units.

RELATIONSHIP TO OTHER REGULATIONS

As noted earlier, the ODS complement the zoning standards in the Oakland Planning Code (OMC Title 17). If any standard in this document conflicts with the City's Planning Code, the Planning Code standard shall always prevail. ODS draw from, complement, and are used alongside existing adopted City regulations, design guidelines, and Area plans - including Design Guidelines for Corridors and Commercial Areas, Small Project Design Guidelines, Broadway Valdez Specific Plan, Central Estuary Area Plan, Coliseum Area Specific Plan, Downtown Oakland Specific Plan, Lake Merritt Station Area Plan, West Oakland Specific Plan, and other documents. If an eligible housing project is reviewed ministerially and meets all ODS, the City's existing design guidelines will not apply. All OMC regulations under purview of other City Departments such as Building, OakDOT, Public Works, and other Departments still apply. City of Oakland Standard Conditions of Approval will also continue to apply.

To learn more about ODS please visit the City's ODS Website and refer to the following documents:

Oakland ODS Factsheet

Relationship Between Zoning and ODS

DOCUMENT ORGANIZATION

This document is structured into several topic areas concerning site design, building form, façade treatments, the design of various building components, and building additions. Each section includes a brief statement of purpose and intent outlining design principles or rationale, followed by specific design standards associated with these principles. The purpose and intent statement are offered for reference purposes only. It does not serve as objective criteria for review. In contrast, the design standards associated with these principal statements represent requirements that shall be met.

HOW TO USE THIS DOCUMENT

Step 1: Confirm the zoning district and establish the broad regulatory framework for development, including building height, setbacks, density, and all other applicable Planning Code regulations.

Step 2: Confirm the building type that is being considered for development on the site. This document includes standards for 4- to 8-story residential and mixed-use buildings that include five or more residential units. If a proposal includes a 1-3 story building (including single-family home) or 9+ story building, refer to other ODS documents that will apply to those development types.

Step 3: Prepare project designs that follow the design standards in this document. Identify the relevant Immediate Context Area and be attentive to applicable special context requirements within the standards.

GENERAL PROVISIONS

Planning Code Definitions and Glossary.

Terms used in this document are defined in Planning Code Chapter 17.09. For additional definitions, please refer to Glossary in Attachment A.

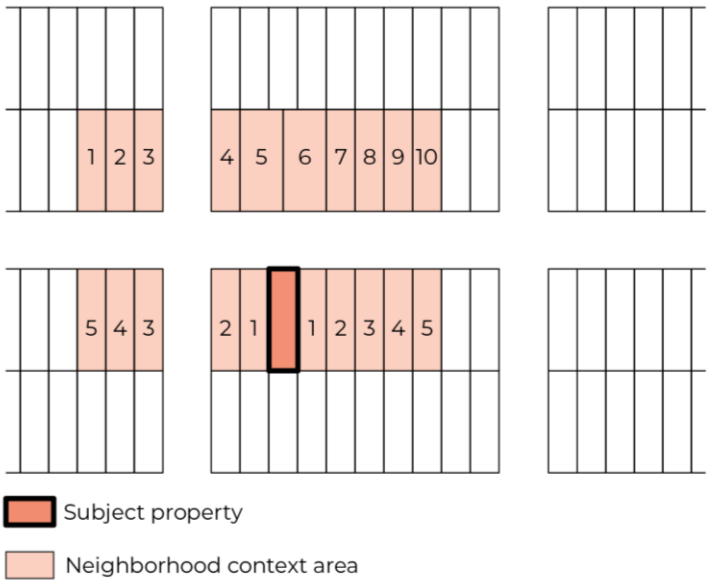
Immediate Context Area and Existing Context Applicability.

Some specific objective design standards require project applicants to survey the surrounding area and incorporate certain existing architectural elements or features from the “immediate context area” or “existing context” into the new project design. The "majority" of buildings or features in the "immediate context" is defined as 60% of those features or buildings.

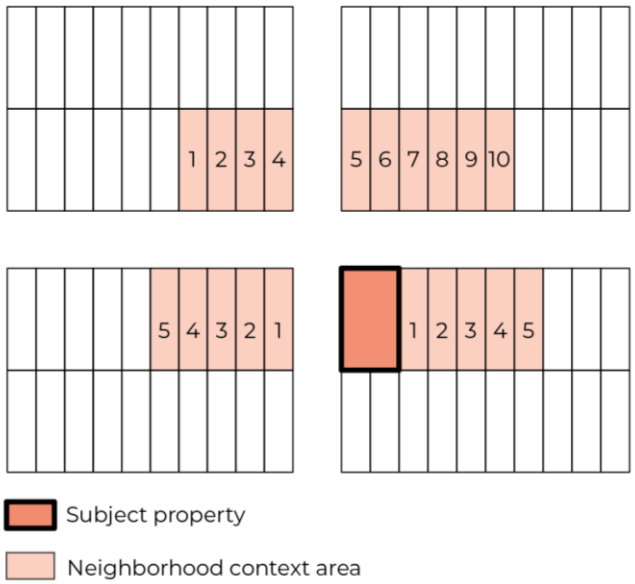
“Immediate Context Area” and associated context transition standards apply to developments located outside of Corridor zones. Corridors are defined on the next page.

1. For interior lots, the “Immediate Context Area” shall be defined as both:
    a. 5 residential or mixed-use lots on each side of the subject lot counted from the subject lot’s side property lines on each side of the lot along the same side of the street.
        i. If fewer than 5 lots exist between the subject lot and intervening street or public open space, lots from the next block on the same side of the street will be considered.
    b. 10 closest residential or mixed-use lots on the opposite side of the street.

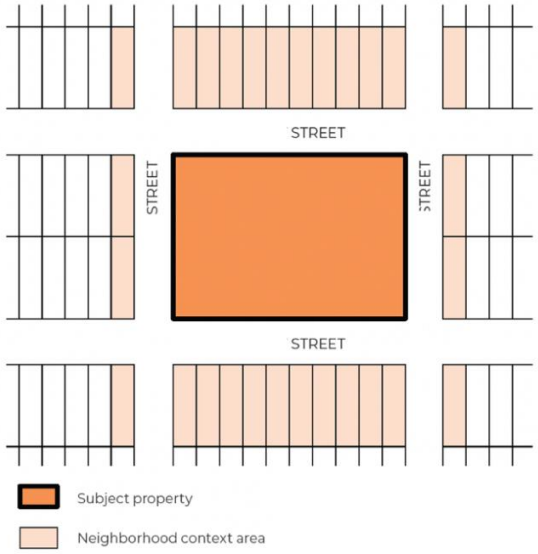
    Note: If there are fewer than 5 lots on each side and 10 lots across, the immediate context area will be determined by the number of available lots.



2. For corner lots, the “Immediate Context Area” shall be defined as:
    a. 5 residential or mixed-use lots on each side of the subject lot, measured from the subject lot’s side property lines on each side of the lot along the same side of the street.
    b. 10 residential or mixed-use closest lots on the opposite side of the street.



3. For lots that cover an entire City block, the context area shall be defined as all lots across the street from each side of the subject lot and all lots that front the same street intersections as the subject lot.



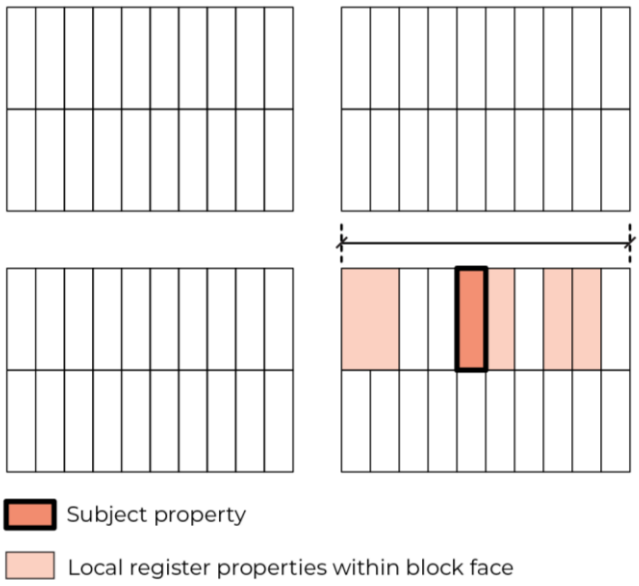
Note: If there are fewer than 5 lots on each side and 10 lots across, the immediate context area will be determined by the number of available lots.

"Existing Context" and associated context transition standards apply to developments within the Corridor zones.

1. "Existing Context" shall be defined as:

   a. Block face as measured from corner to corner of a block with the subject property.

   b. Only Local Register* and "C"-rated Potentially Designated Historic Properties (PDHPs) within a block face contribute to existing context.



*Local Register Properties include all Designated Historic Properties** (DHPs) and Potentially Designated Historic Properties (PDHPs) rated “A” or “B”, or any properties located within Areas of Primary Importance (APIs), or properties within the S-7 and S-20 Preservation Districts.

**Planning Code Chapter 17.09 defines DHPs as landmarks, contributors or potential contributors to Preservation Districts, or Heritage Properties.

To find out your property’s historic designation please see the Zoning Map. Select your parcel, click on Complete Parcel Information, and scroll down to “Historic Resources Information”. If there is a Historic rating, it will be listed on the third row labeled “OCHS Rating”. For further information on Historic Ratings please refer to this webpage and the Planning Code.

Note: For the purposes of this document, any non-residential properties are not a part of the Immediate Context Area or Existing Context.

The applicant is responsible for photo-documenting the adjacent development in the Immediate Context Area and Existing Context with color photographs showing building street frontages on the above lots. Each photograph must be labeled with the address pictured.

Corridors.

Corridors include areas or portions thereof within the following zoning districts: RU-4, RU-5, CN-1, CN-2, CN-3, CC-1, CC-2, D-BV-1, D-BV-2, D-BV-3, CR-2, CBD, D-LM, C-45, S-15, fronting the major streets with heavy transit activity. These major streets include Telegraph, College, San Pablo, Bancroft, and Shattuck Avenue; International Blvd; Broadway; Foothill Blvd, McArthur Blvd., and other major thoroughfares. Corridors also include areas within Downtown, Jack London District, Lake Merritt, and other parts of the city with high commercial activity. Parcels with frontages along the Corridors are a subject to specific provisions specified in these objective design standards, which differ from provisions applicable to parcels located off-Corridors. Please refer to the Corridor Map for detailed information and to find out if a subject lot is within a Corridor area.

Also, See OakDOT Roadway Classification Map when a standard is referring to Collector, Arterials, or Local streets.

1. SITE PLANNING, ORGANIZATION, AND DESIGN

1.1 Building Placement and Orientation

Purpose and Intent.
New developments and modifications to existing street-fronting buildings should contribute to framing streets and public spaces and encourage pedestrian activity. The main front entry for street-fronting buildings should be oriented toward the principal street the building is facing. This approach fosters a feeling of safety and establishes a visual link between the street and indoor areas, particularly for non-residential ground floor spaces.

