City of Oakland
Objective Design Standards and Project Streamlining

Focus Group Meeting #1
August 24, 2023

City of Oakland
Objective Design Standards & Project Streamlining
Focus Group Meeting #1

August 24, 2023, 6-7:30pm, held on Zoom

Participant Affiliations:

- Homeowner/Investor
- Oakland Heritage Alliance
- Prescott Neighborhood Council
- Community Group- Fruitvale
- Temescal Design Build
- Small-scale architect
- The Kelsey Project
- Homeowner/Applicant
- Upper Broadway Advocates
- Private Designer
- Retired Architect, Eastlake resident

MEETING AGENDA

- Meeting Objectives
- Project Process
    - Why is Oakland Undertaking this Effort?
    - Timeline
    - Community Feedback to Date
    - Equity Consideration
- Design Review Process
    - Objective vs. Subjective
    - Existing Design Review Process
    - Proposed Objective Design Review Process
    - Paired with Proposed Zoning Changes
- Proposed Objective Design Standards
    - Structure, Outline, Categories and Checklists
    - 1-4 Unit and Low-Rise Residential Multifamily Key Standards
- Case Study Exercise and Interactive Group Discussion
- Next Steps

DISCUSSION FORMAT

As part of the City of Oakland's Objective Design Standards Project, the team convened homeowners/recent project applicants, developers, architects, designers, neighborhood groups, historic resource advocates, and others with an interest in design and neighborhood form in a series of focus groups. The focus group objectives were to present a select number of objective design standards and receive feedback on three main questions:

1) Will these result in development that is appropriate?
2) Are they too descriptive or too general?
3) Are we missing something?

Focus Group 1 emphasized key issues and preliminary standards for one to four unit and low-rise (up to three stories) residential projects. After a brief overview about the objective design standards project and design review process, the team presented a selection of standards related to some of the most common community design concerns, including bulk, privacy, context, and additions/alterations. The team also presented a case study showing how a building would be shaped by its underlying zoning designation and objective design standards. After the presentation, participants shared their feedback on Miro, an interactive post-it tool (see Appendix A). Discussion materials and platforms were available for participants to comment on in the days following the meeting. Additional public comments are provided as Appendix C as well as Zoom chat notes during the meeting, as Appendix B.

DISCUSSION SUMMARY

- **Building Bulk:** **Participants expressed concerns about certain building designs lacking articulation/being too boxy and lacking architectural interest, with the most important component being how building features referenced context. For example, one participant noted that mass of metal railings on the second floor balcony in a presentation image did not respect the context of surrounding buildings. However, other participants noted that some bulk controls can make a building look too busy or intensify perceived bulk. Another participant described impacts of taller building shadows on gardens.**
- **Roof Design:** **Participants emphasized the importance of the way the building meets the sky, and of overhangs in design. Participants suggest considering pitched roofs to avoid the perception of boxiness in building designs.**
- **Homeowner Maintenance:** **One participant described the difficulty in ensuring homeowner maintenance of planters and other features on the building's façade.**
- **Balconies:** **One Miro comment expressed concern that balcony requirements for privacy could reduce private outdoor space for multifamily buildings, and that a balcony within the 15 foot setback could still have privacy while providing usable outdoor space.**
- **Neighborhood Context:** **The importance of considering the neighborhood context in design standards was highlighted by most participants; for example, addressing context in framing and volume of windows and doors, balcony edges. There was praise for the City's 5-10-10 approach to defining neighborhood context. In Miro comments, a few participants thought some of the context-related standards were too prescriptive for neighborhoods that were not considered "historic" (though this was a term they felt needed a clear definition).**
- **Disability Considerations:** **A participant raised concerns about disability-forward design standards and shared a link to relevant standards. The need for guidance on enhancing standards for accessibility was discussed.**

- **Flexibility vs. Prescriptiveness:** While several focus group participants supported flexibility allowing for variation in style, another member suggested that meeting an increased number of criteria (e.g., three out of five, as opposed to two out of five) could be more helpful in achieving desired design effects.
- **Comparative Experience:** Questions were raised about whether there is any comparative experience with ODS in other jurisdictions that have been in operation for a year or two. Staff responded that San Jose, San Leandro, Marin, and Alameda all had recently adopted standards, but evaluations of ODS efficacy were still unknown.
- **Parking and other Zoning-Related Concerns:** One participant asked whether parking was part of ODS, and a few noted that parking was an important component of neighborhood livability. Staff clarified that components related more to design elements, like screening, or parking location, and will complement existing zoning regulations. Recent state laws remove parking from residential development across the state. Other participants expressed concern about building setbacks and wanted to know more about the zoning changes precipitated by state law.
- **Corner Site Designs:** In response to corner articulation shown on one of the case studies, a few participants noted that having taller structures on corners is a cliché. The need for flexibility in corner site designs was emphasized.
- **Front Articulation:** One participant discussed a preference for front articulation, including facade ornamentation, window framing, and balconies, as well as their impact on building aesthetics. Other participants described negative experiences with shingles as a building material.
- **Context and Historic Buildings:** The importance and consequences of considering context beyond just historic buildings was discussed. For additions/alterations, some participants noted that the standards were more restrictive than standards for new construction and could encourage teardowns. Alternatively, additions or alterations could just be required to meet other standards for their building typology. Others noted that the requirements were not financially onerous and could require more.

APPENDIX A: MIRO BOARDS

Bulk

I appreciate that these "bulk" definitions are not style based. Applicable to a wide variety of styles while still creating a facade with definition and contrast.

1.Will these standards result in development that is appropriate?

too boxy

not enough articulation, not much interest- **change in volume of the details**, framing, balcony edge- same weight. framing of doors, more along balcony railings.

shingles as building material/quality of materials

Materials on the building; shingles were not a good experiences- quality of materials matt

thin metal railings/gable- has no mass- issue for respecting context. Elevated planters- never properly maintained, how do you make that objective? vines up trellises- cautious about something that requires maintenance on facade

how does this example comport with windows/context?

2.Are the standards too descriptive or too general?

support for a more contemporary project (left image): traditional neighborhood characteristics are important but properties can be developed outside of historical neighborhoods. This particular example would still avoid a blank box and is a valid project.

A lot of the problem with boxiness stems from flat roof buildings

Most of Oakland neighborhoods are vintage. Most houses in Oakland have pitched roofs (precipitation). Flat roof buildings create boxes

3.Are we missing something?

Important to consider how the building will sky. Cornices may help meet the context of the neighborhoods

1-4 Units, ODS 3.1.5: Building Mass

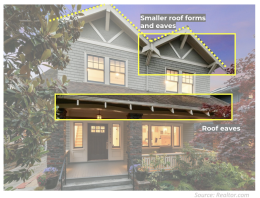
Any new dwelling unit or detached buildings taller than two stories shall subdivide building masses using at least two of the following:

1. A minimum of two smaller volumes that divide a large building volume. This shall be achieved by recessing or projecting front or side building facades by a minimum of three feet.
2. A minimum of two roof lines that have at least four feet difference in height.
3. Recessed or projecting balconies on the street-facing facade.
4. An entry porch that is at least five feet wide and one story tall. This entry shall be either recessed or projected.
5. An entry stoop that connects to the public street pedestrian path.

1-4 Units, ODS 3.1.16: Front Articulation

Articulation at the front of the building shall be designed by using of at least two of the following options:

1. Bay windows that project out a minimum of two feet.
2. Projecting or recessed balconies or Juliet balconies on the street-facing facade. Balconies shall be a minimum five feet wide and six feet deep and Juliet balconies shall be a minimum of four inches in depth.
3. Recessed or projected entrance or a porch that is a minimum five feet wide and five feet deep.
4. Varying roof lines, reoriented ridge lines, or roof dormers.
5. Cornices or eaves that meet standards 2.17.4 (Ch. 2).



Quality of door

Low-Rise, ODS 2.11.2: Massing Breaks

For building frontages and continuous streetwalls that are four to eight stories tall and greater than or equal to 150 feet but less than 300 feet in length, massing breaks shall be provided as at least one the following:

1. A recess or projection in the building massing that is at least 15 feet wide and 10 feet deep and extends the full height of the building, including a break in the roofline
2. 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 standard 2.10.12
3. A portal that is at least 12 feet wide and has a vertical clearance of 12 feet. Fences are allowed at such portals if they comply with standard 2.10.12

May need to require more options to be met

These options are not financially onerous so it could be okay to require more

Change to meet 3 of the 5 standards vs. 2 of the 5.

these materials should be sent out in advance so that non-experts can participate more easily

I see stairs in almost every picture. Was accessibility considered?

Low-Rise, ODS 3.2.11: Vertical Breaks

For any continuous building façade longer than 50 feet, facing a public right-of-way, provide vertical breaks at a spacing of less than 40 feet to reflect the residential scale. A vertical break shall be provided by using one more of the following:

1. A change in material that is a minimum of four feet wide
2. A plane change of a minimum of two feet
3. change in roofline or roof pattern

1. Will these standards result in development that is appropriate?

I think this will reduce nice private outdoor spaces on multifamily buildings. A balcony within the 15' setback could have visual privacy towards the neighbor while still providing usable outdoor space. The requirement for visual privacy could still be objective.

2. Are the standards too descriptive or too general?

3. Are we missing something?

Privacy

1-4 Units and Low Rise, ODS 2.18.5: Privacy

Balconies shall only be allowed along the shared side property line if the balcony is set back 15 feet or more from the shared side property line.

1. Will these standards result in development that is appropriate?

These standards are more restrictive than the standards for new construction. I think this will encourage tear down projects if you can get permits for new construction faster than a "subjective approval" addition. From a sustainable building standpoint having smaller scale additions and remodeling be encouraged & expedited is preferred.

2. Are the standards too descriptive or too general?

Too descriptive. More so than new construction, should be in keeping with the level of detail for new construction, not additional restrictions such as specifying siding material. I do not see why additions and alterations need unique standards. They could just be required to meet the other standards for their category when the addition or alteration triggers that part of the building.

3. Are we missing something?

Alterations and Additions

1-4 Units, ODS 3.1.21 and Low Rise, ODS 3.2.15: Roof Slope for Alterations and Additions

A minimum of 50 percent of the roof area of a street-facing additions and alterations shall exhibit the same roof slope category as the existing building(s) on site. If a single slope category cannot be defined, the building shall meet the standard (previous standard). Rear additions and alterations shall be required to meet this standard only if they are taller than the existing building(s) along the street.

May need to require more options to be met

These options are not financially onerous so it could be okay to require more

1-4 Units and Low Rise, ODS 3.1.31: Materials

While Neighborhood Context Area is relevant for new construction and detached buildings, for additions and alterations, the existing building is the context.

For street-facing additions and alterations, materials and colors shall be the same as that of the existing building facade.

1. If there are two or more existing buildings on the site, combination of the materials used on the existing street-facing building facades shall be used for the additions and alterations.
2. Exception. This standard is not applicable if the entire street-facing facade is being renovated concurrently with the addition and alterations.

1.Will these standards result in development that is appropriate?

2.Are the standards too descriptive or too general?

too descriptive. I don't think that roof slope or window dimension will help improve the quality of a the design. However, if there are specific historic neighborhoods that we want to preserve, I think it would be appropriate

Agree, it is unlikely that 50% of the buildings in any neighborhood have exactly matching proportions. This seems subjective. Perhaps in the highest rated historic districts Objective should not be allowed and in the majority of neighborhoods the Objective standards could be simplified.

What is the definition of "historic" for application of neighborhood context? Hoping that uses a preexisting designation otherwise this is just as subjective as the current system. If most existing buildings qualify as "historic" this seems quite stifling.

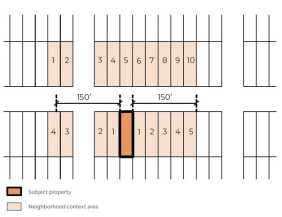
A lot of the problem with boxiness stems from flat roof buildings

3.Are we missing something?

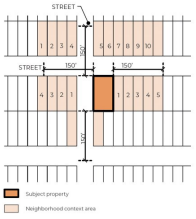
Overall I am very excited about the objective design standards and think they are a huge improvement. I think they could be simplified and more could be done to avoid the pitfalls of the subjective standards. For example, if a project is surrounded by historic buildings perhaps it does not fit the objective standards. Otherwise historic review should not be part of the objective standard.