SITE PLANNING, ORGANIZATION, AND DESIGN	Project Complies		
Building Placement and Orientation Standards	Yes	No	N/A
1.1.1 Relation to Setback Context. The front lot setback transition on the subject lot shall be at least 50% of the setback of the existing adjacent historic properties as outlined below. This shall apply for a minimum of the first 10 feet from the adjacent side property line. However, the required setback shall not exceed 10 feet. For proposals outside of Corridors: If an adjacent lot abutting the side lot lines of a subject lot contains a Local Register Property* setback transition shall be provided. For proposals on Corridors: If an adjacent lot abutting the side lot lines of a subject lot contains a Civic building that is a Designated Historic Property (DHP)* or a Potentially Designated Historic Property (PDHP)* rated "A", "B" or "C" with front setbacks larger than those minimally required by the subject lot's zone, a setback transition shall be provided. The applicant must include the footprint of structures on adjoining lots with the historic properties on the site plan. *Defined on p. 6.	☐	☐	☐
1.1.2 Building Orientation. A building adjacent to a street shall be oriented parallel to the principal street for at least 60% of the building frontage (unless the entire building frontage is curved). The main front entry and any associated entry features shall be oriented parallel to the principal street a building is facing.	☐	☐	☐
1.1.3 Building Placement. If not specified in the underlying Zoning district, to ensure a unified street edge, at least of 75% of the street-fronting building frontage along Corridors, and at least 60% of the street-fronting building frontage along all other streets shall be within 6 feet of: a. Minimum front setback line; or b. Front property line if no minimum setback is required by Zoning; or c. Front property line where the maximum setback required by Zoning is more than 6 feet. d. Exception: If outdoor seating is provided for ground floor retail or restaurants, at least of 50% of the ground floor building facade shall be within 10 feet of the street-facing setback line. e. Exception: This standard does not apply if more than 25% of the linear frontage between the building and the sidewalk is available for public use, such as a plaza.	☐	☐	☐
1.1.4 Internal Site Circulation. For sites wider than 200 linear feet in areas with grid street patterns or nearly rectilinear street patterns, new streets, and any internal circulation such as pedestrian walkways shall be aligned with the existing neighborhood street grid.	☐	☐	☐

1.2 Entry Orientation and Pedestrian Access

Purpose and Intent.
Orient building entrances towards streets to help create active sidewalks and contribute to safe streets and public spaces and success of ground floor commercial uses. Pedestrian pathways should be clearly identifiable as well as easily accessible.

Entry Orientation and Pedestrian Access Standards	Yes	No	N/A
1.2.1 Primary Entrance Access. The primary building entrance for new developments shall be accessible from a street uninterrupted by parking lots, driveways, or vehicular circulation areas.	☐	☐	☐

1.2.2 Pedestrian Access. The following standards shall be met: a. Direct pedestrian access shall be provided to connect any adjacent sidewalk and the primary building entry. b. Where there are multiple individual ground floor residential entries, direct pedestrian access shall be provided for each building entry. c. For mixed-use projects with frontages along two or more streets or at a corner, ground floor retail commercial uses shall include primary entrances from the principal street or at a corner. All other uses are allowed to locate their primary entrance along either street. d. Direct pedestrian access shall be provided to connect the sidewalk to rear surface parking areas, public parking garages, secondary retail entries, or mid-block courtyard space, if any such elements are proposed.	☐	☐	☐
1.2.3 Pedestrian Pathway. A minimum 5-foot-wide pedestrian pathway shall be provided to access building entrances, lobbies, and any individual or grouped ground floor dwelling units accessed from exterior of a building, unless otherwise specified in Zoning or required by the Fire Department. In addition, the following shall apply: a. The pathway shall be unobstructed and shall have a minimum clear height of one story. When fences are provided for security, fence gates shall not be considered obstructions for the purpose of this standard. b. The pathway can be shared between new and existing buildings on the same site unless it traverses through another dwelling unit or garage. Note: When all external entrances listed above are accessed directly from a public sidewalk and a proposed building has zero lot line setbacks, no additional paths are required.	☐	☐	☐
1.2.4 Multiple Entrances. When developments have multiple entrances, locate entrances based on the following priority: a. Corridors b. Arterial and Collector streets c. Local streets d. Publicly accessible open spaces e. Alleys or internal site circulation	☐	☐	☐
1.2.5 Primary Building Entrance Location. New developments that have frontage along one public right-of-way shall orient the front façade to the street it faces. This façade shall have an entrance (primary entrance). The primary building entrance shall meet the following requirements: a. Face the street. b. Be connected to the street with a pedestrian pathway that meets the pedestrian pathway requirements of standard 1.2.3. When primary building entrance is located on the property line, and no setback is provided, (b) shall not apply.	☐	☐	☐
1.2.6 Development Abutting Two or More Street Frontages. Buildings on corner lots shall orient front facades to the corner and all adjacent public street fronts (property lines abutting public rights-of-way). The primary pedestrian entry shall be from the street with the highest roadway classification according to the following priority: a. Along a Corridor, Arterial, Collector, or Local street for ground floor commercial entrances (in that order). b. Along a Local, Collector, Arterial street, or Corridor for ground floor residential entrances (in that order). c. Exception: For mixed-use buildings with ground floor commercial uses along a Corridor, Arterial or Collector street, residential lobbies may be located along local streets or along a frontage not used for commercial activities.	☐	☐	☐

1.3 Vehicular Access and Parking

Purpose and Intent.
Place any surface parking areas toward the rear of development, share driveways where feasible, limit driveway frequency, and screen parking to help avoid disruptions to the public space.

Vehicular Access and Surface Parking Standards	Yes	No	N/A
1.3.1 Curb Cut Frequency. The following standards shall apply to new developments: a. Only one curb cut shall be allowed if the street frontage is 150 feet or less. b. No more than two curb cuts shall be provided if the street frontage is more than 150 feet. For corner parcels, a maximum of one curb cut shall be provided on each street. c. When only one curb cut is provided for a corner parcel, it shall be located along the secondary street. d. When a development with more than one individual garage or tuck-under parking has access from a Corridor, Arterial or Collector street only, access shall be provided from an internal driveway instead of multiple curb cuts along these streets. e. Exception: If more than one building is provided on one site, up to one curb cut per habitable building is allowed on each street. f. Exception: An additional curb cut is permissible for the Loading berth, as well as any commercial parking area separated from the resident parking. See Zoning Code for additional requirements for curb cuts.	☐	☐	☐
1.3.2 Curb Cut Location. a. Curb cuts shall not occur on streets with existing or proposed Protected Bike Lanes (as defined in Oakland Bike Plan) unless no other street frontage is available, except for Corridors. b. When not specified in the Zoning, curb cuts shall be at least 10 feet away from publicly accessible open spaces, on-site pedestrian entrances, and bicycle entrances, except within porte-cocheres and for sites with less than 80 feet of street frontage. c. The location of curb cuts shall be based on the following priority: i. Alleys ii. Local streets iii. Arterial and Collector streets iv. Any street with existing or proposed Protected Bike Lanes (as defined in Oakland Bike Plan) v. Corridors	☐	☐	☐
1.3.3 Surface Parking Location. Surface parking shall be located at the rear of buildings in relation to the street frontage. In addition, the following shall be met: a. When site access is from secondary street, surface parking and driving aisles shall not occupy more than 50% of the project's secondary street frontage (as defined in Chapter 17.09.030) except for projects in Regional Commercial zoning district. b. Side Parking Exceptions: No uncovered parking shall be allowed within 10 feet of the street right-of-way line. i. Mixed Use buildings or building complexes: parking on a side of a development (side parking) is allowed for buildings with commercial uses such as grocery stores or medical uses on the ground floor or separate commercial buildings within a residential building complex. ii. For sites with vehicular access along an Arterial or Collector street, more than 100 feet of street frontage, and a depth of the site up to 85 feet, driving aisles and surface parking on the side of the building are allowed for up to 25% of the site width. iii. Side parking is allowed for projects in Regional Commercial Zoning District iv. Side tuck-under parking is allowed only when a continuous pedestrian circulation of at least 5 feet wide and separate from any driveway is provided to access all parking spaces.	☐	☐	☐
1.3.4 Parking Stall Location. When parking stalls in a surface parking lot are parallel to the edge of the sidewalk, the first parking stall shall be located at least 15 feet away from the curb cut when accessing it from a public street.	☐	☐	☐
1.3.5 Pedestrian Circulation. All surface parking facilities with 10 or more spaces shall have a continuous network of pedestrian routes with marked pedestrian crossings at all intersections with a vehicular way.	☐	☐	☐
1.3.6 Planting at Internal Driveways. The following standards shall apply to all internal/private driveways located outside the building. Driveways located within the building shall not be counted. a. Planting shall be provided along the edge of all internal drives and maneuvering isles and shall be equal to or greater	☐	☐	☐

than 18 inches in width. b. For an internal driveway with garages or parking stalls along only one side of a driveway, a 3-foot-wide planting buffer shall be required along the opposite side. Exception: Existing developments without setbacks. c. If raised planters are provided, each planter shall have a minimum planting area of 6 square feet with a minimum dimension of 2 feet for rectangular planters and a minimum diameter of 2 feet for circular planters.			
1.3.7 Planting at Surface Parking. a. At least 5-foot-wide landscape finger islands shall be provided at a maximum interval of 10 parking stalls. b. When proposed, any planted islands and stormwater retention areas shall be protected from vehicles by curbs or wheel stops. c. Trees shall be provided to meet the requirements of Section 1.7 Landscape. Exception: When carports with solar panels are provided above all the proposed parking, (c) does not apply.	☐	☐	☐
Parking Podiums and Levels Standards	Yes	No	N/A
1.3.8 Orientation. For developments with multiple buildings, if standalone parking structures are provided along Corridors, Arterials or Collector streets, the shortest facade shall be parallel to the street.	☐	☐	☐
1.3.9 Enclosed Parking Levels. All parking levels adjacent to the street- or public fronting facade shall be shielded from view by a headlight-obscuring solid wall that is a minimum height of 42 inches. In addition, all such parking levels shall: a. Screen mechanical equipment and air exhaust terminations from public view. b. Include at least one of the following screening options: i. Public art that is designed to fully screen the parking levels and complies with City requirements. ii. Ventilation grills integrated with decorative screening elements that match the window patterns and articulation of the street-facing building façade. Such decorative features include ironwork, grilles, panels, mosaics, or relief sculptures. iii. Decorative elements such as perforated or laser cut metal grilles, panels, sculptural pieces, and other such screening that shields the entirety of the parking podium. Note: for ground floor blank wall treatments applicable to garages, see Section 2.2.	☐	☐	☐
1.3.10 Garage Door Setbacks. a. Garage doors for individual dwelling units shall recess from any building facade by at least 6 inches. b. Garage doors for shared parking garages located along a street-facing building facade shall be set back a minimum of 2 feet from the building façade. c. Exception: If a street-facing building facade with a shared garage door is set back a minimum of 2 feet from the adjacent building facade, the garage door is only required to recess for a minimum of 6 inches.	☐	☐	☐
1.3.11 Garage Ground Floor Frontage. A garage frontage at ground floor shall not be located closer to the street than the rest of the building façade above.			

1.4 Services and Utilities

Purpose and Intent.
Service and utility infrastructure, including transformers, utility boxes, conduits, waste collection systems, loading docks, and mechanical equipment, are essential for operation of buildings. However, these facilities can sometimes disrupt the seamless flow of active frontages, transparency in facades, and other building features that contribute to a welcoming pedestrian environment. Strategic placement and screening of service areas, utilities, and service entrances supports safe and attractive public spaces.

Services and Utilities Standards	Yes	No	N/A
1.4.1 Vehicular Access. Vehicular access for services and utilities shall: a. Not be accessed from Corridors unless no other street frontage is available and vehicular access for services and utilities is required. b. Not impede or block any areas of pedestrian path of travel or bicycle lane at any time unless there is no other street frontage available and vehicular access is required.	☐	☐	☐
1.4.2 Trash Collection. When solid waste collection is located outside the building, a covered area (roofed and protected from rainfall) shall be provided. These areas shall be screened to not be visible from the public right of way.	☐	☐	☐

1.4.3 Trash Staging. If a development has multiple street frontages and trash collection staging or pickup is required to be along the street due to physical constraints, these staging areas shall be located (and shown on a site plan) in the matter of preference as follows: a. Alleys and Local streets b. Arterial and Collector streets c. Streets with Protected Bike Lanes or Class II Bike Lanes, as noted in the 2019 Let's Bike Oakland Bike Plan, unless the Protected Bike Lanes are located on all frontages. d. Corridors	☐	☐	☐
1.4.4 Services and Utilities Elements Screening. Utilities serving private property, including transformer vaults, must be located on private property. In addition, all the following standards shall be met: a. Services and utilities located outside the building and within 30 feet of a public right-of-way shall be screened from public view per Zoning. Exception: Free-standing or Solar Energy Systems and EV charging equipment. b. Screen utilities from view with planting or fencing if the utility companies require utilities within view of the Corridor, Arterial or Collector streets. If screening is not physically feasible, utility boxes shall be decorated with art. c. Place transformers that are required to be installed on or adjacent to the street or sidewalk in below-grade vaults or enclosed in the building. If this is not physically feasible, the applicant shall demonstrate the reason. d. Above-ground transformers shall not be placed within the sidewalk. Note: this is under the permitting jurisdiction of OakDOT. e. If utilities' location on private property conflicts with the active frontage requirements, then the utilities shall be located within the public right-of-way (subterranean), with an approved encroachment permit from the Oakland Department of Transportation is required.	☐	☐	☐
1.4.5 Off-Street Loading and Service Access. Off-street loading and service areas for residential uses shall be integrated into building architecture with the use of loading areas and garages. The following shall be met: a. Loading areas shall be located within the garage and accessed via the garage doors; or b. Loading areas shall be equipped with a separate garage door no wider than 14 feet. c. Loading areas for any commercial uses can be separate from the residential garage entry. d. For developments without garages Loading and Service areas shall be located either within a surface parking lot areas, within the envelope of a building, or other open paved area on-site if it is screened from the street and adjacent properties.	☐	☐	☐
1.4.6 No Utilities in Open Space. Utility and mechanical equipment shall not be located within any required open space areas.	☐	☐	☐

1.5 Open Space.

Purpose and Intent.
When equipped with ample seating and greenery, well-placed and designed open spaces serve as inviting hubs for interaction and recreation. Open spaces must be integrated into the site plan and be easily accessible. When possible, orient the group open space to have solar exposure and toward living units. Group useable open spaces are intended for communal gatherings and facilitate recreational activities for building occupants. Open spaces are not intended for storage enclosures, mechanical equipment, or other unusable outdoor areas.

Open Space Standards	Yes	No	N/A
1.5.1 Seating in Public Ground-floor Plaza. a. When public ground floor plaza is provided adjacent to on-site residential uses, a minimum of 6 linear feet of seating shall be provided per each 100 square feet of public ground-floor plaza area. b. At least 10% of the total public ground-floor plaza area shall be designated for seating. This seating could be a combination of built-in or movable furniture or seating integrated with other elements such as planters.	☐	☐	☐
1.5.2 Natural Surveillance. Group useable open space that is not located on the rooftops (uppermost story) shall be visible from at least one of the following to increase passive surveillance by building occupants: a. At least 10% of dwelling units. b. At least 10% of the common areas within the building such as community rooms, lobbies, fitness centers, or laundry rooms. c. When balconies are provided, at least 10% of balconies in the development.	☐	☐	☐

1.5.3 Children's Play Area. A minimum of one children's play area shall be provided if a development has at least 100 units and the majority are two-bedroom units or more. Exception: Children's play areas are not required in group useable open spaces designated for senior housing. Note: the play area shall count as a part of total group useable open space.	☐	☐	☐
1.5.4 Children's Play Area. When required by standard 1.5.3, each children's play area shall be designed to provide: a. A minimum dimension of 15 feet in any direction, and b. A minimum of 6 linear feet of seating within 10 feet of the play area.	☐	☐	☐
1.5.5 Children Play Area Equipment. When required by standard 1.5.3, play areas shall include equipment for children under the age of five and include soft pavement surface.	☐	☐	☐
1.5.6 Children Play Area Protection. When required by standard 1.5.3, play areas shall be protected from any adjacent streets or parking lots or other areas such as dog playing areas or athletic fields or courts with a fence or other barrier at least 42 inches in height.	☐	☐	☐
1.5.7 Group Usable Open Space Design. When group usable open space is provided, it shall include a minimum of one of the following amenities: a. Outdoor fitness area. b. Outdoor active recreation area or playground. c. Group seating. d. Joint cooking and eating area such as BBQ facilities. e. Pet washing facility or relief area. f. Gardening area for residents. Note: if multiple group useable spaces are provided one amenity is required for the entire site.	☐	☐	☐

1.6 Mid-Block Connections.

Purpose and Intent.
Mid-block connections through large city blocks enhance pedestrian and cyclist access in neighborhoods. Well-designed mid-block connections prioritize pedestrian movement and comfort, create enjoyable outdoor areas, foster community interaction, and are separate from cars and parking.

Mid-block Connections Standards	Yes	No	N/A
1.6.1 Mid-block Connection Width. When provided, mid-block connections shall have a minimum 20-foot width and include both a travel path and adjacent landscape areas.	☐	☐	☐
1.6.2 Vertical Clearance. When building projections extend more than 4 feet over a mid-block connection, they shall maintain a minimum 15-foot vertical clearance, measured from ground to the bottom of the building projection. a. If proposed, trellises, balconies, and sunshades extending from a building and projecting over a mid-block connection shall provide a minimum height clearance of eight feet.	☐	☐	☐

1.7 Landscape.

Purpose and Intent.
Plants and landscaping enhance the aesthetic and environmental quality of public spaces and streetscapes. Planting softens open spaces, buildings, and surface parking to create welcoming places. Street trees provide a welcoming environment for pedestrians.

Landscape Standards	Yes	No	N/A
1.7.1 Plant Establishment. Automatic irrigation system shall be installed to maintain a healthy live plant material through establishment.	☐	☐	☐
1.7.2 Tree Canopy Cover. For parking lots of 10 of more spaces, trees shall provide a tree canopy cover that shades a minimum of 50% of each on-site surface parking area at maturity. The applicant shall provide a plan-view study showing the surface area canopy coverage anticipated at maturity. Exception: When carports with solar panels are provided above all the proposed parking, (c) above does not apply.	☐	☐	☐
1.7.3 Planting at Street Frontage. When live planting is provided along the street frontage, the following standards shall be met: a. A minimum amended fill soil* depth of 3 feet shall be provided to allow for planting at street grade. b. When raised planting beds are provided along the street-facing building facade, they shall not be taller than 42	☐	☐	☐

inches above grade. *Amended fill soil is soil with additions to improve soil structure, composition, and nutrients. Note: any raised planting bed in the public ROW requires an encroachment permit from OakDOT.			
1.7.4 Artificial Turf. a. Where artificial turf is installed, it shall be kept a minimum of 5 feet away from tree root crowns* (measured in all directions). Exception: where a tree is in a raised planter the minimum distance to the tree can be less if the turf is not installed in the raised planter. *Tree root crown is the area where the below-ground parts of a tree meet the above-ground parts.	☐	☐	☐
1.7.5 Hillside Developments. For developments on sites with an up- or down-slope of greater than 20%, at least one of the following shall be provided: a. Skirt walls at the sides of driveway bridges with guardrail designs. b. Planting that will screen the street-facing skirt walls at maturity. c. Terraced planters along the right-of-way that step with the slope. No section of a resulting retaining wall shall be taller than 42 inches.	☐	☐	☐

1.8 Lighting.

Purpose and Intent.
Site lighting helps create a safe and lively environment. It should be effective and attractive while not causing excess light pollution and glare. Lighting can make spaces feel more comfortable, safe, and highlight distinct features of new buildings without disrupting neighbors.

Lighting Standards	Yes	No	N/A
1.8.1 Orientation. All site lighting, including any bollard lighting, shall be directed downwards or toward building surfaces to prevent light pollution and excess glare. Exception: Architectural up-lighting on building facades.	☐	☐	☐
1.8.2 Pedestrian Circulation. If a project includes exterior access pathways as a part of a development project, pedestrian and bicycle circulation routes shall be lit.	☐	☐	☐
1.8.3 Light Fixtures. All lighting fixtures must be fully shielded or designed with fully cut-off capability to reducing light spillage and glare. Exception: Architectural up-lighting on building facades.	☐	☐	☐
1.8.4 Exposed Elements. Exposed electrical elements including wires, conduit, junction boxes, transformers, ballasts, and panel boxes shall be prohibited. These elements shall be concealed from public view or painted to match exterior walls. Exception: For additions and alterations, if existing conditions do not allow concealing, exposed electrical elements shall be allowed if they meet all requirements of the Building Code. An applicant shall be required to demonstrate such conditions using photographs or other documentation.	☐	☐	☐
1.8.5 Entrances. Exterior lighting fixtures shall be provided at all pedestrian and bicycle entrances.	☐	☐	☐
1.8.6 Pedestrian-scale Lighting. For buildings on Corridors, pedestrian-scale lighting shall be provided to illuminate the ground-floor building facades and an adjacent 4-foot-wide zone with lighting fixtures that are placed: a. Every 40 feet or less for all building facades to illuminate the street-facing building entrances. b. Every 30 feet or less for all building facades facing public open spaces and mid-block connections.			
Additional Site Lighting Standards for Developments with Commercial Uses Only			
1.8.7 Height of Lighting Fixtures. The height of a lighting fixture shall be: a. Up to 3 feet for walking paths through open space. b. Up to 12 feet, when the distance of the fixture from the adjacent interior (shared) residential property line is less than twice the height of the fixture. c. Up to 20 feet, when the distance of the fixture from the adjacent interior (shared) property line is more than twice the height of the fixture.	☐	☐	☐

2. BUILDING SCALE AND FORM

2.1 Building Mass.

Purpose and Intent.
Mass and scale of long building frontages should be visually reduced using massing breaks and other architectural methods. New buildings should not be imposing on adjacent historic resources to the extent possible and utilize transitions. Buildings that emphasize their corners help frame the busy street intersections, add character, and often serve as nodes or landmarks due to their high visibility.