Context

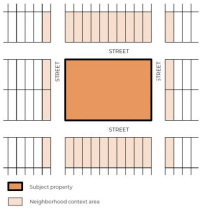
When specific objective design standards require the incorporation of design elements from the proposed project's context, the definition of the **Neighborhood Context Area** for the Oakland ODS will be as follows:



Interior lots: 5 lots on each side and 10 of the closest lots located directly across the street (no less than 150 feet)



Corner lots: all parcels that front the same street intersection; no greater than 150 feet



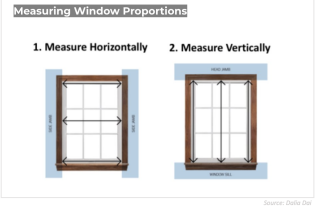
Whole-block lots: all lots across the street from each side

1-4 Units, ODS 3.1.25 and Low Rise, ODS 3.2.18: Window Proportions

A minimum of 50 percent of the street-facing windows shall match the proportions of more than 50 percent of street-facing windows of a historic building in the Neighborhood Context Area.

what is the definition of "historic"

Neighborhood with strong historic characteristics
Source: City of Oakland



Source: Dalila Dai

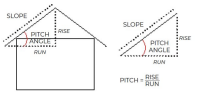
1-4 Units, ODS 3.1.18, and Low Rise, 3.2.14: Roof Slope

More than 50 percent of a new development's roof area shall exhibit the same slope category as:

1. the historic building(s) in the Neighborhood Context Area.
2. more than 50 percent of the street-fronting buildings in the Neighborhood Context Area.
3. If a single slope category cannot be identified, the building shall either provide a flat roof or pick any of the slope categories from the Neighborhood Context Area.

It's not only about the slope but how the roof meets the sky

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



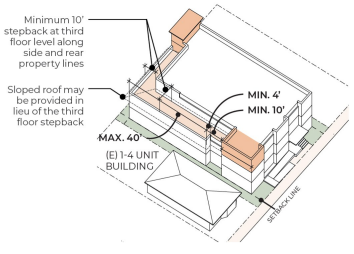
Neighborhood with strong roof context in Oakland
Source: Google Street View

ODS ensure preclusion of out-of-context designs
Source: Google Street View

Low-Rise, ODS 2.11.1: Massing Breaks

When adjacent to a one-to-four -unit development, if a building façade is longer than 80 feet, a minimum of 10 feet wide and four foot- deep recess or projection shall be provided along the shared property line at maximum intervals of:

1. 40 feet for residential and mixed-use developments, and
2. 80 feet for commercial developments



3

These draft sample checklists contain all relevant standards that would apply to a 1-4 unit or low-rise project. The Checklists contain numbered standards with text only; they correspond to full standards in the ODS chapters that contain diagrams, pictures, and other information.

Click the document and use arrows to flip through the checklist pages

1-4 Residential Units

CITY OF OAKLAND

Objective Design Standards Checklist

FOR ONE- TO FOUR- RESIDENTIAL UNITS

The Objective Design Standards (ODS) provide non-subjective design and development standards, should applicants seek streamlined approval for applicable development projects. The streamlined pathway does not go through traditional design review and is available for most, but not all, development projects. Some larger projects and others that need legislative approval may need to go through traditional design review.

The full ODS document includes definitions, diagrams, instructions and information to help one determine if a standard is applicable to a project and if the proposed project meets the required standards, The ODS are structured into two main sections: "General Design Standards" (Chapter 2), which are universally applicable to the majority of building types and "Design Standards Specific to Building Typology" (chapter 3), which are only applicable to specific building types.

This checklist serves as a user-friendly tool to help one determine whether a project adheres to relevant ODS and would result in streamlined approval. The document is a compilation of all objective design standards that are pertinent to 1-4 residential units. Please refer to the full ODS document for visual illustrations and further explanation of each standard

INSTRUCTIONS

This is a computer-fillable PDF form that can be downloaded and saved to your computer. This form must be included with submittal of the project applications subject to the ODS requirements. Please examine each criterion and check the corresponding column to indicate if the project adheres to the standard. In cases where a particular standard does not pertain to the project, please check the "N/A" column. Section numbers are hyperlinked [when the ODS sections are finalized] to the full ODS document that includes graphics and visual illustrations to explain the standards.

APPLICANT & PROJECT INFORMATION	
Applicant Name	
Case Number	
Project Address	

Comments (please indicate which standard you are commenting on, if applicable)

Click the document and use arrows to flip through the checklist pages

Low Rise Residential Multifamily

CITY OF OAKLAND

Objective Design Standards Checklist

FOR LOW-RISE RESIDENTIAL MULTIFAMILY

The Objective Design Standards (ODS) provide non-subjective design and development standards, should applicants seek streamlined approval for applicable development projects. The streamlined pathway does not go through traditional design review and is available for most, but not all, development projects. Some larger projects and others that need legislative approval may need to go through traditional design review.

The full ODS document includes definitions, diagrams, instructions and information to help one determine if a standard is applicable to a project and if the proposed project meets the required standards, The ODS are structured into two main sections: "General Design Standards" (Chapter 2), which are universally applicable to the majority of building types and "Design Standards Specific to Building Typology" (chapter 3), which are only applicable to specific building types.

This checklist serves as a user-friendly tool to help one determine whether a project adheres to relevant ODS and would result in streamlined approval. The document is a compilation of all objective design standards that are pertinent to low rise residential. Please refer to the full ODS document for visual illustrations and further explanation of each standard

INSTRUCTIONS

This is a computer-fillable PDF form that can be downloaded and saved to your computer. This form must be included with submittal of the project applications subject to the ODS requirements. Please examine each criterion and check the corresponding column to indicate if the project adheres to the standard. In cases where a particular standard does not pertain to the project, please check the "N/A" column. Section numbers are hyperlinked [when the ODS sections are finalized] to the full ODS document that includes graphics and visual illustrations to explain the standards.

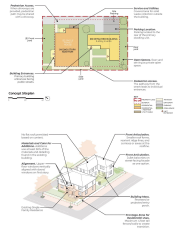
APPLICANT & PROJECT INFORMATION	
Applicant Name	
Case Number	
Project Address	

Comments (please indicate which standard you are commenting on, if applicable)

2

Case studies represent how Objective Design Standards could be applied to real sites in Oakland. On the left, the relevant zoning details are shown. The right shows how objective design standards shape what development looks like.

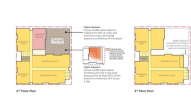
Case Study 1



Comments

Case Study 2

Low-Rise Multifamily Residential Corner Site along a Corridor

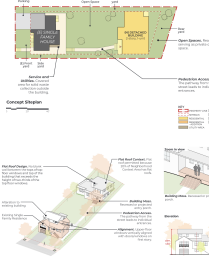


Corner articulation: this might be a cliche that has been ongoing for awhile, we should provide more flexibility in the corner

Comments

Case Study 3

1-4 Units: Addition and New Detached Building



Comments

General Comments

APPENDIX B: ZOOM CHAT

18:03:13 From Ruslan Filipau To Everyone:

Ruslan Filipau, City of Oakland, Planning and Building Department.

18:03:31 From Participant 1 To Everyone:

Hello! Participant 1, Oakland Heritage Alliance and longtime resident

18:03:50 From Participant 2 To Everyone:

I'm an Architect with Sunnyhills Studio. We primarily design single-family homes.

18:03:59 From Kelsey Hubbard | Oakland To Everyone:

Hi Participant 1 and Participant 2, thanks for joining!

18:04:00 From Participant 4 To Everyone:

Participant 4, Upper Broadway Advocates

18:04:16 From Participant 3 To Everyone:

I'm Participant 3, a director at The Kelsey. We provide housing solutions to those with and without disabilities

18:04:16 From Kelsey Hubbard | Oakland To Everyone:

Great to have you, Participant 4!

18:04:32 From Kelsey Hubbard | Oakland To Everyone:

So grateful you are here, Participant 3 - thank you for coming!

18:05:00 From Participant 3 To Everyone:

No problem!!

18:05:26 From Participant 5 To Everyone:

Participant 5, architect and GC with Manzanita Design Build

18:05:45 From Kelsey Hubbard | Oakland To Everyone:

Thanks for joining Participant 5, looking forward to your input!

18:06:04 From Participant 6 To Everyone:

Hello,

Participant 6

Sr. Equity Manager, Nextracker, Inc.

Life long passionate resident of Oakland.

18:06:09 From Ruslan Filipau To Everyone:

Welcome everyone who just joined! Please enter your name/title here. Thank you!

18:06:54 From Kelsey Hubbard | Oakland To Everyone:

Participant 6, we love a passionate life-long resident! Thanks for being so invested in our community

18:07:29 From Participant 7 To Everyone:

Hi I'm Participant 7, principal of Amstutz Consulting Group, former LPAB member and native/resident of the Oakland Point Historic District.

18:09:16 From Participant 3 To Everyone:

Will we have access to these slides?

18:09:41 From Alison Moore (D&B) To Everyone:

https://www.oaklandca.gov/topics/oakland-2045-general-plan-zoning-amendments

18:09:57 From Kelsey Hubbard | Oakland To Everyone:

Great to have you here, Participant 7. Your expertise and lived experience as an Oakland native is invaluable to this process

18:10:26 From Kelsey Hubbard | Oakland To Everyone:

Replying to "Will we have access ..."

Yes! We will share slides in the days following the meeting!

18:10:39 From Participant 8 To Everyone:

Participant 8 m-p Fruitvale neighborhood, interest in historic preservation and preservation of neighborhood character

18:11:08 From Kelsey Hubbard | Oakland To Everyone:

Thanks for joining, Participant 8! We appreciate you being here and sharing your input

18:14:31 From Participant 1 To Everyone:

18:15:56 From Kelsey Hubbard | Oakland To Everyone:

Replying to "I thought these were..."

ODS will be created for commercial and mixed use building types as well

18:16:42 From Ruslan Filipau To Everyone:

Replying to "I thought these were..."

Yes, we are looking at expanding ODS to non-residential, but these will be developed later in the timeline. We are focused of what is required: all types of residential.

18:17:22 From Participant 5 To Everyone:

what is the timeline for implementing the small scale residential standards we are currently reviewing?

18:18:29 From Ruslan Filipau To Everyone:

Replying to "what is the timeline..."

The implementation/adoption is forecasted for the spring of next year.

18:18:50 From Participant 4 To Everyone:

Whats a mirror board?

18:19:02 From Participant 9 To Everyone:

multiple volumes image is BOXY

18:19:14 From Ruslan Filipau To Everyone:

Replying to "Whats a mirror board..."

We will provide a link in this chat later

18:19:39 From Alison Moore (D&B) To Everyone:

A Miro board is an interactive web tool where you can add virtual post-its. We can help record your comments when we get to that part in the presentation

18:19:42 From Kelsey Hubbard | Oakland To Everyone:

Replying to "Whats a mirror board..."

It is an online tool we will be using shortly to gather input on the material. No worries if you are not familiar with the platform, we can walk through it together 🙂

18:21:15 From Participant 1 To Everyone:

300' in a rest. Neighborhood is a full block!

18:21:26 From Participant 9 To Everyone:

More bleak BOXINESS

18:23:00 From Participant 1 To Everyone:

Good context requirement.

18:25:32 From Participant 9 To Everyone:

Sounds good, and a bit subjective.

18:25:55 From Participant 10 To Everyone:

Can a designer "opt" for either "objective" or "subjective" design review ??

18:26:16 From Ruslan Filipau To Everyone:

Replying to "Sounds good, and a b..."

Participant 9, please feel free to elaborate when we open up for discussion. Thank you

18:26:49 From Ruslan Filipau To Everyone:

Replying to "Can a designer "opt"..."

Yes, we are reserving this option.

18:27:04 From Participant 3 To Everyone:

Has disability been considered in the ODS?

18:27:33 From Alison Moore (D&B) To Everyone:

https://miro.com/app/board/uXjVMxuvbW4=/

18:27:54 From Ruslan Filipau To Everyone:

Replying to "Has disability been ..."

We are looking for guidance on how to enhance the standards and make them better in this respect.

18:32:40 From Participant 4 To Everyone:

Are there going to be other groups that work on the ODS or is this the group?

18:32:45 From Participant 9 To Everyone:

where do we write our comments on the micro screen?

18:32:46 From Participant 3 To Everyone:

Replying to "Has disability been ..."

My employer, The Kelsey, has a set of over 300 dissability-forward design standards

18:33:29 From Kelsey Hubbard | Oakland To Everyone:

Replying to "where do we write ou..."

Click on a post it and drag it to where you would like to comment

18:34:18 From Kelsey Hubbard | Oakland To Everyone:

Replying to "Are there going to b..."