BUILDING SCALE AND FORM STANDARDS	Project Complies?		
Context Standards	Yes	No	N/A
2.1.1 Height Context Transition. If adjacent lots abutting the side lot lines of a subject lot contain a Designated Historic Property (DHP) or Potentially Designated Historic Property (PDHP) rated "A" or "B" with a height lower than that of the subject property, a height transition shall be provided. This height transition shall apply for a minimum of the first 10 feet or 10% of the lot width (whichever is less) from the abutting side property line. Within this area, the height of the subject property must not exceed 50% of the height difference between the designated historic building and the subject property. On Corridors, this height transition can be applied from the side or front of the proposed building. Exception: In Downtown zones (DT) (as defined in the Downtown Oakland Specific Plan), this standard applies in zones with a 55-foot height limit, and in any DT zone if a proposal is adjacent to a Civic building that is a DHP or PDHP rated "A" or "B".	☐	☐	☐
2.1.2 Contextual Massing Breaks. For proposals outside of Corridors, a minimum of one 5-foot wide and 3-foot-deep recess or projection shall be provided along each interior property line shared with a one- to three-story residential building at maximum intervals of 50 feet and extend the entire height of the building. For projects on Corridors, if an existing adjacent building along the shared interior property line includes light wells, and the proposed and existing buildings are three feet or less apart, the proposal shall include a light well directly across from the existing light well. This light well shall have minimum dimensions of 3 feet deep by 5 feet wide.	☐	☐	☐
Building Mass	Yes	No	N/A
2.1.3 Massing Breaks. For building frontages and continuous street walls that are 150 feet or longer, at least one massing break shall be provided for every 150 feet of frontage from following options: Note that each option can be used more than once. a. A recess or projection in the building massing that is at least 5 feet wide and at least 2 feet deep and extends the full height of the building above the base including a break in the roofline. b. An exterior court at the street level that is a minimum of 10 feet by 10 feet, is open to the sky, and is visually open to the street on at least one side. This court could be a part of the setback required by the underlying Zoning district. Fences are allowed if they comply with Zoning. Note: this option is allowed on Corridors only if other options on this list are not feasible. c. A portal that is at least 10 feet wide and has a minimum vertical clearance of 12 feet. Fences are allowed at such portals if they comply with Zoning.	☐	☐	☐
2.1.4 Building Corners. Buildings at street intersections where at least one of the streets is a Corridor, shall include at least two of the following features for at least 20% of each building frontage length along the street, but not less than 15 feet, measured from the intersection of the setback lines at the corner: a. Build to minimum setback along both front and corner side of building, followed by a massing break as specified in 2.1.3, depending on the length of the building. b. Corner building mass at least 3 feet taller than the rest of the building facade along the intersecting streets, as allowed by the underlying Zoning. c. Corner building mass that is a minimum of 3 feet shorter than the adjacent building massing on the same development site. d. Changes in roof form (such as a change from pitched to flat) or breaks in roof line such as those specified in 3.3.2 (b) or 4.5.4 (a) or (b). e. Habitable projections above the ground floor area of up to 50% of the building height. Any projections into public right of way must comply with Zoning and OakDOT requirements. f. Window wall systems (full glass and metal panels) at the corners. g. An architectural feature such as a rounded or cut corner, tower/cupola, or similar. The feature shall extend at least half the building height (shall have a vertical length of at least 50% of the building height situated in any portion(s) of the building corner along a vertical axis). This option is not subject to the minimum facade length requirements.	☐	☐	☐

2.1.5 Stepping for Sloping Sites. Stepping for sites sloping 20% or more shall be achieved using at least one of the following: a. Changing the elevations of finished floors and/or roofs for no more than one story between steps. b. Adding floors at higher grade elevations as allowed by the underlying Zoning district. c. Eliminating or stepping back upper floors at the lowest point of the slope by a minimum of 5 feet.	☐	☐	☐
2.1.6 Skirt Wall Height on Hillside. Skirt wall height for buildings on hillsides shall be limited as follows: a. On slopes of 20-60%, skirt wall heights shall not exceed 2 feet per 10% of slope, with a maximum skirt wall height of 4 feet for a 20% slope, 8 feet for a 40% slope, and 12 feet for a 60% slope. b. Exception: This standard shall not be required for buildings on lots with slope greater than 60%.	☐	☐	☐
2.1.7 Skirt Wall Design. At least one of the following design methods shall be used to de-emphasize skirt wall bulk: a. Incorporating horizontal molding, a belt course, and a cap at the top of the skirt wall. b. Changing material at the skirt wall to contrast with primary building volume. c. Integrating terraces at the skirt wall that horizontally expand beyond the building perimeter. d. Recessing the skirt wall from the face of the upper floors and including planting that will screen the skirt walls at maturity.	☐	☐	☐

2.2 Mitigation of Blank Walls.

Purpose and Intent.
Minimizing long stretches of blank walls on facades and non-active frontages, such as parking garages and service and utility areas, contributes to a more active and safer environment. When unavoidable, use design treatments to add visual interest.

Mitigation of Blank Walls Standards	Yes	No	N/A
2.2.1 Blank Wall Length. a. For facades that front to a street, no blank walls equal to 15 feet or longer shall be allowed, unless required by structural demands of a building in the Building Code. When unavoidable, all blank walls shall meet the standards for blank wall treatments specified in standard 2.2.3. b. For side facades visible from the public right-of-way in areas outside of Corridors, and where there is a side setback of at least 3 feet between buildings, no blank walls 30 feet or longer shall be allowed unless required by structural demands or the Building Code. If blank walls are unavoidable, they must meet the blank wall treatment standards specified in Standard 2.2.3.	☐	☐	☐
2.2.2 Corner Blank Walls. At building corners fronting a Corridor, Arterial or Collector street, a blank wall longer than 15 feet shall not be located within the first 20 feet measured from the building corner.	☐	☐	☐
2.2.3 Treatments. All continuous blank walls on the ground floor fronting any public street, sidewalk, walkway, or public open space shall have at least one of the following design treatments: a. Murals that are at least 8 feet in any dimension and cover at least 75% of the blank wall area. b. Public art that complies with Municipal Code requirements for private development and cover at least 50% of the blank wall area. c. Decorative features such as ironwork, grilles, panels, mosaics, or relief sculptures that cover no less than 50% of a blank wall area. Additional option for parking garages: ventilation grills that match the window patterns and articulation of the street-facing building façade. d. Ornamentation such as frieze, swag or similar running at least 75% the length of the blank wall area, at least 12 inches in height, placed between 4 and 7 feet above the building base. e. Planting that covers a minimum of 75% of the blank wall area. These can be permanent vertical trellis and planters with climbing plants, or free-standing plant species adjacent to building walls such as trees or tall shrubs. If planting is provided, irrigation shall be provided to ensure survival. Note: if any treatments are proposed, they shall be clearly called out on the submitted drawings.	☐	☐	☐

3. FAÇADE TREATMENTS AND ARTICULATION

Purpose and Intent.
The design and articulation of building facades adds to the visual richness and character of developments. Elements such as bay windows,

balconies, changes of plane, and differentiation of materials reduce the monolithic appearance of large walls and uninterrupted planes. Surface detailing of building facades can add a significant level of visual interest and provide context transitions.

Definitions:
Building Base - The bottom section of buildings, including the ground floor level and up to the second story (or third story to respond to the Immediate Context or the Existing Context), that forms the primary street facade and pedestrian interface. Building base serves as the primary entrance point for the uses above and often incorporates active uses such as retail, restaurants or other commercial uses designed to engage with the street and its surroundings.

Building Middle - The middle vertical section of buildings between the base and the top that often contains the bulk of a buildings primary use(s) and tenant(s).

Building Top - The highest section of buildings, including the roof line (roof edge) and up to the top two stories that define the top of the building and can help relate to the context. Top section of 4-5 story buildings includes the roofline elements and may also include up to one story. Tops of 6-8 story buildings include the roofline elements and one or two top stories.

3.1 Base Treatments.

FAÇADE TREATMENTS AND ARTICULATION STANDARDS	Project Complies?		
Base Treatment Standards	Yes	No	N/A
3.1.1 Base Articulation Context. If a proposal in on a Corridor, an applicant shall photo-document the existing conditions in the Exiting Context area, identify major design features common to the building base treatment of existing buildings, and demonstrate how the proposal responds to at least one of these features. For example, if the majority (60% or more) of existing context buildings have canopies above entries at the ground floor or cornices between the ground floor and upper floors, the proposed project must include at least one of these features.	☐	☐	☐
3.1.2 Base Height Context Transition. On Corridors, the proposed building's base height shall align* with that of the existing Local Register Properties and "C"-rated PDHPs immediately adjacent to the development. If there are no adjoining structures or the base of adjoining structures is not defined, the base height shall correspond to the majority (60% or more) of existing buildings within the Existing Context, provided these buildings have defined bases. For example, if the adjacent or contextual buildings have a base height of one story, the proposal must incorporate a defined base of the same height within a 2-foot vertical difference. If a majority base height does not exist in the Existing Context, this standard does not apply. The minimum base height shall be at least 15 feet as established in standard 3.4.3. Applicant is required to survey and document the height of adjoining or contextual building bases. *Aligning means following or extending an imaginary horizontal plane formed by the bases of existing adjacent buildings into the proposed buildings.	☐	☐	☐
3.1.3 Base Treatments. The base of new buildings and street-facing additions of 4 or more stories in height shall be articulated using at least two of the following (including the additional options below): a. Columns or pilasters that are a maximum of 30 feet on center and project from the street facing building by at least 6 inches in depth and at least 1 foot in width. b. Rhythmic pattern of fixed awnings, sunshades, canopies, or screens that are at least 18 inches deep and meet the standards mentioned in 4.4 Awnings, Sunshades, and Screens. c. Primary building entrance (lobby or a shared entrance) that meets the standard 4.1.1 (Primary Building Entrance for Lobbies) and 4.4.2 (Entrance Covering). d. Distinct materials from the remainder of the façade that is a minimum of 20% of the building area with no change less than 3 feet by 10 feet, along with a change in plane of at least 2 inches from the wall surface of the remainder of the building. e. Cornices separating the ground floor from floors above for at least 80% of façade length. <u>Additional Treatment Options for Bases with Commercial Uses:</u> a. Windows that are larger on the ground floor than windows above ground floor. b. A horizontal design feature such as a water table, bellyband, or a cornice applied to the transition between the ground floor and upper floors. Must also meet standard 3.4.1 Ground Floor Context Transition if such context exists. c. A belt course with a change in orientation in material of at least 3 feet in height as measured from the sidewalk grade or a feature such as frieze or similar ornamentation at least 12 inches in height, placed between 4 and 7 feet above grade. <u>Additional Treatment Options for Bases with Residential Uses:</u> a. Bays that are at least 5 feet wide and project from the street-facing building by at least 2 feet. Any projections into public right of way must comply with Zoning and OakDOT permitting requirements.	☐	☐	☐

b. Stoops with covered landings that meet standard 4.2.3 located at a maximum distance of 30 feet from each other. c. Covered and recessed entries that are a minimum of 6 feet wide and 6 feet deep. Note, this option is required if the majority of existing buildings (60% or more) in the Immediate Context Area include covered and recessed entries outside of the Corridors.			

3.2 Middle Treatments.

Middle Treatment Standards	Yes	No	N/A
3.2.1 Middle Treatment. The middle vertical section of new buildings and street-facing additions of 4 or more stories shall be articulated using at least two of the following: a. Bays that are at least 5 feet wide and project from the street-facing building facade by at least 2 feet and not more than 5 feet. Any projections into public right of way must comply with Zoning and OakDOT permitting requirements. b. Other types of projections or recesses that are at least 5 feet wide and 2 feet deep and extend the full height of the building, including break in the roofline. c. Coordinated and rhythmic material and plane changes that are a minimum of 20% of the building facade area with no change less than 3 feet by 10 feet and 4 inches deep. d. Rhythmic pattern of screening devices such as lattices, louvers, perforated metal screens, awnings, sunshades, or canopies that are a minimum of 18 inches deep, are a part of a window trim or assembly, and meet the standards mentioned in 4.4 Awnings, Sunshades, and Screens. e. Rhythmic pattern of windows or window groupings articulated by trim that meet the standards mentioned in 4.7 Windows and Glazing. f. Rhythmic pattern of balconies that meet standards mentioned in 4.6 Balconies. g. Rhythmic pattern of columns, pilasters or fins that are at least 8 inches deep. h. Decorative molding, trims, artistic inlays or reliefs, or sculptures with a minimum depth of 8 inches.	☐	☐	☐

3.3 Top Treatments.

Top Treatment Standards	Yes	No	N/A
3.3.1 Top Articulation Context. If immediately adjacent Local Register Properties of 5 to 8 story or the majority of such buildings within the Immediate Context Area or the Existing Context include elements or features* that delineate the top floor(s) from the rest of the building (outlined in standard 3.3.2 below), the proposal shall also include at least one such visually similar elements for at least 50% of the building frontage. *The applicant is responsible for photo-documenting any such features and elements including roof forms, material and plane changes, window shapes, cornices, and others.	☐	☐	☐
3.3.2 Top Treatment. The highest section of new buildings and street-facing additions of 4 or more stories in height, including the roof line (roof edge) and up to the top two stories that define the top of the building, shall be articulated using at least one of the following for 4 to 5 story buildings and two of the following for buildings of 6 to 8 story: a. Material changes for the top floor(s) that cover a minimum of 20% of the building facade and have no section less than 3 feet by 10 feet. Alternative: rhythmic pattern of material changes that are at least 4 feet wide and one story tall. b. Vertical extension of one of the massing features from standard 2.1.3 (a) that is at least 2 feet above the roof line. d. Variation in window shape and proportions such as elongating the windows on the top floor(s) or changing the shape of the window tops, while keeping the same window patterns and alignment. e. Incorporate cornices at the roof line as per standard 4.5.6 and include a horizontal band or trim that visually separates the top floor(s) from the rest of the building that project out at least 4 inches. f. Exception: If a top section of 4 to 5 story buildings does not include a full story, then this standard does not apply.	☐	☐	☐
3.3.3 Articulation and Materials. Each street-facing building façade must have the same level of detailing and material quality.	☐	☐	☐

3.4 Ground Floor Commercial

Purpose and Intent.
Well-designed ground-floor commercial spaces enliven the street and enhance the pedestrian experience. Transparent and inviting storefronts, shop displays, architectural detailing, and outdoor uses contribute to the success of these spaces. Coordinating horizontal ground floor features with other commercial facades creates a unified composition at the street wall. Because of the long lifespans of most buildings, ground floor spaces should include a high level of flexibility to accommodate present and future commercial uses.

Ground Floor Commercial	Yes	No	N/A
3.4.1 Ground Floor Context Transition. New facades fronting a street shall have a ground floor expression line* that matches the ground floor expression line height and dimension (within 30% difference) on adjacent Local Register Properties and "C"-rated PDHP's. *Expression Line is a horizontal building element such as trim, massing change, material change or architectural elements such as a belly band, belt course, a water table, or a cornice.	☐	☐	☐
3.4.2 Ground Floor Recess. The ground floor commercial space shall not be recessed for more than 3 feet from building façade above the ground floor unless outdoor seating is proposed for that portion of the ground floor.	☐	☐	☐
3.4.3 Ground floor height. Unless otherwise mentioned in the underlying Zoning district, the minimum ground floor-to-floor height shall be 15 feet (measured from the sidewalk grade to the second story floor as per Zoning Code requirements) for buildings containing ground floor non-residential facilities.	☐	☐	☐
3.4.4 Commercial Space Viability. If commercial space is proposed for the ground floor, it shall accommodate fire-rated vent shafts, venting away from other tenants and the storefront, exhaust vents, grease traps, stub outs for bathroom plumbing, and floor sinks. The elements shall be shown on plans.	☐	☐	☐
3.4.5 Building Corners. Storefront elements including windows, transparent facades, bulkheads, and other similar horizontal storefront elements at building corners shall wrap around the corner such that these elements extend from Corridors, Arterial or Collector streets to any Local streets, alleys, or public open space for at least 10 feet. Note: Refer to Section 3.5 for a description of typical storefront elements.	☐	☐	☐
3.4.6 Finished Floor. The finished ground floor level for all commercial active frontages shall be within 3 vertical feet of the sidewalk grade. For sites with principal street slope of 10% or more the finished ground floor level shall be within 5 vertical feet of the sidewalk grade. Exception: When a site is in a designated flood or sea level rise area, the finished ground floor level is allowed to be raised so that it is 1 vertical foot above the designated flood or sea rise level.	☐	☐	☐
3.4.7 Wall Plane. To avoid a continuous flat wall plane, storefront windows, bulkheads, entries, and other surfaces shall recess or project at least 3 but no more than 8 inches from the primary building façade.	☐	☐	☐
3.4.8 Outdoor Seating or Dining. Any proposal must receive OakDOT approvals for outdoor seating in the public right of way. When outdoor seating or dining is provided in the area between the public right of way and building façade at the ground level, the following shall apply: a. Unobstructed access is maintained at building entrances. b. Outdoor seating and dining areas shall include receptacles for refuse and recycling.	☐	☐	☐
3.4.9 Outdoor Dining Barriers. If proposed in the area between the public right of way and building façade and when adjacent to sidewalks, streets, alleys and parking areas, barriers around outdoor dining areas (i.e., fences, railings, planters) shall meet the following standards: a. Fences, walls, or railings provided between seating areas and sidewalk or to ensure the safety between commercial uses and any street traffic shall not be taller than 42 inches when measured from the sidewalk level. b. Barriers shall be securely attached to the ground or shall be weighted. c. Fences, walls, or railings fronting the street shall incorporate landscaped planters along a minimum of 20% of the linear frontage of the dining area. d. Planters (removable or permanent) shall not be taller than 42 inches from the sidewalk level. This does not include the height of the plants contained in the planters. Note: Sidewalk elements within public right of way shall conform to OakDOT permitting standards.	☐	☐	☐
3.4.10 Ground Floor Architectural Detailing. Commercial facades shall include at least two of the following for at least 60% of the façade length: a. A rhythmic pattern of columns or pilasters of at least 1 foot in width. b. Surface detailing (tile, brick, or other artistic accents.) c. Bulkhead or belt course made of high-quality durable materials listed in standard 3.5.1 or Section 4.8 Materials. d. Mosaics or other art. e. Operable windows.	☐	☐	☐

3.5 Storefront Elements.

Purpose and Intent.

Typical storefront elements help foster architectural cohesion, connection to the street, and natural light access.

Storefront Elements Standards	Yes	No	N/A
3.5.1 Storefront Elements. Commercial facades shall provide at least three of the following elements of a typical storefront: a. Transom or Clerestory window with a window trim. If transom windows are proposed, they shall be at least 18 inches high. b. Lintel with piers that connect lintel to the ground. c. Entry bays with display windows and entry doors that are at least 50% transparent. d. Where appropriate to support storefront windows, a bulkhead of at least 6 inches and no more than 24 inches in height, measured from the adjacent sidewalk. Storefront windows shall be set at or within 1 inch of the face of the bulkhead or the bulkhead materials shall be incorporated into the sill detailing. • If bulkhead is proposed, all materials must be durable and resistant to surface damage, such as tile, polished stone slabs, wood panels, pressed brick, metal and formed concrete. • Prohibited materials for bulkheads are stucco, wood shingles, board-and-batten siding, rustic materials such as rough-sawn wood, vinyl, and cultured stone. • If any of the materials above conflict with Section 4.8, materials in this standard shall prevail for bulkheads only. e. Planters up to 24 inches in height, made of concrete, steel or similar durable material, set parallel to the street against storefront walls. * *Note: All right-of-way encroachments require an approved encroachment permit issued by the Oakland Department of Transportation and shall comply with OakDOT encroachment limitations.		☐	☐
3.5.2 Transom Window. When a transom or clerestory window is provided, a clearance of at least 18 inches shall be maintained between a dropped ceiling and a transom window to allow light to enter the room.	☐	☐	☐
3.5.3 Rolling Security Doors on Storefronts. When proposed for new or existing storefronts, the security facilities shall meet the following standards: a. A security gate shall preserve, repair, or replace in-kind, if necessary, any original design and details of an existing storefront and shall be architecturally integrated with the design and construction of a new storefront. b. New storefronts shall be constructed with an internally housed (in an enclosed housing box) or completely internal security gate system or scissor gates. c. The security gate housing must be located as follows in the matter of preference: 1. On the interior of the storefront. 2. The outer face of the security gate housing is set so as not to protrude beyond the building streetwall. 3. The security gate tracks are recessed or set into reveals along the sides of the storefront. d. Security gates shall be composed entirely of open metal mesh. A solid metal panel at the base that does not exceed the height of a bulkhead it covers is acceptable. If there is no bulkhead, the metal plate shall not be higher than 12 inches. Exception: a solid security door is allowed if a mural or other type of art is included on the surface of the door. e. Security gate housing and tracks shall be finished in a color to visually match with the storefront.	☐	☐	☐
3.5.4 Windows for Ground-Floor Commercial Uses and Common Areas. Windows and glazing at ground-floor commercial facades shall have no opaque, semi-opaque or dark tinted glass.	☐	☐	☐

3.6 Ground Floor Residential.

Purpose and Intent.
Residential units in a close physical and visual relationship to the street keeps the street safer and more active. Shared spaces and amenities such as lobbies and common spaces along street frontages help create visual connections between the building and the street. A prominent and differentiated residential ground floor helps relate new buildings to existing context. To mark the transition between public and private spaces and enhance a sense of privacy, features like planting, low walls, fences, porches, stoops, or decorative paving should be incorporated in the setbacks.