Yes, there will be other groups. There is another Focus Group meeting next week on mid and high-rise development and we will host a community workshop and Advisory Group meeting in the Fall

18:36:07 From Kelsey Hubbard | Oakland To Everyone:

Replying to "Has disability been ..."

Participant 3 - is this the document you are referring to? https://thekelsey.org/wp-content/uploads/2022/08/TKHousingDesignStandards_070522.pdf

18:37:37 From Ruslan Filipau To Everyone:

Please also feel free to add your comments in this chat

18:37:44 From Jackie S To Everyone:

Reacted to "Please also feel fre..." with 👍

18:38:20 From Alison Moore (D&B) To Everyone:

https://miro.com/app/board/uXjVMxuvbW4=/

18:40:18 From Participant 10 To Everyone:

The images are too snall on my screen to even try to comment

18:42:16 From Kelsey Hubbard | Oakland To Everyone:

Replying to "The images are too s..."

Apologies for that Participant 10, you should be able to Zoom in. Maybe give the page a refresh or follow along with the group

18:45:46 From Participant 1 To Everyone:

Replying to "The images are too s..."

Participant 11 comment on second floor balcony is excellent.

18:46:22 From Participant 1 To Everyone:

Replying to "The images are too s..."

I found that there's a slow refresh on the micro interface when you try to move around or change size. I'm on a desktop with a fast connection.

18:50:22 From Participant 5 To Everyone:

Thank you Participant 2 I agree with this viewpoint. I think we are being distracted by our individual style preferences. The objective design standards should allow for variation in style.

18:54:30 From Participant 1 To Everyone:

I appreciated the relationship proposed in the presentation between roof slope and context.

18:59:15 From Participant 11, FAIA, LEED AP To Everyone:

Unfortunately, I have to leave at this point due to prior commitments.

18:59:37 From Ruslan Filipau To Everyone:

Replying to "Unfortunately, I hav..."

Thank you for joining!

19:00:18 From Participant 10 To Everyone:

Has there been any "comparative experience," i.e., observance of an ODS process in a jurisdiction that has been in operation for a year or two ??

19:01:25 From Participant 4 To Everyone:

People are concerned about continuing to have gardens, so shadows are of concerned. also, 100% affordable buildings get two extra floors in any zone, so that's a concern.

19:01:30 From Participant 1 To Everyone:

Great idea: vertical aligning windows.

19:01:56 From Ruslan Filipau To Everyone:

Replying to "Has there been any "..."

ODS is pretty new. A few have been adopted recently in cities like San Jose, San Leandro, in cities in Marin, Alameda, and others.

19:03:33 From Kelsey Hubbard | Oakland To Everyone:

Replying to "People are concerned..."

Comment noted, thank you Participant 4!

19:06:48 From Participant 3 To Everyone:

Ditto on the parking!!

19:07:01 From Participant 4 To Everyone:

Most people have no idea what the new state rules are, or even how the proposed planning code changes existing standards, so it would be helpful if the ODS state what is outside the purview of local control now,

19:08:08 From Participant 3 To Everyone:

Who is developing this housing? The City of Oakland.

19:08:12 From Participant 1 To Everyone:

https://www.google.com/maps/@37.7895311,-122.2260326,3a,75y,298.55h,82.35t/data=!3m6!1e1!3m4!1sEBF_O9O6I5yEyp7Wfz1LJw!2e0!7i16384!8i8192?entry=ttu. Parking in the front yard.

19:09:08 From Participant 1 To Everyone:

https://www.google.com/maps/@37.7900577,-122.225575,3a,75y,323.66h,73.97t/data=!3m6!1e1!3m4!1sNHT-MEBRSGLf0MmL3gfCpBA!2e0!7i16384!8i8192?entry=ttu

19:09:55 From Ruslan Filipau To Everyone:

Replying to "Who is developing th..."

ODS will be applicable to all development, including City-proposed. However, a project may choose to not go through ODS and remain in the existing design review process.

19:10:55 From Kelsey Hubbard | Oakland To Everyone:

Replying to "Most people have no ..."

Comment noted, thanks Participant 4. We will work this into our future engagement efforts

19:22:57 From Participant 1 To Everyone:

PARTICIPANT 6 did you have a comment?

19:25:42 From Participant 4 To Everyone:

How do the proposed ODS relate to the proposed housing overlays and S14

19:26:43 From Participant 9 To Everyone:

'Seasoned neighborhoods' -a great term!

19:26:53 From Participant 1 To Everyone:

So for a commercial frontage on a corridor, is there a context standard?

19:37:13 From Participant 3 To Everyone:

Are all of these building considered "historic"?

19:39:15 From Participant 1 To Everyone:

Not all buildings are considered historic. Many neighborhoods are full of older structures, though. The city's interactive zoning map shows some of the identified historic areas and buildings. https://oakgis.maps.arcgis.com/apps/webappviewer/index.html. You can turn on different layers in the layer index, including lots of variables.

19:39:25 From Kelsey Hubbard | Oakland To Everyone:

Replying to "Are all of these bui..."

The case study examples? No

19:40:20 From Kelsey Hubbard | Oakland To Everyone:

We appreciate everyone's patience and grace this evening. If you have more to share with us please feel free to email the team at ods@oaklandca.gov or provide comments on the materials you will receive via email after the meeting

19:40:37 From Participant 9 To Everyone:

Thank you.Good presentation and conversation.

19:40:50 From Stephanie Skelton (City of Oakland) To Everyone:

Thank you everyone for your feedback!

19:41:10 From Participant 1 To Everyone:

You've done some good work here, and I appreciate the presentation. Very interested in future drafts and revisions.

APPENDIX C: ADDITIONAL COMMENT

OAKLAND HERITAGE ALLIANCE

September 5, 2023

City of Oakland
Objective Design Standards Team

Subject: Objective Design Standards (ODS) Focus Group #1– Oakland Heritage Alliance (OHA) comments

Dear ODS Team:

Thank you again for including OHA representatives in both Focus Groups. The following comments and questions incorporate and expand upon the comments we presented at Focus Group meeting #1:

1. We have repeatedly recommended that Oakland's existing discretionary design review guidelines/criteria, especially the existing 1-2 unit design review manual and more especially the manual's context section, be used as a starting point for the ODS. However, very little of the existing guidelines/criteria is included in the Focus Group materials.

   Why do these ODS materials not incorporate more of the existing guidelines/criteria? We are very surprised that this does not appear to be happening based on the provisions in the request for proposal RFP and the consultant contract's scope of work.

2. We presented Alameda's adopted objective design review standards to Oakland city planning staff last year. The Alameda standards include what we believe is a fairly good example of using a context-based approach for ensuring project compatibility in historic areas such as APIs/ASIs. (Note that much of Alameda's context section is derived from Oakland's 1–2 unit manual!) While Alameda's standards could be further improved—including specific change recommendations that we previously provided to Oakland city staff—it is still a good starting point for Oakland's ODS. However, again, very little of Alameda's standards are reflected in the Focus Group materials. The 7-24-23 version of Alameda's standards is attached.

3. The failure of the Focus Group materials to incorporate more of the existing guidelines/criteria and the Alameda provisions seems especially surprising, since those documents already include much of the content needed for the ODS. In Alameda's case, that content is already in the form of "objective" standards. In the case of the existing Oakland documents, it is only a matter of revising the existing language to read

"objectively." Note: Oakland's existing privacy provisions in the 1–2 unit manual already read objectively, so it is especially surprising that those provisions were not reflected in the Focus Group privacy provisions.

Based on the Focus Group materials, it appears that the ODS is attempting to "reinvent the wheel"—involving considerably more cost, time, and effort on the part of both the ODS Team and reviewers, than would be the case if relying more on existing documents.

4. We find little in the Focus Group materials that responds to our 4/30/21 recommended ODS "objectives and strategies" (attached).

   These recommendations include:

   a. Write the objective standards to discourage designs that are overly assertive and/or call excessive attention to themselves. Such projects can be processed under existing discretionary design review procedures.

   b. For projects located within APIs, ASIs or within visual proximity of a PDHP, DHP or API/ASI:

      i. Write the objective standards to require projects to be visually subordinate and deferential to neighboring DHPs, PDHPs and API/ASI, including projects located within APIs/ASIs.

      ii. Apply Criterion 8: "Neighborhood Compatibility (Context)" from the Interim Design Review Manual for 1–2 Unit Residences to projects in all areas as a basis for ensuring compatibility not only with APIs/ASIs but existing neighborhoods in general.

      iii. Consider modifications to Criterion 8, such as those shown in Exhibit C to the 4/30/21 recommendations, so that Criterion 8's provisions read as objective standards and more effectively ensure compatibility with the surrounding context. If the project site is in an API or ASI, delete the requirement that Criterion 8 applies only if there are at least 10 houses (buildings) within the context area.

   c. Use the Interim Design Review Manual for 1–2 Unit Residences and the Small Project Design Guidelines as starting points for the objective design standards for all projects. Revise and expand these documents as needed. Incorporate provisions such as those shown in Exhibit B of the 4/30/21 recommendations to avoid overly assertive designs. (The 1–2 Unit Manual should be fairly easy to adapt to smaller (3–5 unit) multifamily projects, but could also apply to larger projects, including those within predominantly nonresidential areas.)

d. Use key sections of Oakland's other design review manuals and guidelines as starting points for all projects. The context section of the Commercial/Corridor Design Guidelines is especially relevant.

The exhibits to the 4/30/21 recommendations include specific ODS provisions to implement the above recommendations. In Exhibit D we also recommend detailed window provisions for projects within or in close proximity to APIs/ASIs.

What is the ODS team's response to the 4/30/21 recommendations?

5. We have been told that the context provisions will not be in a separate section that supplements the other ODS provisions, but instead be scattered through the ODS. This diminishes the coherence of the context provisions and makes them less user-friendly than if they were in a separate section. **We continue to recommend that they be in a separate section.** See the Alameda Standards.

6. The consultant contract's scope of work indicated that there would be special provisions for historic properties. These provisions are not part of the Focus Group materials. **What is the status of these provisions?**

7. There is too much emphasis on articulations as a method for achieving "good design," rather than on other design parameters, especially façade composition, detailing, quality materials and window treatments. In addition, façade articulations tend to make a building design more assertive and potentially intrusive within historic areas. They can also increase construction costs. **We therefore recommend that façade articulations be deemphasized and in some cases, perhaps deleted in favor of provisions focused on façade composition, detailing, window treatments and quality materials.** See the attachments to our 4/30/21 recommendations for examples.

8. The Focus Group additions and alterations materials are especially problematic since they show examples of design changes that unnecessarily erode the architectural integrity of the example building and omit very important Alameda-type provisions for additions and alterations. The Alameda provisions could be used almost verbatim as a starting point for the ODS.

   However, the Alameda standards still lack an improved windows section. Among other things, Oakland's new standards should require replacement and/or new windows in existing buildings to visually match the existing windows or (if the original windows have been replaced with incompatible windows) match the building's original windows, based on the building's architectural style. This is consistent with Oakland's existing practice for Design Review exemptions. See Exhibit D to our 4/30/21 recommendations for some specific provisions.

See the attached mark ups of the Focus Group #1 presentation for more specific comments. Some of these comments expand upon the above comments.

We are submitting these comments to you now to meet the September 5 close of business deadline for Focus Group #1. We plan to submit additional comments by the September 6, 12 noon deadline for Focus Group #2.

Can we schedule a meeting with the ODS team to obtain a response to our 4/30/21 recommendations and the Alameda Standards?

Thank you again, for including OHA in the Focus Groups. Please contact Christopher Buckley at (510) 523–0411 or cbuckleyaicp@att.net or Naomi Schiff at (510) 835–1819 or Naomi@17th.com if you would like to discuss these comments.

Sincerely,

Naomi Schiff, focus group participant and OHA board member

Mary Harper, President, Oakland Heritage Alliance

Christopher Buckley, OHA member and advisor on zoning and planning

Attachments:

1. OHA 4/30/21 recommendations
2. Alameda Objective Design review standards (revised 7/24/23)
3. Marked up pages from the Focus Group #1 presentation.

William Gilchrist, Ed Manasse, Robert Merkamp, Catherine Payne, Neil Gray, Heather Klein, Pete Vollmann and Betty Marvin, Bureau of Planning/Zoning.

Oakland Objective Design Review Standards
OHA-Recommended Objectives and Strategies to be Reflected in the RFP
April 30, 2021

All project locations:

1. Write the objective standards to discourage designs that are overly assertive and/or call excessive attention to themselves. Such projects can be processed under existing discretionary design review procedures.