Ground Floor Residential Standards	Yes	No	N/A
3.6.1 Ground Floor Context Transition. If 60% or more of existing developments in the Immediate Context Area (outside of Corridors) feature ground-floor dwelling units, any street-facing building facade longer than 50 feet shall include articulation for at least half of the residential frontage or at least 50% of the individual entries, if such are proposed, to maintain consistency with the existing residential scale. This articulation shall be achieved through one or more of the following: a. Provide a ground-floor horizontal expression line formed by massing changes, material changes, architectural elements such as entry coverings, “eyebrows”, trims, cornices, water tables, belly bands, or belt courses.	☐	☐	☐

b. Provide entry recess so that proposed entries are recessed at least 50% of the average existing recess depth. c. Provide entry features such as gates, low walls, dooryards, entry courts or landscaping features. d. Provide stoops only in cases when options above are not feasible.			
3.6.2 Ground Floor Height. Within the Corridors, the minimum ground floor height for buildings containing street-fronting ground floor residential uses shall be no less than 12 feet as measured from the sidewalk grade to the second story floor.	☐	☐	☐
3.6.3 Ground Floor Access. If ground floor residential units are fronting Corridors where Zoning allows dwelling units to be located at the ground floor, and include entries from the street, these units shall provide one the following in the order of preference: a. A minimum 6-foot front setback that extends the entirety of at least the first story of each unit, including the entry. The following Transitional Features shall be provided in the setback zones: i. A planting area, which may be at ground level or in raised planters up to 42 inches in height, abutting the sidewalk in at least the first 18 inches of the setback depth, for at least half of the width of each residential unit, planted using live plant materials. ii. A low wall, fence, raised planter or another similar vertical transition feature (up to 42 inches in height), in combination with planting, and a gate (if a direct unit entry is provided) that meets all Zoning requirements. iii. The remainder of the setback area between the street-facing building facade and property line that is not a part of a stoop, porch, ramp, pedestrian pathway, or planting areas shall be set with decorative paving materials such as pavers, bricks, tile, colored concrete, or another decorative paving material. b. If the first option (a) is not physically feasible, ground floor units shall be elevated between 2.5 and 5 vertical feet above the closest sidewalk level. c. Exception: A dwelling unit can be elevated higher than 5 vertical feet above the sidewalk level if required due to a designated flood or sea level rise area or if the site's cross slope requires that.	☐	☐	☐
3.6.4 Setback Treatments for Ground Floor Residential Units. When provided in conjunction with ground floor residential uses, public space facing setbacks shall be utilized to create a transition between the public space and ground floor residential uses by providing at least one of the following features: a. Porches at grade with minimum dimension of 5 feet wide by 3 feet deep. b. Low walls or fences and gates that are a maximum of 3.5 feet tall when provided. If the wall is proposed, it must be set back by a minimum of 2 feet and that setback is planted. c. Stoops meeting the requirements of standard 4.2.3 if the options above are not physically feasible. A reason must be provided.	☐	☐	☐
3.6.5 Active Frontage Transparency and Entry Clearance. When ground floor residential active uses such as primary building entrances, lobbies, management offices, fitness rooms, common spaces or commercial uses are located within 20 feet of a principal street frontage (right-of-way line), all the following standards shall be met: a. Clear glazing shall be provided for a minimum of 60% of the active frontage length unless otherwise specified in the underlying zoning district. b. The area of required transparency is anywhere between 2 and 9 feet in height of the ground floor. When transparent doors are provided, their glazing area shall be counted towards the total glazing area. c. Exception: This standard does not apply for street-facing ground floor residential units.	☐	☐	☐
3.6.6 Ground Floor Unit Definition and Differentiation. For buildings frontages of 50 feet or more in length include at least one of the following definition elements at or above the ground floor for at least 50% of ground floor units: a. Mural or public art. b. Horizontal expression line elements above the ground floor formed by massing changes, material changes, architectural elements such as entry coverings, "eyebrows", trims, cornices, water tables, belly bands, or belt courses. c. Material change that complies with Section 4.8 for high quality materials. d. Weather protection or privacy elements above or around outdoor areas.	☐	☐	☐

4. BUILDING ELEMENTS

Building Entrances.

Purpose and Intent.

Well-designed and easily accessible building entrances play a crucial role in shaping the overall design and character of buildings and neighborhoods. Frequent prominent entrances that are accessible from the street contribute to neighborhood safety, walkability, and accessibility. Entries for ground-floor residential units accessible directly from the sidewalk level along with windows overlooking the street support safe, active, and comfortable pedestrian environments, while enabling access to wheelchair users and people with limited mobility. Individual residential entries should include transition features in the areas between the sidewalk and the entrance or be raised above street level such as plantings, entry courts, low walls, or other similar features. Commercial entries should be recessed and provide individual business identity.

4.1 Shared Building Entrances

BUILDING ELEMENTS STANDARDS	Project Complies?		
Shared Building Entrance Standards	Yes	No	N/A
4.1.1 Primary Building Entrance for Lobbies or Shared Entries. When provided, a primary building entrance that leads to a residential or commercial lobby or a shared entry (serving multiple units) shall provide all the following: a. When a shared entry is provided it shall be at-grade (no steps) to promote universal accessibility unless unreconcilable physical site conditions preclude creation of such at-grade entries. b. A clear vertical height of at least 10 feet measured from the top of landing or finished floor at the door at the bottom of the building to a canopy above: c. A door that is either a double door or a single door with side-lites or full-length windows to achieve at least 6 feet in width. d. In addition, an entry shall provide at least two of the following: i. Door frame and/or trim of 4 inches minimum width. ii. Recessed entry area, minimum of 3 feet in depth. iii. Projected area consistent with standards in section 4.4 Awnings, Sunshades, Screens and Coverings. iv. A covered porch. v. Decorative entry trellis.	☐	☐	☐
4.1.2 Exterior Access Limitations. Unenclosed exterior access corridors with unit entrance doors above the ground floor shall not be permitted on public street-facing building facades and side elevations adjacent to other properties and visible from either a public right of way or from the adjacent properties.	☐	☐	☐

4.2 Residential Entrances

Residential Entrance Standards	Yes	No	N/A
4.2.1 Individual Ground Floor Residential Unit Entrances. When street-facing ground floor residential units are provided, individual residential entrances shall meet all the following: a. Individual ground floor units along the street-facing building facade shall have a unit entrance door that faces the street. b. When a stairway, ramp, or walkway is provided to the entrance perpendicular to a sidewalk, planting strip(s) of at least 18 inches deep shall adjoin the sidewalk and frame the stair, ramp, or walkway for at least half of the width of each residential unit. The planting strip(s) can be raised up to 42 inches to create planters that may be terraced. This standard shall not apply to stairs or stoops recessed into the building. c. When a wall is created by an entry stair parallel to the sidewalk, it shall not exceed 5 feet in height. d. All the following Transitional Features shall be provided in the areas between the sidewalk and individual residential entrances: i. Planting strip(s) of at least 18 inches deep abutting the sidewalk. The planting strip(s) can be raised up to 42 inches as planters. If raised planters are provided, they shall be made of concrete, steel, or similar durable material. ii. A low wall, or a fence, or other similar vertical transition feature (up to 42 inches in height). iii. A gate that meets all Zoning requirements if a direct unit entry is provided.	☐	☐	☐
4.2.2 Recessed Entrances for Ground Floor Residential Units. Recessed entrances shall have a minimum vertical clearance of 8 feet as measured from front of landing in front of the door to the underside of the ceiling or projecting element defining the entryway.	☐	☐	☐

4.2.3 Stoops for Ground Floor Residential Units. When stoops are provided, they shall be designed such that they meet all following requirements: a. Stoops that recess into the building facade shall be provided when they are in a development with zero setback requirements. b. Stoops shall be a minimum of 5 feet wide and at least 1 foot deep. c. The landing elevation at stoops shall be not less than 2 feet and not more than 5 feet above the adjacent sidewalk grade. Up to 25% of the stoops provided along a given street frontage can deviate from these height requirements to accommodate sloping site conditions and/or configuration of primary entry internal to the building. d. If stoops are oriented such that the direction of travel is parallel to the street (partially or entirely), street-facing railings along the stoops shall maintain at least 60% transparency.	☐	☐	☐

4.3 Commercial Entrances

Commercial Entrance Standards	Yes	No	N/A
4.3.1 Commercial entrances. Pedestrian entries to ground-floor and upper-floor commercial uses shall meet all following standards: a. All commercial active uses located at the ground level shall provide at least one at-grade entrance from the public right- of-way. Exception: Designated flood or sea level rise areas. b. For commercial use frontages that are equal or exceed 100 feet in length, there shall be a minimum of one entrance for each 100 feet of frontage or portion thereof. In addition, at least two of the following standards shall be met: a. Entrances shall be recessed in a vestibule 2 to 5 feet in depth. b. Entrances shall be covered by a roof, awning, or other architectural projection that provides weather protection consistent with standards in Section 4.4. c. The floors of exterior entry vestibules shall be paved with tile, stone, or other hard-surface material distinct from the adjacent sidewalk. This standard may also be met by scoring concrete and using integrated color.	☐	☐	☐

4.4 Awnings, Sunshades, Screens and Coverings

Purpose and Intent.
Shading devices are important for facade articulation and weather protection. Awnings at ground floor level add human scale to the pedestrian level, visually differentiate the base from the middle of the building and enhance individual business identity. Awnings also reduce solar heat gain and glare in buildings.

Awnings, Sunshades, Screens and Coverings Standards	Yes	No	N/A
4.4.1 Context Transition. When proposed, awnings, canopies, cornices, coverings, and similar horizontal shade elements shall match the height of existing such elements on adjacent buildings. If there are no buildings adjoining the site or if the adjoining buildings lack such elements, refer to the Immediate Context Area or the Existing Context. Provide a valance if canopies of abutting or context buildings also include valance. Exception: If the awnings or other shade elements have varying heights within the Immediate Context Area, this standard shall not apply.	☐	☐	☐
4.4.2 Main Building Entrance Covering. A projection or recess shall be provided at all building entrances to provide weather protection and visibility. If a recess is utilized, it shall be at least 3 feet deep and at as wide as the entrance itself. For residential entrances, including lobbies and individual units, the entrance projections shall extend out at least 3 feet from the entry façade (while meeting any OakDOT permitting requirements if projecting above public right-of-way). If a breezeway is provided, it shall be covered by a roofed projection or trellis with a minimum depth of 5 feet and a minimum area of 60 feet.	☐	☐	☐
4.4.3 Ground Floor Awnings and Sunshades. When provided, the following standards shall be met: a. Awnings and sunshades at the ground level shall maintain a vertical clearance of at least 8 feet from the sidewalk unless a greater height clearance is required by the Building Code or OakDOT. b. When transom windows are provided, awnings, canopies, and similar weather protection elements shall be installed between the transom windows and display windows to allow for light to enter the storefront through the transom windows. c. Awnings shall not extend over columns or structural piers/pilasters. Individual segments shall be divided into sections to reflect the major vertical divisions of the facade and shall be installed over each storefront entry or set of storefront windows. d. Canvas and vinyl awnings are prohibited for residential entrances.	☐	☐	☐

4.5 Roofs and Parapets

Purpose and Intent.
The appearance and character of buildings are influenced by their roof forms. Detailing and articulation on roofs can help new buildings transition more harmoniously to their surroundings. Breaking up long rooflines helps prevent monolithic and imposing buildings.