   See Exhibit A for examples of these projects. See Exhibit B for examples of design standards intended to help avoid these kinds of projects. We can provide additional suggested standards if planning staff considers the Exhibit B standards helpful.

2. For projects located within APIs, ASIs or within visual proximity of a PDHP, DHP or API/ASI:

   a. Write the objective standards to require projects to be visually subordinate and deferential to neighboring DHPs, PDHPs and API/ASI, including projects located within APIs/ASIs.

      i. Apply Criterion 8: "Neighborhood Compatibility (Context)" from the Interim Design Review Manual for 1-2 Unit Residences to projects in all areas as a basis for ensuring compatibility not only with APIs/ASIs but existing neighborhoods in general.

      ii. Consider modifications to Criterion 8, such as those shown in Exhibit C, so that Criterion 8's provisions read as objective standards and more effectively ensure compatibility with the surrounding context. If the project site is in an API or ASI, delete the requirement that Criterion 8 applies only if there are at least 10 houses (buildings) within the context area.

      iii. See also Exhibits A and B.

   b. Define "visual proximity" as:

      i. Within 200 feet of the boundaries of a DHP/PDHP with an existing or potential rating of B or higher or an API or ASI and having the same street frontage as an API/ASI contributor or DHP/PDHP.

ii. Adjacent to a street-facing elevation of any other PDHP and having the same street frontage(s) as the PDHP.

c. See Exhibit D for possible window provisions for projects within APIs/ASIs or within visual proximity of an API/ASI.

3. Related strategies.

a. Use the Interim Design Review Manual for 1-2 Unit Residences and the Small Project Design Guidelines as starting points for the objective design standards for all projects. Revise and expand these documents as needed. Incorporate provisions such as those shown in Exhibit B to avoid overly assertive designs. (The 1-2 Unit Manual should be fairly easy to adapt to smaller (3-5 unit) multifamily projects, but could also apply to larger projects, including those within predominantly nonresidential areas.)

b. Use key sections of Oakland's other design review manuals and guidelines as starting points for all projects. The context section of the Commercial/Corridor Design Guidelines is especially relevant.

Exhibit A: Examples of overly assertive or contextually incompatible designs that should be discouraged by the objective design review standards

Exhibit B: Examples of objective design review standards intended to avoid overly assertive designs and promote compatibility with older neighborhoods.

Exhibit C: Neighborhood compatibility (context) standards based on Criterion 8 of the Interim Design Review Manual for 1-2 Unit Residences

Exhibit D: Window material and detail standards for projects within or in close proximity to APIs/ASIs.

Exhibit A: Examples of overly assertive or contextually incompatible designs that should be discouraged by the Objective Design Review Standards

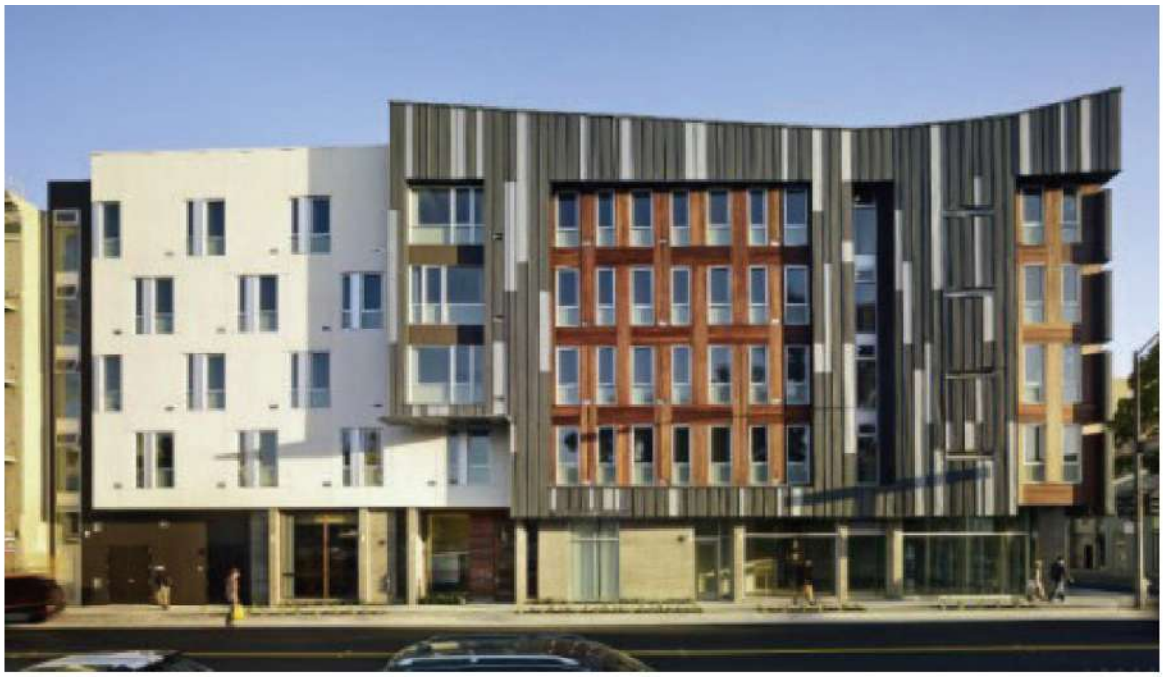


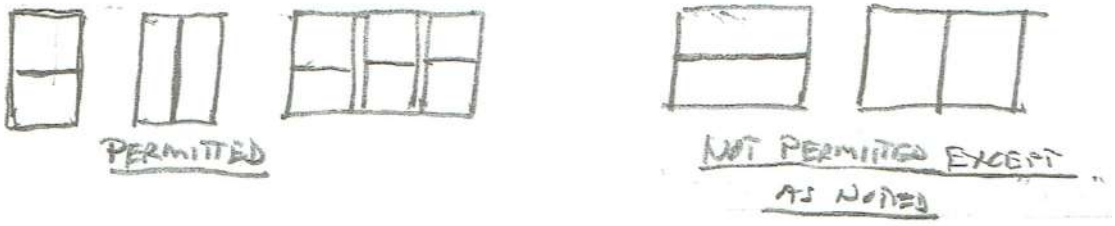
Exhibit B: Examples of objective design review standards to avoid overly assertive designs and promote compatibility with older neighborhoods.

A. To ensure that the proposal's architectural detailing is well-executed, the detailing shall be derived from one or more existing buildings that have an existing rating of A, B or C by the Oakland Cultural Heritage Survey and that exhibit the proposal's selected architectural style.

   The address and photographs of the existing prototypical buildings shall be included as part of the proposal's application, along with photographs of the prototypical details that will be used. The proposed detailing shall be consistent with the dimensions, locations, proportions and, for repetitive elements (such as dentils and brackets on cornices and entablatures), spacing.

B. On street-facing elevations and except for ground floor non-residential space:

   (i) Use window sash with vertical rather than horizontal proportions (taller than wide), although grouping of such windows may be in horizontally-proportioned openings; and



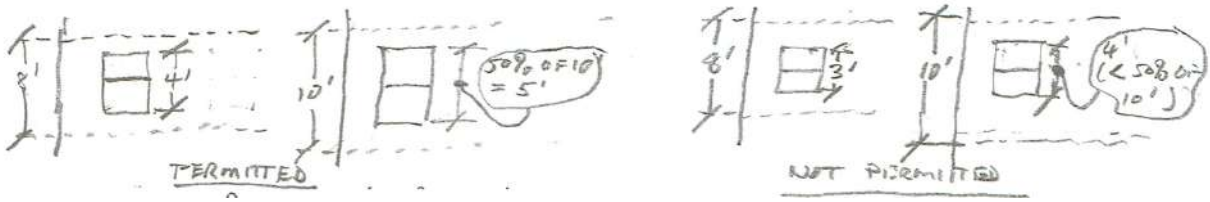
   (ii) Position windows at least 2 feet from building corners.

C. For all street-facing doors and windows:

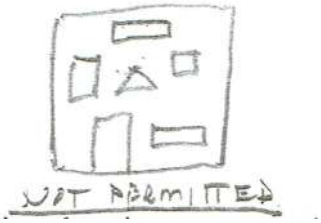
(i) Arrange doors and windows in vertical alignments between floors and the tops of doors and windows in horizontal alignments;

(ii) Use consistent shapes and dimensions;

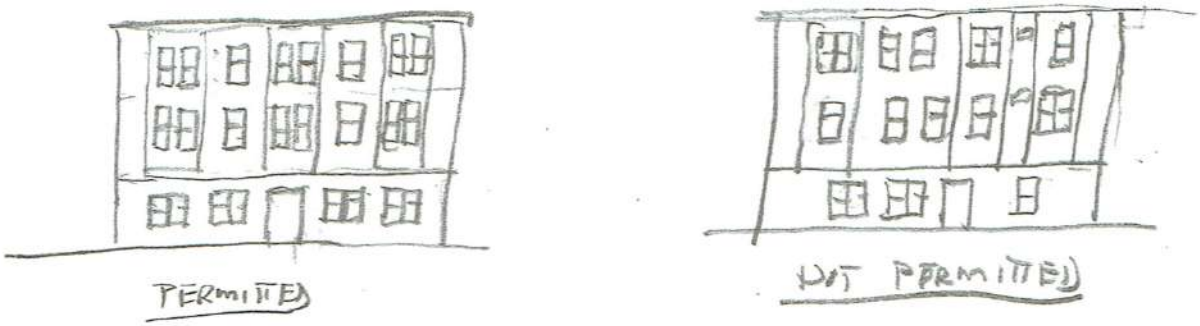
(iii) For at least two-thirds of the windows on each floor on each elevation except for ground-floor non-residential space: (a) horizontally align the bottoms of the windows; and (b) provide window heights of at least 4 feet or 50% of the floor-to-ceiling height (whichever is greater);



(iv) Do not use random fenestration patterns;



D. On street-facing elevations, arrange windows, bay windows and vertical facade articulations in a regular rhythm, with equal spacing between windows or window groups and between vertical articulations.

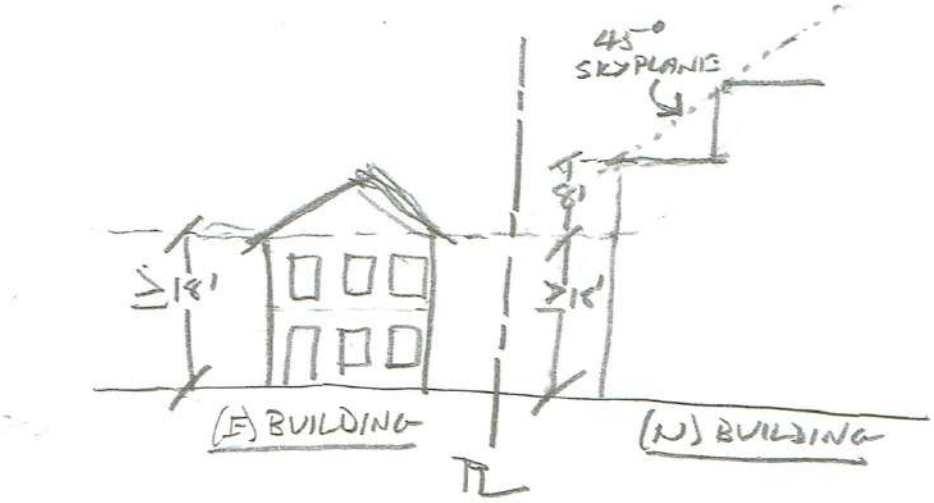


E. Unless a sloped roof is provided, avoid a horizontal separation between the tops of the top floor windows and the top of the wall that exceeds the height of two-thirds of the top floor windows on each street-facing elevation without providing a horizontal molding at least 18 inches in height 50% of the distance from the top of the windows to the top of the wall.

F. Limit parapet heights to 3 feet, except for open parapet railings.

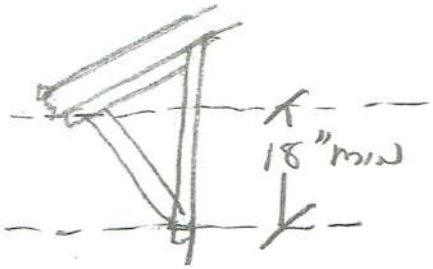
G. Do not set back portions of floors below cantilevered upper floors or roofs at building corners without corner columns. Any such setbacks shall not exceed one story.