Roofs and Parapets Standards	Yes	No	N/A
4.5.1 Roof Form Context. If the Immediate Context Area off Corridors has most (60% of more) roofs of similar shape, new buildings of 4 stories tall shall provide a similar roof shape for a minimum of 50% of their roof area. For example, if the Immediate Context Area has a context of sloped roofs, the new 4 story buildings shall also provide a sloped roof for at least 50% of their roof area. This standard applies only to 4 story buildings.	☐	☐	☐
4.5.2 Roof Eaves/Overhangs Context. If the Immediate Context Area has majority of roofs with eaves/overhangs, then any proposed project of 4 stories tall shall also have roof overhangs of 12 inches or more for a minimum of 50% of the roof area. This standard applies only to 4 story buildings.	☐	☐	☐
4.5.3 Roofline Edge Treatments. Buildings shall be designed with at least one of the following roofline edge treatments: a. A three-dimensional decorative cornice treatment meeting the requirements of 4.5.6 (other than colored stripes or bands). b. A sloped roof with overhangs that extend a minimum 12 inches and maximum 36 inches, including the eave and gutter profile. c. A parapet that includes decorative detailing.	☐	☐	☐
4.5.4 Roof Articulation. Rooflines longer than 50 feet shall be broken up into sections by using at least one of the following elements or methods: a. Plane changes of at least 5 feet in width. b. Roofline projections or changes in parapet heights of at least 2 feet in height and 5 feet in width. c. Provision of gables or other similar type of articulation. d. Exception: Provision of a cornice for the entire building roofline consistent with standard 4.5.6 Note: roof articulation methods could be synchronized with massing break requirements to achieve a cohesive building design.	☐	☐	☐
4.5.5 Flat roofs. When flat roofs are provided, they shall include a parapet wall with decorative detailing or a similar perimeter boundary that may be transparent, and at least one of the following: roof cornice or a change in roof or parapet height.	☐	☐	☐
4.5.6 Cornices. When cornices are provided, they shall be: a. Minimum of 12 inches tall and shall project at least 6 inches from the face of the building for buildings of 5 story or less; or b. Minimum of 12 inches tall and shall project at least 12 inches from the face of the building for buildings above 5 stories.	☐	☐	☐
4.5.7 Parapet Coping/Caps. When parapets are provided, they shall project at least 2 feet high above the surface of the roof and shall include a cap that is a minimum of six inches tall and projects at least 2 inches from the building façade.	☐	☐	☐
4.5.8 Rooftop Mechanical Equipment. Where roof terraces or group useable open spaces are provided at the roof, rooftop equipment shall be screened from the group useable open spaces using architectural and landscape elements as allowed by Zoning. In addition, all rooftop mechanical equipment shall be: a. Located so as not to be visible from any adjacent street or from any public sidewalk on the opposite side of any street fronting the site. b. Located at least 5 feet from the edge of any roof of a street-facing public façade; or screened with a device that is architecturally consistent with the building and matches the materials and texture of the building exterior. Height of the screening device shall be at least as high as the highest point of the equipment. c. Exception: Solar Energy Systems.	☐	☐	☐

4.6 Balconies

Purpose and Intent.
Integrate the design of balconies with the overall building design to avoid a tacked-on appearance. To achieve this, balconies should be at least partially inset into the structure. To maintain privacy, avoid placing balconies along interior shared property lines.

Balconies Standards	Yes	No	N/A
4.6.1 Exterior Projecting Balconies. When balconies project from of a building facade along the public right-of-way, they shall not extend more than 5 feet. Projecting balconies shall not exceed the allowed encroachment in the public right-of-way as mentioned in the California Building Code.	☐	☐	☐

Note: All right-of-way encroachments require an approved encroachment permit issued by the Oakland Department of Transportation and shall comply with OakDOT encroachment limitations.			
4.6.2 Balcony Dimensions. Balconies shall meet the following requirements: a. To avoid a tacked-on look, occupied balconies that are at least 3 feet deep shall be recessed into the building facade by a minimum of 12 inches. b. Facade elements and unoccupied spaces such as Juliet balconies shall be a minimum of 3 feet wide and 6 inches deep to provide articulation in the facade.	☐	☐	☐
4.6.3 Transparency. When private balconies are provided, railings or screens shall have a transparency of no less than 25%. If glass panels are provided, they shall be transparent or translucent, but shall not be opaque.	☐	☐	☐
4.6.4 Privacy. Balconies shall only be allowed along an interior side property line if the balcony is set back 15 feet or more from the shared side property line.	☐	☐	☐
4.6.5 Stair and Elevator Penthouses. Penthouses shall be set back at last 5 feet from the street-facing building façade or shall be designed in the same style, materials, and finishes as the main building.	☐	☐	☐
4.6.6 Balcony as Entrance Cover. When balconies are located above building entrances, they shall be designed to provide coverage or act as a projection for the building entrance.	☐	☐	☐
4.6.7 Equipment on Balconies. Permanent storage boxes, condensers for air-conditioning units, or other mechanical equipment shall not occupy more than 25% of the balcony area and shall not project beyond the balcony. Vents and louvers for such equipment shall be allowed.	☐	☐	☐

4.7 Windows and Glazing

Purpose and Intent.
The design and orientation of windows are vital for maintaining architectural balance. Windows with adequate recess create a shadow line and provide depth and detail to a building façade. Clear street-facing windows contribute to a sense of presence and safety. Windows allow natural light and ventilation and promote sustainability and comfort. Consistency in window design and orientation with the surrounding context can help integrate a new building into its environment.

Windows and Glazing Standards	Yes	No	N/A
The applicant shall be responsible for photo-documenting the Immediate Context Area or the Existing Context. The applicant shall illustrate window alignment in these context areas to supplement standards in this section. Such illustration could be in a form of annotated photographs that clearly show the window alignment. The photo-documentation is attached with the application.	☐	☐	☐
4.7.1 Windows Context. Street-facing windows shall have the same vertical or horizontal orientation as more than 60% of the windows of building(s) in the Immediate Context Area. If there is no established window orientation context this standard shall not apply. On Corridors, this standard shall only apply when the Existing Context includes existing 4-8 story buildings. Orientation. The project shall match the general orientation (vertical or horizontal) of the window forms that predominate in the Immediate Context Area buildings. Example: If the windows of the context building(s) have vertical orientation (height is greater than width), then the windows of the proposed project shall also have vertical orientation. Window groupings. If more than 60% of the windows in the Immediate Context Area buildings exhibit groupings of windows, the proposed project shall also utilize similar grouping types. Such groupings may include the following: a. Groups of side-by-side vertically oriented windows that together form a horizontal bank of windows. b. Square or horizontally oriented (fixed) windows flanked by vertically oriented windows (side lites). c. Bay window. d. Stand-alone vertically oriented windows (e.g. double-hang or picture). e. Other similar type of window groupings that exist in the Immediate Context Area. f. Exception: This standard does not apply to windows in commercial ground floor.	☐	☐	☐
4.7.2 Glazing. Highly reflective or mirrored glazing shall not be used for any windows or doors on any public street-facing building facade.	☐	☐	☐
4.7.3 Window Inset. Street-facing windows above the ground floor shall be inset from the building facade or exterior window trim by at least 2 inches to create shadow detail. When no inset is provided, the exterior window trim shall be a minimum of 3 inches wide and 2 inches thick. Windows may be grouped in banks if the groupings are recessed at least 2 inches.	☐	☐	☐
4.7.4 Alignment. A minimum of 60% of upper-floor windows shall be vertically aligned (center-aligned) with either a door or entrance, or other windows at the ground level.	☐	☐	☐
4.7.5 Privacy. Windows that are not required by the Building Code, are located on upper stories closer than 15 feet from and facing existing residential buildings on an adjacent property shall be designed to maximize privacy for adjacent properties by using	☐	☐	☐

at least one of the following: a. Sill height at least 42 inches above the finished floor unless the window is placed at an angle of at least 30 degrees, measured perpendicular to the adjacent interior property line. b. Window offset such that the centerline of the glazing is more than 2 lateral feet from the centerline of any glazing on an existing dwelling on an adjacent lot. c. Any window sash located partially or entirely below 60 inches from the finished floor consists of frosted or obscured glass that is patterned or textured.			
4.7.6 Window Materials Context. For proposals located in Areas of Primary Importance (APIs), street-facing windows shall be either wood, wood composite, or metal.			

4.8 Materials

Purpose and Intent.
Quality materials on building facades and especially at the ground level ensure longevity and sustainability, reducing the need for maintenance. Materials influenced by the surrounding context create and enforce a sense of place. The composition of materials and colors grounds a building in its surroundings and helps to emphasize different portions of a building.

Materials Standards	Yes	No	N/A
4.8.1 High Quality Durable Materials for Ground Floor. Use high-quality, durable, and low-maintenance materials that can withstand the elements and use over time. Street-facing ground floor elevations shall have high-quality materials and textures in all non-fenestrated areas. High-quality durable materials include the following: a. Natural stone (such as marble, granite or other). b. Cast stone. c. Brick – real or veneer. d. Ceramic tile. e. Glass. f. Heavy Timber or Mass Timber. g. Horizontal wood siding, and wood shingles * (see note). h. Board and batten siding with batten dimension at least 1”x2”, and Z-bar covered by trim * i. Terracotta. j. Pre-cast concrete, glass-fiber reinforced concrete. k. High-quality, cast-in-place concrete, including board-form concrete. l. Cement plaster or Stucco (light sand or smooth trowel finish) above a bulkhead. m. Cement fiber or similar synthetic siding resembling wood siding or shingles that must be smooth surfaced (without imitation of raised wood grain). * n. Steel and metal panels. o. High-density fiber cement panels of minimum 7/16” inch thick. *Note: Material is not allowed for ground floor elevations along Corridors and for commercial frontages unless this material is above a bulkhead made of another approved durable material from this list.	☐	☐	☐
4.8.2 Prohibited Materials. T1-11 siding, foam/spray stucco, and vinyl siding and trim (not windows) are prohibited.	☐	☐	☐
4.8.3 Stucco. The use of stucco shall be limited to a maximum of 80% of non-glazed areas for a public street-facing building façade.	☐	☐	☐
4.8.3 Material Transitions. Material transitions along any facade shall only occur on the inside corner of plane change. When material changes need to happen in the same plane, trims, cornices, or other architectural elements shall be utilized to create a corner for material transition.	☐	☐	☐
4.8.4 Variation in Materials. The following shall be met: a. Unbroken multi-story sections (three stories or more) of the same material or texture shall not be provided for more than 50 feet of façade length. b. At least two materials or textures shall be used on all street-fronting building facades, in addition to glazing and railings. c. The primary material shall be used for a minimum of 30% of the building frontage, excluding windows, railings, base bulkheads, and trim.	☐	☐	☐
4.8.5 Materials Context. For proposals outside of Corridors, if the majority of buildings within the Immediate Context Area feature the same prominent material on at least 50% of their street-facing façades, the proposal shall incorporate this material on at least 30% of its façade unless the prominent material is one of the prohibited materials listed in 4.8.2.			

5. ADDITIONAL STANDARDS FOR ADDITIONS AND NEW BUILDINGS ON LOTS WITH EXISTING HISTORIC BUILDINGS

In addition to standards in the checklist above, these standards apply to addition or new construction projects adding residential unit(s) on lots with existing buildings that contain a Local Register* property. Any reference to "the existing building" means the existing main building(s) on the same lot as the proposed project. If a lot has been divided using the lot split provisions of Government Code Section 66411.7, existing buildings also include any buildings on the original (pre-subdivided) lot.