H. If the wall height of a new building exceeds the wall height of an adjacent building across a side lot line by at least 8 feet (approximately one story) and the adjacent building's wall height is at least 18 feet (approximately two stories), set the new building's walls that face the adjacent building and exceed the adjacent building's wall height by 8 feet so that they do not penetrate a 45° skyplane angled upward from the top of the new building's side-facing walls and originating the height where the new building's side-facing walls exceed the adjacent building's wall height by 8 feet.

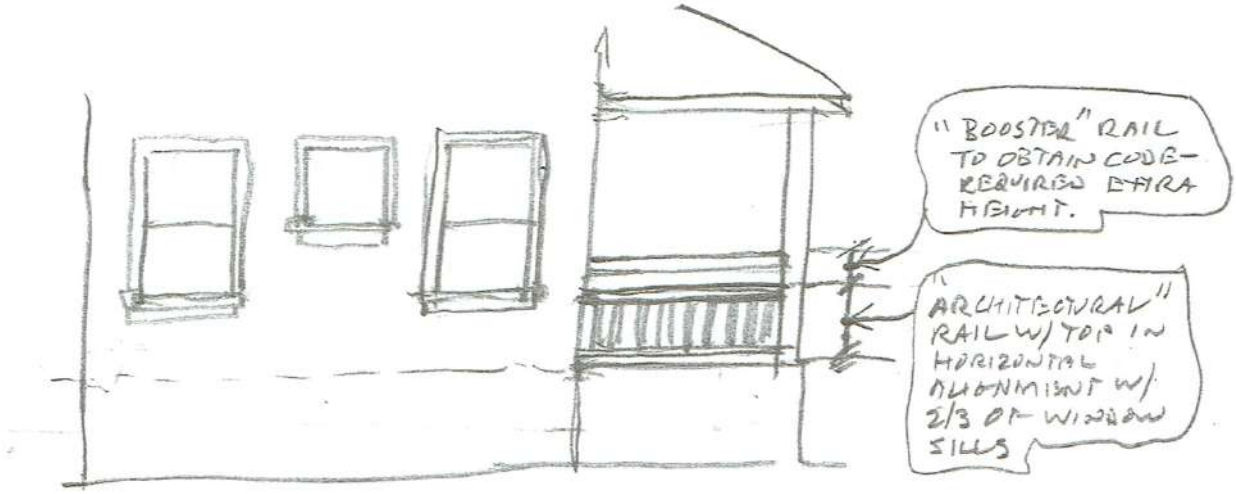


I. For new buildings over three stories with sloped roofs, enclose the top floors within the roof envelope, using dormers and, for gable roofs, gable ends to maximize floor area.

J. If brackets are used under roof eaves, balconies and other projections: (i) the bracket height from the base of the strut (or similar outward and upwardly angled supportive element) to the edge of the roof eave shall be at least 18 inches: and (ii) the width of each bracket member at least 3 1/2 inches and the thickness of each bracket member at least 2 1/2 inches.



K. The tops of porch and balcony guardrails shall horizontally align with at least two-thirds of the window sills on the same floor on each street-facing elevation. If the guardrails must be higher to conform with the building code, provide a supplemental or "booster" rail that extends along the top of the "architectural" rail to obtain the required additional height using attenuated materials, such as metal rods or tension cables, to minimize the booster rails' visibility.



L. All street-facing projecting porches and balconies shall have roofs. All projecting balconies shall have columns supporting the roof.

April 30, 2021 Objective Design Review Standards

EXHIBIT C:

~~CRITERION 8~~: NEIGHBORHOOD COMPATABILITY (CONTEXT)

New construction within 40 feet of a front lot line shall relate well to any strong, positive visual patterns, or "contexts" presented by neighboring buildings within the context area. These visual patterns shall include those created by: (i) roof forms and pitch; (ii) principle entryway treatment; (iii) front setback; (iv) surface materials; (v) windows and openings; (vi) architectural detailing; and (vii) front yard landscaping (see Figure 8-1).

The "context area" consists of the five lots on each side of the project site and the ten closest lots across the street (see Figure 8-2).

This criterion shall apply only if the slope of the project site is 20 percent or less and one of the following situations exists:

a) *At least 75% of the sites (including vacant lots) within 300 feet of and on the same street as the project site are 4,000 square feet or less in area; or*

b) *Within 1,000 feet of the project site, there is a grid system of multiple streets, or the system of streets forms a pattern of a nearly rectilinear grid or the intersection of more than one grid.*

This criterion does not apply if there are fewer than 10 houses in the context area.

unless the project site is within an Area of Primary or Secondary Importance (API or ASI) as defined by the Historic Preservation Element of the Oakland General Plan.

Fig. 8-1. The consistency in setbacks, scale, roof forms, entry ways, materials, and architectural elements provide for a strong neighborhood context.

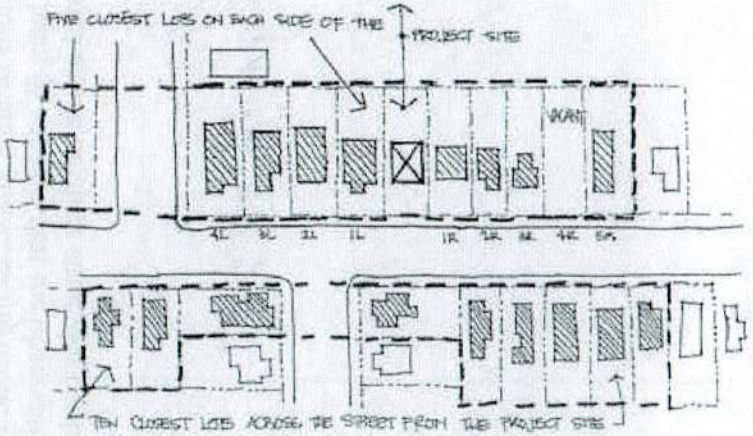


Fig. 8-2. The "context area" consists of the five lots on each side of the project site and the ten closest lots across the street.

INTRODUCTION

Contextual conformity for the new development shall be determined according to the following architectural parameters of buildings within the context area:

i. Roof pitch and forms;
ii. Principal entryway;
iii. Building setback;
iv. Surface materials;
v. Windows and openings;
vi. Architectural detailing;
vii. Landscaping; and
viii. Architectural style.

For all of the above context parameters, if 50% or more of the context buildings share the same context treatment for that parameter, the proposed development shall also exhibit that treatment. If less than 50% of the context buildings exhibit the same treatment for that parameter, the proposed development may select its treatment from one of the four most prevalent treatments within the context area if the selected treatment is used for at least 20% of the context buildings. If less than 20% of the context buildings use the same treatment, then the proposed development is not subject to that context parameter.

Buildings within the context area that have had their surface materials, windows, architectural detailing or other original context parameter treatment altered, shall have that treatment assigned to them by staff based on the altered building's original architectural style(s) and the characteristics set forth for that architectural style in the Architectural Styles Guide of these Standards. For example, a Victorian house that has been covered with stucco or vinyl or aluminum siding will be considered to have 6"-9" V-groove or 9" channel rustic horizontal wood siding for purposes of establishing a surface materials context.

INTRODUCTION:

The applicant is responsible for photo-documenting the surrounding houses. Photographs must include houses on the five (5) lots on each side of the subject property, and houses on the ten (10) closest lots across the street.

From these photographs, City staff will determine which context issues apply. At least half of the surrounding houses must exhibit similar characteristics in order for a context issue to apply. Characteristics for which context has been established but not considered positive attributes (such as materials not on the approved list in Guideline 8.4, or dominance of open parking in the front) will be eliminated from context consideration.

GUIDELINES:

8.1 Roof Pitch and Form Context

To determine if there is a strong roof pitch and form context, at least 50% of the buildings must have similar shapes (gable, hip, gambrel, mansard, etc.), and similar slopes as defined by four categories:

Flat:	0 to 1 in 12 slope
Low:	1 in 12 to 3 in 12 slope
Moderate:	3 in 12 to 7 in 12 slope
Steep:	greater than 7 in 12 slope

If there is a roof shape and/or a roof slope context, the proposal should conform to all established contexts, including overhangs if established in the context. In order to be considered as a successful response to this context, the roof form and shape context must apply to at least 75% of the project's roof area. See Fig. 8-3 & Fig. 8-4.

If the roof context includes overhangs, or parapets, then the design should include similar overhangs. The minimum overhang is considered to be 12 inches unless a lesser overhang is appropriate in the context.

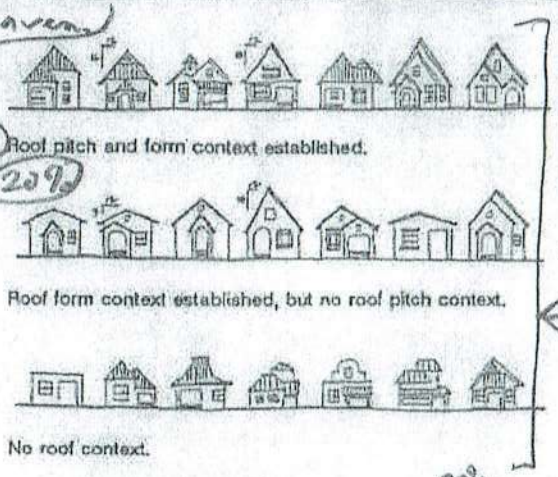


Fig. 8-3. Roof form context is established if at least 50% of the buildings, in the context area, have similar shapes such as gable, hip, jerkin head, gambrel, mansard, etc. Roof pitch context is established if at least 50% of the buildings in the context area have similar roof slopes as defined by the four categories at left.

Fig. 8-4. The house towards the center of the photo does not meet the roof pitch and form context findings for the neighborhood. However, by beginning the eaves at the same point as the other homes in the neighborhood, it demonstrates successful mitigation.

8.2 Principal Entryway Context

The entryway constitutes the passageway to the primary entrance(s) of the building.

Front entries are prevalent in most Oakland neighborhoods. An entryway is considered to be located in the front if ~~a significant portion of~~ its form is oriented to, and ~~visible from~~, the front of the site. See Fig. 8-5.

To determine if a strong entryway context exists, the surrounding ~~houses~~ are surveyed for the following three entry components: (i) location, (ii) type [e.g. projecting with roof, projecting without roof, recessed. etc.], and (iii) floor elevation height.

If an entryway context is established, for any of these three components, the applicable components should be noted and incorporated into the proposal. See Fig. 8-6.

Fig. 8-5. The raised entry porches in this neighborhood create a strong transition between public and private spaces. In addition, all entry units are prominently located relative to the street.

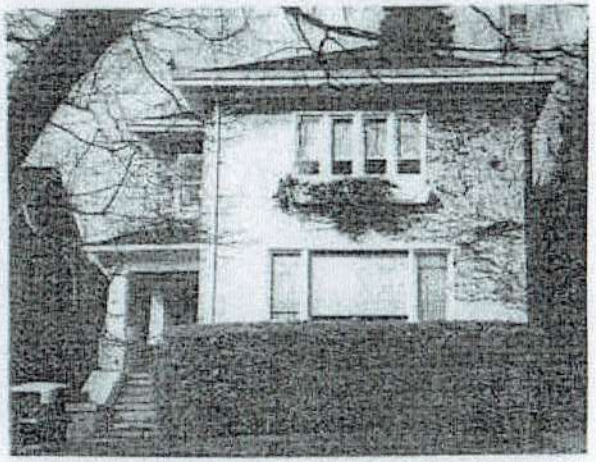


Fig. 8-6. The size, shape and orientation of the porch relative to the dwelling and the integral stairway projecting beyond the front facade of the dwelling provide for a prominent entryway.

8.3 Building Setback Context

If there is a setback context, the proposal's setback should be within 3 feet of the context's average setback, or as close to it as zoning requirements allow.

The average front yard setback is determined from Sanborn maps. Wherever possible, the proposal should maintain the prevalent setbacks and reinforce the block face. Where the average setbacks violate current zoning standards, the front of the building should be located as close to the street as allowed by the zoning standards. See Fig. 8-7

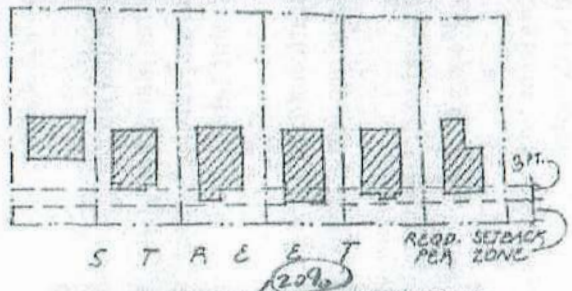


Fig. 8-7. The setback context is established if, within the context area, at least 50% of all front facades are located within 3 feet of each other.

8.4 Building and Surface Materials Context

If there is a materials context, the proposal should either use the same material as the context material on all walls visible from the street or a combination of materials that includes the context materials on at least 50 percent of the wall surfaces. See Fig. 8-8.

Fig. 8-8. The balanced use of multiple materials provide for houses well integrated into a context of either stucco or horizontally sided wood houses.

To determine the existence of building materials context, 50% or more of the surrounding buildings must have similar materials used on their primary façade. See Fig. 8-9. Only the following materials will be considered: [a] wood siding (dimensional lumber); [b] board and batten siding, including plywood if minimum 1" x 2" wood battens are used at minimum 8-inch intervals; [c] wood shingles; [d] cement plaster (stucco) applied wet at the job site; [e] brick; [f] stone; ~~[g] pre-cast concrete masonry units;~~ [h] cement fiber or similar synthetic siding resembling wood siding; or [i] glass.

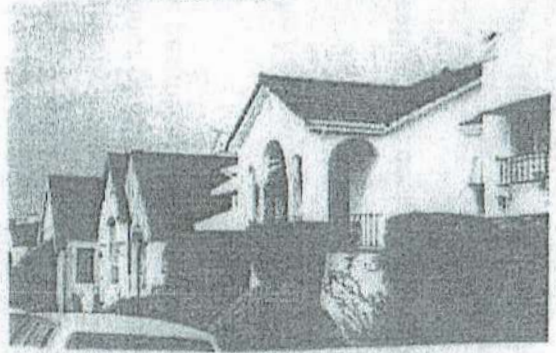


Fig. 8-9. Because more than 50% of the buildings in this neighborhood have stucco facades, the building material context is established.

(wood, steel, etc.)

8.5 Windows and Openings Context

(vertical vs. horizontal)

To determine the existence of a ~~strong~~ windows and openings context, the surrounding buildings must display similar treatments of windows and openings in terms of their ~~size~~, ~~number~~, materials, proportions, and composition on the facades viewable from the street. See Fig. 8-10 & Fig. 8-11.

type (double hung, casement, etc.)

(individual vs. grouped and any rhythmic pattern of placement)

If there is a windows and openings context, the proposal ~~should respond to or approximate the~~ prevailing characteristics identified in the context.

shall incorporate

A context exists for each of the foregoing characteristics if at least 20% of the buildings in the context area have windows that exhibit a particular characteristic.

Fig. 8-10. The consistent use of windows facing the street create a more unified streetscape and foster a sense of community.

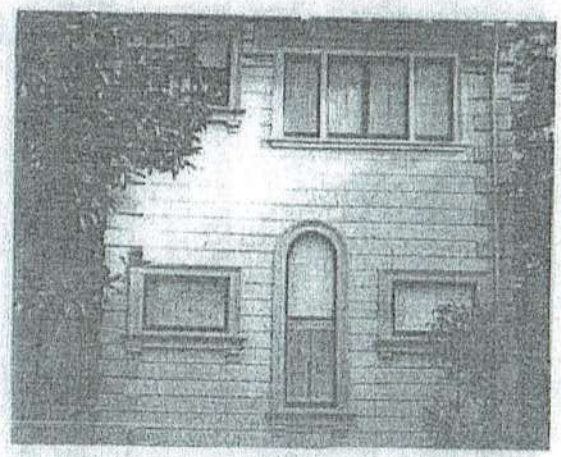
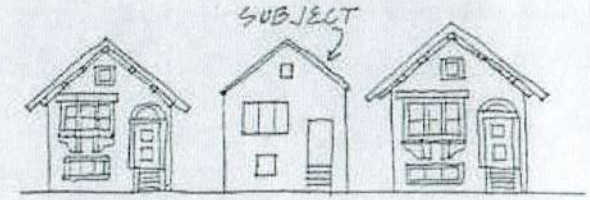


Fig. 8-11. Despite the rectangular window context, the proportions and attention to detail of the arched window create a rich visual character.

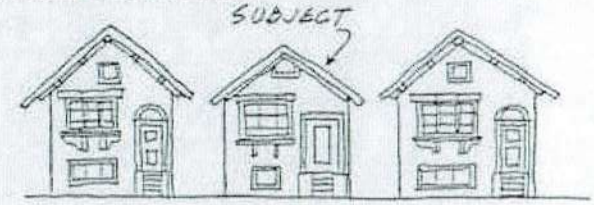
8.6 Architectural Detail Context

The existence of an architectural detail context is determined by the overall presence of detailing on existing buildings in the area.

If there is an architectural detail context, the proposal ~~should respond to or approximate~~ shall incorporate the prevailing characteristics identified in the context. See Fig. 8-12 and Section 8.8 (Architectural Style Context).



Proposal does not conform.



Proposal reasonably conforms.

Fig. 8-12. The use of door and window trim, window sill detailing, detail of the door, and detailing of the entry stairs establishes an architectural detail context.

8.7 Landscaping Context

To determine the existence of a landscaping context, there must be a strong, positive presence of trees, shrubs, and ground cover in the context area. This Guideline will not apply if such landscaping exists, but is sparsely located or not maintained. See Fig. 8-13.

If there is a landscaping context, the proposal should conform to all established contexts (trees, shrubs, groundcover) and provide adequate watering facilities for its maintenance).

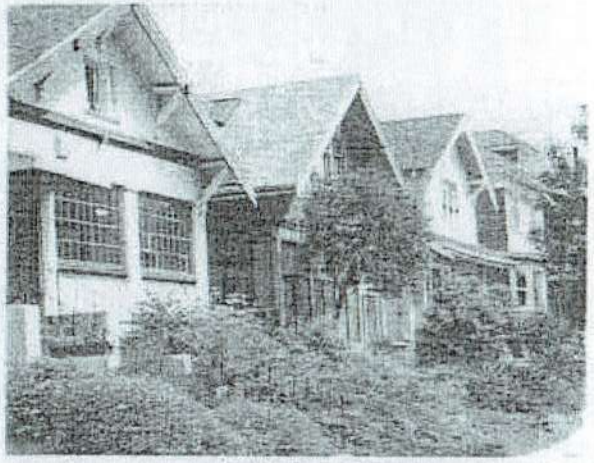


Fig. 8-13. A visually rich neighborhood character is created through the successful use of landscaping.

8.7 Architectural Style Context.

To determine if there is an architectural style context, at least 20% of the buildings in the context area must exhibit the same architectural style using the architectural styles set forth in in the Architectural Styles Guide of these Standards. If 50% or more of the context buildings use the same architectural style, then the proposal shall also use that style. If less than 50% of the context buildings use a particular architectural style, the proposal's architectural style may be selected from one of the four most prevalent styles within the context area if the selected style is used on at least 20% of the context buildings. If less than 20% of the context buildings use a particular architectural style, any of the styles listed in the Architectural Styles Guide of these Standards may be used for the proposal.

If the project is located in an API or ASI, the proposal shall use the most prevalent architectural style within the API and ASI.

Exhibit D: Window material and detail standards for projects within or in close proximity to APIs/ASIs.

A. Windows shall either be:

- wood or simulated wood; or
- metal

in conformity with the proposed building's architectural style as set forth in the Architectural Style Guide of these Standards and shall conform with the dimensions shown in Figure 1 *(see next page).*

B. Divided-lite windows, where utilized, may consist of true/full divided lites or simulated divided lites, in accord with the following standards:

i. Muntins or grids shall project at least three-eighths (3/8) of an inch from the glass surface.

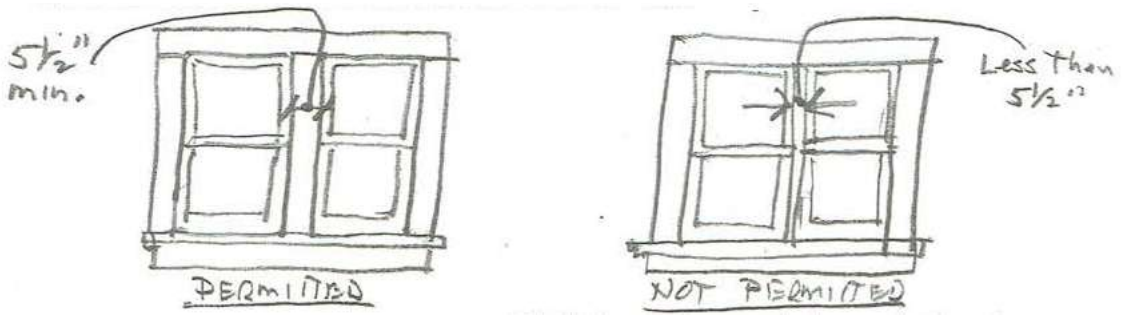
ii. Muntins or grids shall be used on both the exterior and interior of the glass.

iii. For simulated divided lites, spacers shall be used between panes.

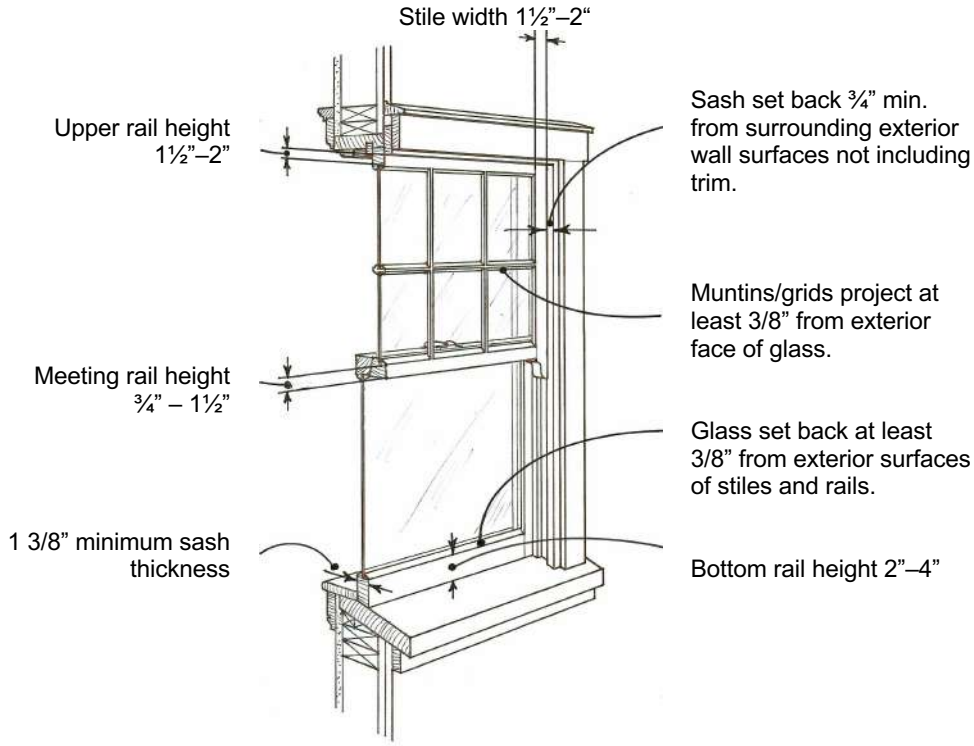
iv. Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior or interior of the window, are prohibited.

v. Roll-on or tape muntins are prohibited.

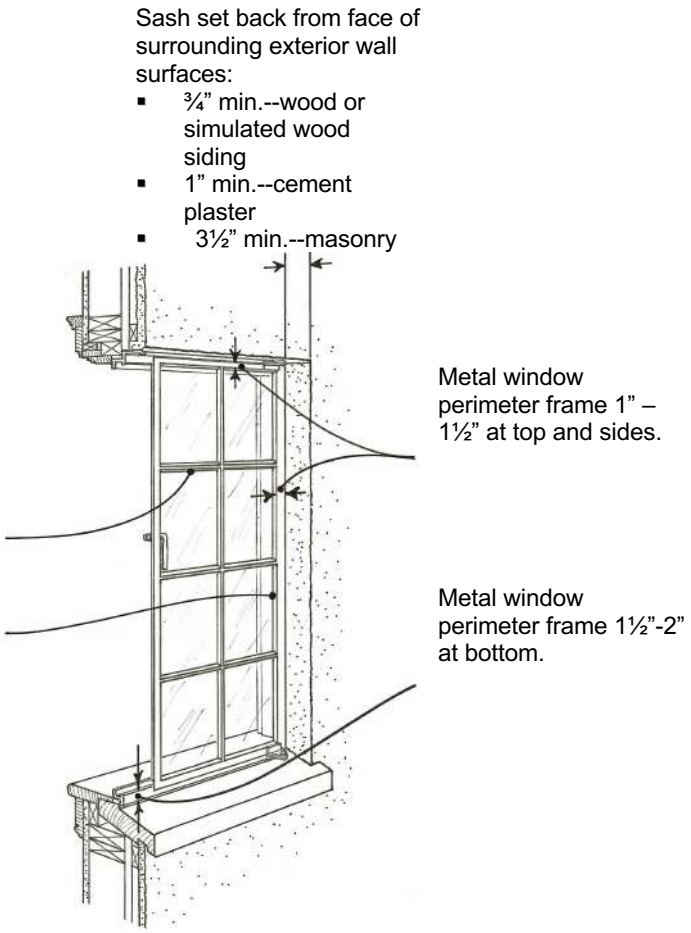
C. For paired, triple or other grouped windows, all sash shall be separated by a wood or simulated wood vertical casing at least 5 1/2 inches wide.