*Local Register Properties include all Designated Historic Properties** (DHPs) and Potentially Designated Historic Properties (PDHPs) rated "A" or "B", or any properties located within Areas of Primary Importance (APIs), or properties within the S-7 and S-20 Preservation Districts.

**Planning Code Chapter 17.09 defines DHPs as landmarks, contributors or potential contributors to Preservation Districts, or Heritage Properties.

Note: Standards below apply in addition to all other standards specified in the checklist for 4-8 story residential and mixed-use buildings. If any standard in this section creates a conflict with any standard in the checklist above, a standard from this section shall apply.

5.1 Maintenance of Existing Features. The construction of additions and/or new structures shall preserve, repair, or replace in-kind, whenever feasible, any original architectural details or materials of an existing building portion that is being modified, except as necessary to construct and integrate an addition. This does not apply to the portions of a building that are not being modified.

5.2 Entrances. The following standards shall be met:

a. Any additions or new detached buildings on a lot with existing buildings shall not obstruct pedestrian access to the existing building's primary entrance. If additions obstruct the current pedestrian access, a new pathway shall be created to ensure access to the existing building's primary entrance.

b. Any street-facing additions shall provide a primary entrance door that faces the street (individual or shared entries) and are a subject to the same entry orientation, pedestrian access, and other entry standards as new construction.

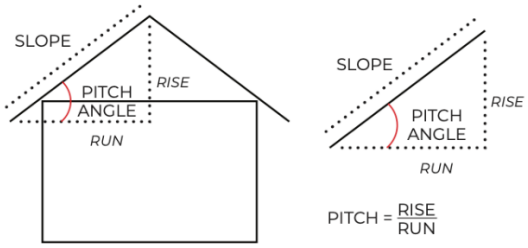
c. Entries of non-street-facing additions may be oriented towards the side or front if accessed from a minimum of 10 feet by 10 feet court and must be connected to a street by a direct pedestrian access.

Exception: A unit entrance door may be oriented towards the side if it is accessed through a stoop or porch that faces the public right-of-way. The porch may be recessed or projected but it shall have a minimum of 5 feet wide and 5 feet long dimension.

5.3 Roof Slope. A minimum of 50% of the roof area of street-facing additions shall exhibit the same roof form* and roof slope category** as the existing building(s) on site. A new building on site shall exhibit the same roof form(s) as the existing building but need not match the existing roof pitch as long as the pitch is not shallower than the existing roof pitch. Rear additions and new buildings shall be required to meet this standard only if they are taller than the existing building(s) along the street.

*Examples of roof forms are gable, hip, mansard, gambrel, flat, shed, bonnet, and false front.
**Roof slope categories:

Slope Category	Roof Pitch *(rise:run)*
FLAT	≤ 1:12
LOW	≤ 1:12 and ≤4:12
MODERATE	> 4:12 and ≤7:12
STEEP	> 7:12



5.4 Roof Eaves. Additions, and any new buildings on a site shall include eaves that match the eaves on the existing building, including eave depth.

5.5 Porches. If there is an existing front porch, any front addition shall preserve, repair, or replace in-kind the existing porch. Any new porches shall exhibit the same shape and proportions and match the same architectural details as those of the existing buildings on site.
Exception: A porch is allowed to be modified to accommodate a removal of steps and a grade separation to enhance accessibility. All other elements and proportions of the porch must be preserved, repaired, or replaced in kind.

5.6 Windows. Window type, alignment (horizontal and vertical), proportion (vertically or horizontally oriented), major divisions (between sashes including rails or mullions), detailing (including trim and sill), recess, composition and materials for street-facing additions or new buildings on a lot with existing buildings shall match more than 50% of the existing building's street-facing windows.

a. If the existing windows are not original, any new windows shall conform in appearance with those traditionally associated with the building's architectural design. If a specific architectural style cannot be determined, new windows shall have the same vertical or horizontal orientation as the original window openings or 60% or more windows in the Immediate Context Area consistent with standard 4.7.1 from the Window section above.
b. Window materials shall match the existing. Different window materials may be allowed if the new material is visually compatible in appearance with the existing materials, but no material shall be allowed from the list of prohibited materials in standard 4.8.1 from the Materials section above.
c. For additions on non-street-facing elevations, windows shall visually match style, detail, trim, and sill of the existing windows. Exception: new windows required for egress.
d. Exception: If no consistency of existing window designs can be established, new windows shall match any appropriate window type and proportion of the existing building. "Appropriate" means a proposed bedroom windows shall match an existing legally permitted bedroom window, or a proposed bathroom window shall match an existing legally permitted bathroom window.
e. Exception: This standard does not apply to windows in commercial ground floor.

5.7 Windows/Openings for Upper Story Additions. Any part of the addition that faces a street shall include windows or other openings.

5.8 Materials. For street-fronting additions and for new buildings on the lot, at least 50% of the materials and textures shall be the same as primary materials of the existing street-fronting building facade. To be considered primary, a material must cover at least 50% of the street-facing façade of an existing building.

a. If there are two or more existing buildings on the site, a combination of the materials used on the existing street-fronting building facades could be used for the additions.

b. If an existing primary material is on the list of prohibited materials as per standard 4.8.1 then a different high-quality material from a list in standard 4.8.1 shall be used.

6. ATTACHMENT A. GLOSSARY AND DEFINITIONS

Please refer to Planning Code Chapter 17.09 Definitions for any definitions of terms not defined in this section.

Active Uses - Uses and occupancy types that encourage physical and/or visual engagement between building tenants, visitors, and the public outside of these spaces. Examples include retail storefronts, bars and restaurants, entertainment venues and businesses, personal services businesses, art galleries, gyms and fitness studios, offices, salons, lobbies, community rooms and other examples.

Active Frontages - Building ground floor frontages with occupied spaces that encourage engagement between the building tenants and the public space. They allow visual or physical access to the active uses within the building from sidewalks.

Addition – New construction or extension that is added to an existing building or when a new building added on a lot with an existing building that result in creation of a new residential unit(s). It expands the footprint of the original structure, increasing its overall size and/or functionality, or increasing a total building footprint on a lot.

Articulation - The way portions of a building form are expressed (materials, color, texture, pattern, modulation, etc.) and come together to define the structure.

Arterial Streets – Per Oakland Municipal Code, an arterial street is any street of eighty (80) foot width or more which serves or is to serve as a major traffic artery for intercommunication between districts of the city when shown on the OakDOT Roadway Classification Map.

Balcony – Balconies are exterior floor systems projecting from a structure and supported by that structure, with no additional independent support. They have private entrances from living space and are generally smaller than decks in size, enclosed with a railing, and feature a roof.

Blank Façade or Wall - Blank Wall Definition: Any portion of a street wall (including the wall of a parking structure) equal to 15 feet of more without fenestration. Blank walls include any street wall area that is not transparent, including solid doors without fenestration and mechanical areas. Faux windows do not count as fenestration.

Block - The area bounded by public street rights-of-way, by publicly owned open space, or by utility or transportation parcels (such as railroads).

Collector Street – Per Oakland Municipal Code, a collector street is any street of sixty (60) foot width or more which serves or is to serve as a traffic way for a neighborhood or a feeder to a thoroughfare when shown on the OakDOT Roadway Classification Map.

Conceal - Hide or keep from sight or public view by using architectural elements.

Cornice - A projecting horizontal feature that crowns a façade.

Direct Access - A connection or access between two locations uninterrupted by vehicular driveways or traffic.

Façade - Any exterior face or wall of a building.

Finished Floor - Finished floor level refers to the uppermost surface of a floor once construction has been completed and all floor finishes have been applied.

Frontage (Building) - The building façade facing a street or public open space and the length thereof.

Frontage (Street) - A front lot line and the length thereof.

Frontage Zone - The area between the sidewalk and adjacent property, which may accommodate activities and elements such as street furniture, planting, café seating, outdoor retail displays and other. It can act as a buffer or a transition zone between doorways and other entries.

Fully Cut-off Fixtures – Light fixtures that do not allow light to be emitted above the fixture and reduce glare by limiting the light output.

Fully Shielded Fixtures – Light fixtures that project light below a horizontal plane running through the lowest point on the fixture where light is emitted.

Ground Floor Residential/Dwelling Unit – A dwelling unit at the first level of a building's finished floor.

Group Useable Open Space – Private open space that is shared between all building occupants and visitors.

Juliet Balcony – A shallow balcony consisting of a balustrade connection to the building façade without a deck to walk on. It typically gives an appearance of a balcony without protruding more than a couple feet from the building façade.

Landscape/Landscaping - Pervious areas containing organic and inorganic elements such as plants, soil, mulch, trees, and shrubs, rocks, pathways, pavers, and other elements.

Local Street – Per Oakland Municipal Code, local street is any street that is not a freeway, arterial, or collector street shown on the OakDOT Roadway Classification Map.

Massing - The three-dimensional bulk of a structure - height, width, and depth.

Massing Break – Changes or variations in the form, size, or volume of a building.

Maturity (planting) - Maturity is when a tree reaches 12.1 inches diameter at four and a half feet above grade. For plants other than trees, maturity is the average size for a plant at full growth.

Porch - A roofed area outside at building entry, typically attached to the front walls of the house.

Portal – An opening in a wall of a building which creates a grand entrance to an interior space, typically a courtyard. Doors or gates in the opening can be used to control entry or exit.

Primary Building Entrance - A single entrance to a building that provides access to the maximum area in the building program. A building can have several uses and more than one separate entrance for each of those uses, but a building can have only one primary entrance; all others are secondary building entrances.

Principal Street – Is a street a building is facing. Refer to Planning Code Chapter 17.09 for a detailed definition.

Private Usable Open Space - These are outdoor spaces for use by a single unit's residents accessible only from that unit. Some examples of private open spaces are balconies, decks, patios, porches, private gardens, private yards and terraces.

Rhythmic - A regular and repeating pattern of objects or architectural elements such as a bays, columns, windows, sunshades, awnings, doors, projections etc.

Roof Forms - Roof form means one or more roof types used in a structure, including but not limited to: gable, hip, gambrel, shed, mansard, flat, and dormers.

Roof Line – Outline or contour formed by the top edge of a roof as it meets the walls or other structural elements of a building. It defines the shape and profile of the roof when viewed from the exterior.

Secondary Street - A street of lower classification according to OakDOT Streets Map when a lot is facing more than one street.

Setback - The minimum distance by which buildings, structures, and parking shall be separated from any lot line, as defined in the Planning Code.

Side Parking – Parking area between a main building and a side lot line.

Streetwall - The portion of a building facade facing a public right-of-way or a public open space that lies within five feet of the setback line. If there are no required setbacks, then the streetwall should be within five feet of the property line, extending from the ground level to the top of the highest occupied floor of that portion of the building.

Stoop - A set of steps leading from the sidewalk or street either to the entrance of a building or to a landing or a small porch attached to the building.

Tuck-under Parking - Parking spaces that are covered by the upper floor of a building but are otherwise open.

Valance – a vertical stripe at the end of a canopy.