D. Exterior screens, if any, on double hung or single hung windows shall cover both sash.

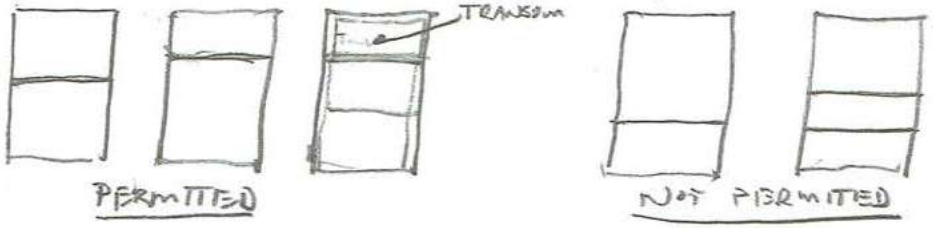


WOOD DOUBLE HUNG SASH
Typical Dimensions

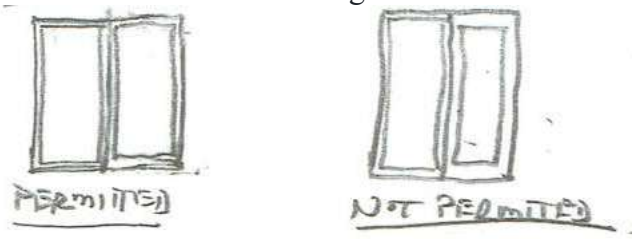


METAL CASEMENT SASH
Typical Dimensions

E. Meeting rails for double hung or single hung windows and horizontal mullions for all windows shall be positioned in the upper 50% of the window opening.



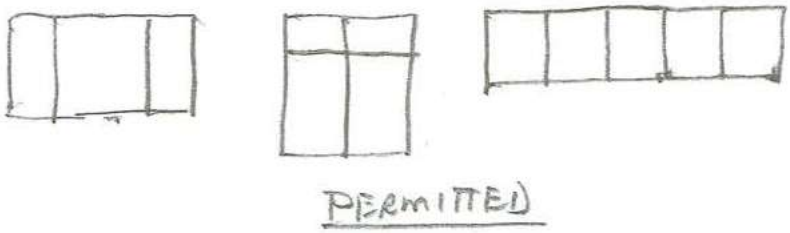
F. The dimensions shown in Figure 1 shall be the same for all sash within a window opening.



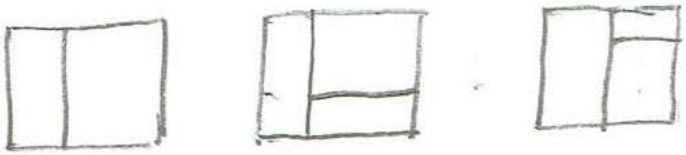
G. Muntins, if used, shall be distributed in either a uniform pattern within each window opening or concentrated in the upper 50% of each opening.

H. Horizontal slider windows are not permitted.

I. Within each window opening, position sash, mullions and muntins in a symmetrical pattern.



PERMITTED



NOT PERMITTED

City of Alameda
Amended and Restated
Objective Design Review Standards

Adopted by Planning Board Resolution No. PB-23-14 on July 24, 2023

TABLE OF CONTENTS

INTRODUCTION

PURPOSE

The Amended and Restated Objective Design Review Standards (Objective Design Review Standards) serve as minimum architectural and site design requirements intended primarily for housing development projects (i.e., uses consisting of any of the following: residential units only, mixed-use development consisting of residential and nonresidential uses where at least two-thirds of the square footage is designated for residential use, and transitional or supportive housing).

The Objective Design Review Standards supplement the development standards of the Zoning Ordinance and further the goals, policies, and actions of the Alameda General Plan, which encourages high-quality design and the quality of life that an enhanced built environment fosters.

APPLICABILITY

Housing Development Projects under the HAA

Under the Housing Accountability Act (HAA, Section 65589.5 of the California Government Code), the City has limited ability to deny or reduce the density of "housing development projects" that are consistent with objective development standards. "Housing development projects" means residential only developments (minimum two dwelling units), transitional and supportive housing, and residential mixed-use development where at least two-thirds of the square footage is designated for residential use.

The HAA states that a local jurisdiction cannot deny a housing development project, reduce its density, or otherwise make it infeasible if the project complies with objective standards, unless the jurisdiction makes findings based on a preponderance of evidence that specific adverse health or safety impact exist and there is no feasible method to mitigate or avoid the impacts. For this reason, "housing development projects" will be checked for compliance with the Objective Design Review Standards in case compliance with objective standards becomes a factor in the process.

Projects Eligible for Ministerial Review

Where California law requires streamlined, ministerial review using only objective standards as a basis for decisions, the Objective Design Review Standards will serve as the standards for design review. Such projects include:

- Affordable housing projects eligible for streamlined ministerial review pursuant to SB 35 (Section 65913.4 of the Government Code).
- Affordable housing projects with at least 25% (or 12 units, whichever is greater) set aside for supportive housing, pursuant to AB 2162 (Section 65651 of the Government Code).
- Projects that contain no more than two residential units and meet the requirements of Government Code Section 65852.21 ("SB 9 projects" in single-family residential zones).
- Any other housing projects that current or future State law provides may only be reviewed against objective standards.

Noncompliant Designs and Discretionary Design Review

If a project that would otherwise be eligible for ministerial design review does not meet one or more of the Objective Design Review Standards, and the applicant wishes to propose an alternative design, the applicant may elect to go through the discretionary design review process described in Section 30-36, Design Review Procedure, of the Alameda Municipal Code (AMC). In such case, the project will be reviewed for conformance with the Citywide Design Review Manual and any other adopted design guidelines that apply to the site. Discretionary design review may only be approved if the findings for design review approval of Section 30-37.5, Findings, of the AMC are made.

Accessory Dwelling Units

Under Government Code Section 65852.2 and AMC Section 30-37.2, Accessory Dwelling Units (ADUs) and junior ADUs are exempt from discretionary design review. ADUs and Jr ADUs are subject to the development and design regulations of AMC Section 30-5.18, and undergo a ministerial review as part of the building permit process without a public notice or a public hearing.

RELATIONSHIP TO OTHER LOCAL REGULATIONS

All development must comply with the standards of Alameda Municipal Code Chapter XXX, Development Regulations (the Zoning Ordinance). Accordingly, projects subject to these Objective Design Review Standards must also comply with the Zoning Ordinance.

ADOPTION, EFFECTIVE DATE, AND REVISIONS

The Objective Design Review Standards were adopted by the Planning Board on July 24, 203 and supersedes all previously adopted Objective Design Review Standards. The revised standards will go into effect as of the date of adoption.

City staff will make miscellaneous minor administrative, clarifying, and technical revisions that facilitate implementation of the adopted standards. Examples of such revisions include word substitutions for clarification purposes, changes to graphics, formatting, and other typographical changes that do not substantially alter the intent, meaning, or purpose of any particular standard.

DOCUMENT ORGANIZATION

This document is organized into twelve topic areas related to site and architectural design. Each section includes statements of design principles, followed by specific standards related to the principles. **The principles are provided for orientation and reference only; they are not criteria for review. By contrast, the standards are requirements that must be met.**

Illustrations, including diagrams and photographs, are provided to help explain and clarify the standards and make the document easier to use. In any case of conflict between the text and an illustration, the text shall control.

MULTIFAMILY AND MIXED USE DEVELOPMENTS

1. SITE DESIGN

Principles

Site design facilitates pedestrian access, interaction between the public and private realms, and attractive streetscapes. Vehicle access and parking do not dominate street frontages. Instead, vehicle access and parking are subordinate in location and appearance to other site elements such as buildings, pedestrian facilities, landscaping, and yards.

Children's play areas are designed with adequate facilities and protection. Residential projects are designed to provide visibility into children's play areas.

Appropriate landscaping enhances the built environment and provides environmental benefits.

Standards—Site Design	Project Complies		
	Yes	No	N/A
1A. No Gates/Barriers. Public and private streets into new developments shall not be gated or otherwise closed off to vehicles.	☐	☐	☐
1B. Parking Location.			
1. ***Surface Parking and Carports.*** Surface parking areas and carports must be located behind or to the side of buildings in relation to the primary street[1] frontage.	☐	☐	☐
2. ***Garages.***			
a. *Parking Entry Location*. If a project site fronts on two or more streets, vehicle entries to parking garages shall be located on a secondary street[1].	☐	☐	☐
b. *Street-facing Garages*. Any garage door facing and visible from a primary street[1] shall meet the following standards:	☐	☐	☐
i. Width. Garage doors shall not occupy more than 50% of the width of any building façade. This limitation does not apply to detached garages located in the rear half of a lot.	☐	☐	☐
ii. Recess. Garage doors shall be recessed at least six inches from the surrounding wall surface.	☐	☐	☐
c. *Rear and Side Garages*. Garage doors and openings for shared parking facilities located on side or rear façades shall be no wider than a maximum of 26 feet.	☐	☐	☐

[1] **Primary and Secondary Streets.** For lots with frontage along more than one street (e.g., corner lots, through lots), the primary street will be considered the street abutting the "front yard," as defined in AMC Section 30-2. The other street shall be considered the secondary street. However, Park and Webster streets, as well as any street classified as a Main Street in the Street Classification Appendix of the Mobility Element (Appendix A) will always serve as primary streets, regardless of the location of the subject property's front yard.

Standards—Site Design	Project Complies		
	Yes	No	N/A
1C. Landscaping.			
1. ***Landscaping of Street-facing Yards.*** In accord with Section 30-5.7 of the AMC, front yards and corner side yards shall be landscaped, except for areas used for walkways, driveways, and staircases. (*For treatment of required yards for mixed-use development, see Section 5, Mixed-Use Development, of these standards.*)	☐	☐	☐
2. ***Materials.***			
a. *Bay Friendly and WELO Compliance.* Planting may consist of any combination of groundcovers, shrubs, vines, and trees that meets the Bay Friendly and Water Efficient Landscape Ordinance (Article IV of Chapter XXX of the AMC).	☐	☐	
b. *Components.*			
i. Live Plant Materials. At least 50% of any required landscaped area must include live plant materials rather than be occupied by gravel, cinder, paving stones, or similar non-plant materials.	☐	☐	
ii. Features. Benches, fountains, sculptures, or other ornamental features may be included within and counted as part of landscaped areas.			
3. ***Trees.***			
a. *Street Trees.* Street trees shall be provided according to the recommendations for species, sizes, and spacing in the City of Alameda Master Tree Plan.	☐	☐	
b. *Prohibited Species.* Palm trees are not permitted unless the City's solid waste program accepts palm fronds for composting.	☐	☐	
1D. Design of Children's Play Areas. If open space on a project site includes children's play areas, such areas shall be designed to meet the following standards:			
1. ***Equipment.*** Play areas shall include equipment for children under the age of five.	☐	☐	☐
2. ***Protection.*** Play areas shall be protected from any adjacent streets or parking lots with a fence or other barrier at least four feet in height.	☐	☐	☐
3. ***Visibility.*** Any dwelling unit abutting the open space containing the play area shall include at least one window located to overlook the open space area.	☐	☐	☐
4. ***Facilities for Adults.*** Benches or picnic tables shall be provided for adults who are supervising children.	☐	☐	☐

Corresponding existing design guidelines and policies on parking location and access:

- *Northern Waterfront General Plan Amendment Policy 10.6.v;*
- *Citywide Design Review Manual policies on auto access in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.C Parking Structure, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, and 2.2.H Courtyard Housing;*
- *Guide to Residential Design, New Construction, Garages.*

Corresponding existing design guidelines on landscaping and use of setbacks:

- *Citywide Design Review Manual policies on landscape and open space in 5.2 Setback Areas and 5.3 Plant Materials.*

2. BUILDING MASS AND ARTICULATION

Principles

Provide façade articulation or significant architectural details in order to create visual interest. Avoid buildings with a bulky or monolithic appearance.

To create articulation, building facades can be varied in depth through a pattern of offsets, recesses, or projections. Façade articulation elements should be in proportion to building mass. Create buildings that are well proportioned, elegant, cohesive, and harmonious with their surroundings.

Incorporate features that generate interest at the pedestrian level. Avoid blank walls and dull facades that create an uninviting pedestrian environment.

Utilize windows and other transparent openings to provide sufficient light for occupants and create a sense of interaction between residential uses and the public realm.

Standards—Building Mass and Articulation	Project Complies		
	Yes	No	N/A
2A. Façade Articulation. All building facades, except side facades that are five feet or closer to interior side property lines or other buildings on the same property, shall meet **at least two** of the following standards:	*Projects must meet two or more of the following:*		
1. At least 25% of the area of each façade is offset (through recesses or projections) at a depth of at least two feet from the remainder of the façade.	☐	☐	
2. For every 50 horizontal feet of wall, facades include at least one projection or recess at least four feet in depth, or two projections or recesses at least two feet in depth. If located on a building with two or more stories, the articulated elements must be greater than one story in height.	☐	☐	
3. For every 50 feet of horizontal building wall, there is a vertical feature such as a pilaster at least 12 inches in both width and depth and extending the full height of the building.	☐	☐	
4. Windows are recessed at least four inches from surrounding exterior wall surfaces, measured from window frame to finished exterior wall.	☐	☐	
5. Individual unit balconies that are at least 60 square feet and a have a minimum horizontal dimension of 5 feet and are partially recessed (to at least 25% of each balcony's depth) from the exterior building walls adjacent to the sides of the balconies.	☐	☐	

Standards—Building Mass and Articulation	Project Complies		
	Yes	No	N/A
6. On buildings three stories or taller the ground level of the building is distinguished from upper levels through a material such as stone, concrete masonry, or other material that is distinct from the remainder of the façade, along with a change in plane at least one inch in depth at the transition between the two materials.	☐	☐	
7. On Buildings three stories or taller, the top floor of the building is distinguished from lower levels by a change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials.	☐	☐	
8. The building includes a horizontal design feature such as a water table, belt course, or bellyband, applied to the transition between the ground floor and upper floors.	☐	☐	
9. Cornices or similar moldings and caps are provided at the top of building facades.	☐	☐	
2B. Limitation on Blank Walls. 1. ***Ground-Floor Features.*** Any wall (including the wall of a parking structure) that faces a public street, public sidewalk, public pedestrian walkway, or publicly accessible outdoor space shall include **at least one of the following features** on the ground floor. No wall may run in a continuous plane of more than 15 feet on the ground floor without at least one of the following features.	*Projects must include one or more of the following three features:*		
a. A transparent window or door that provides views into building interiors, or into window displays at least five feet deep.	☐	☐	
b. Decorative features and artwork, including but not limited to decorative ironwork and grilles, decorative panels, mosaics, murals, or relief sculptures.	☐	☐	
c. A permanent vertical trellis or planters with climbing plant materials.	☐	☐	
2. ***Minimum Transparency.*** At least 30 percent of the area of each street-facing facade must consist of windows or other transparent openings. This requirement applies to portions of buildings backed by residential uses. *(For ground-floor transparency requirements for commercial portions of mixed-use development, see Section 5, Mixed-Use Development.)*	☐	☐	☐

Corresponding existing design guidelines and policies on building mass and articulation:

- *Alameda Point Town and Waterfront Precise Plan, guidelines on bulk, massing, and façade and entry design;*
- *Citywide Design Review Manual guidelines on building articulation in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, 2.2.H Courtyard Housing, and 4.2.3 Building Articulation.*

3. BUILDING ORIENTATION AND ENTRIES

Principles

Orient buildings to face public streets or public open space in order to create a sense of interaction between residential uses and the public realm.

Include prominent building entries that contribute to visual interest and are welcoming and pedestrian friendly. Facilitate pedestrian access to buildings by providing direct connections to primary entrances.

Standards—Building Orientation and Entries	Project Complies		
	Yes	No	N/A
3A. Main Entry Orientation. Buildings adjacent to a street shall be oriented to face the street, according to the following standards. **1. *Entry Location for Different Types of Sites and Developments.*** a. *Interior Lots.* If a project site has frontage on only one street, the main building entry shall face the street.	☐	☐	☐
b. *Corner and Through Lots.* If a project site fronts on two or more streets, the main building entry shall:	*Meet one of the following two:*		
i. Face the corner; or	☐	☐	☐
ii. Face the primary street.[2]	☐	☐	☐
c. *Multiple Building Developments.* In multiple building developments in which residential buildings are located in the interior of a block, entries may face interior courtyards, common open space, walkways, and paseos. However, those buildings and units that are adjacent to or closest to a street shall have a main entry facing the street. ***Exceptions for Campus-style Housing Developments with Services.*** Housing developments meeting certain criteria qualify for alternate site designs. See Section 6.	☐	☐	☐
d. *Mixed-Use Buildings.* In mixed-use buildings with ground-floor commercial space, the main entry to the commercial space must face a street. The entries to residential units are not required to face the street and instead may be located on a side or rear façade.	☐	☐	☐
2. *Door and Porch Orientation.* In order to be considered to "face" a street, a building entry shall consist of a door that either:	*Meet one of the following two:*		
a. Faces the street; or	☐	☐	
b. Opens onto a porch with an entrance that faces the street. The porch shall meet the minimum area specified in 3B below.	☐	☐	
3. *Pedestrian Access.* Direct pedestrian access shall be provided between the public sidewalk and the main building entry.	☐	☐	

[2] The primary street will be considered the street abutting the "front yard," as defined in AMC Section 30-2. The other street shall be considered the secondary street. However, Park and Webster streets, , as well as any street classified as a Main Street in the Street Classification Appendix of the Mobility Element (see Appendix A), will always serve as primary streets, regardless of the location of the subject property's front yard.

Standards—Building Orientation and Entries	Project Complies		
	Yes	No	N/A
3B. Entry Configuration and Cover. Main building entries shall be configured according to **one of the following options**:	*Project must meet one of the following three:*		
1. A shared entry door (serving multiple units) located at the ground floor of the building. The door shall either be a double door or a single door with side-lites or full-length windows to achieve the same width (at least 6 feet) as a double door. The door shall be covered with a roofed projection or recess with a minimum depth of five feet and a minimum area of 60 square feet.	☐	☐	
2. Individual entry doors (serving individual ground-floor units) located at the ground floor of the building. Each entry door may be a single-width door and shall be covered with a roofed projection or recess with a minimum depth of five feet and a minimum area of 25 feet.	☐	☐	
3. A breezeway, the entrance to which shall be shall be framed by vertical elements and covered by a roofed projection or trellis with a minimum depth of five feet and a minimum area of 60 feet.	☐	☐	

Corresponding existing design guidelines and policies on building mass and articulation:

- *Alameda Point Town and Waterfront Precise Plan, guidelines on bulk, massing, and façade and entry design;*
- *Citywide Design Review Manual guidelines on building articulation in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, 2.2.H Courtyard Housing, and 4.2.3 Building Articulation.*

4. ARCHITECTURAL DESIGN, DETAILS, AND MATERIALS

Principles

Incorporate architectural details in order to create visual interest and avoid flat or monolithic-looking building facades.

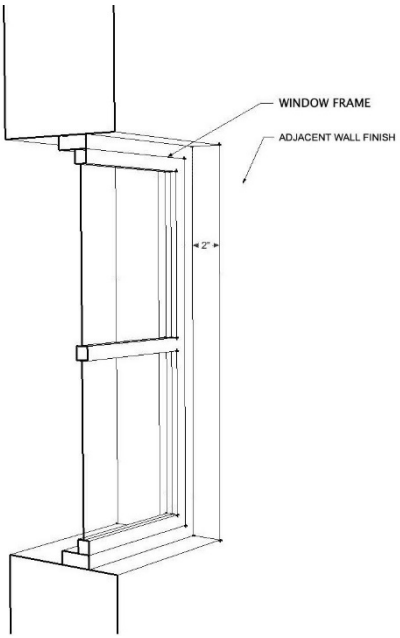
Create shadow lines around windows.

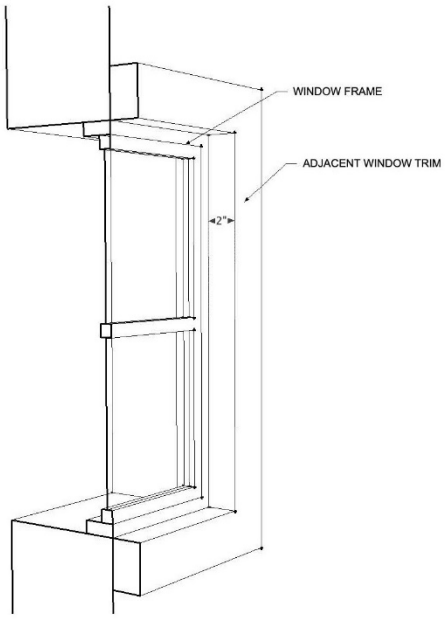
Provide exterior materials that enhance architectural character and quality.

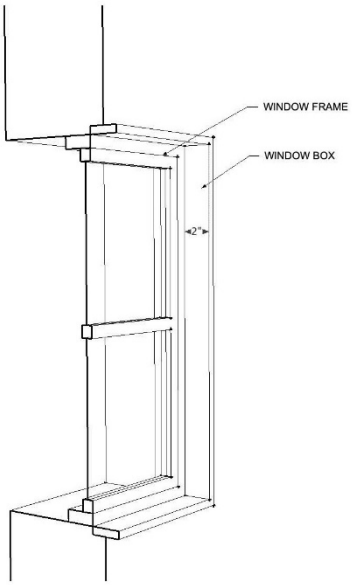
Incorporate balconies as integral components of building facades. Avoid balconies that appear simply attached to or hanging from the exterior.

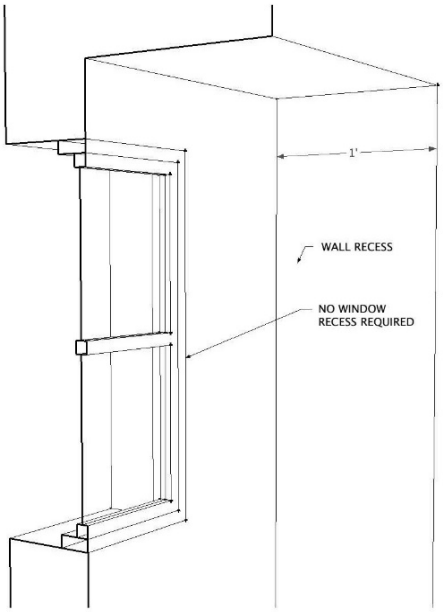
Minimize visual clutter by locating mechanical and electrical equipment away from public view, coordinating and integrating such equipment into the design of buildings, or screening it with materials that match building exteriors.

Standards—Architectural Design, Details, and Materials	Project Complies		
	Yes	No	N/A
4A. Siding Materials. 1. ***Prohibited Materials***. The following shall not be used as siding materials:	*Checking "yes" for 1a – 1c indicates that prohibited material is **not** used.*		
a. Vinyl (plastic) siding.	☐	☐	
b. Corrugated aluminum panel siding.	☐	☐	
c. T1-11 wood siding.	☐	☐	
2. ***Specific Requirements for Certain Materials***. a. *Exposed Wood.* If exposed wood (other than wood shingles) is used, it shall be painted, stained, or treated and maintained to prevent noticeable weathering.	☐	☐	☐
b. *Thin Brick Veneers.* Thin brick veneers, where used, shall be selected to give the appearance of full brick. Wrap-around pieces shall be used at window recesses and building corners.	☐	☐	☐
c. *Fiber Cement and Other Synthetic Siding.* Synthetic siding shall have smooth textures. Simulated wood grain textures shall not be used.	☐	☐	☐
4B. Window Details. 1. ***Window Recess***. Windows must be recessed at least two inches from the surrounding wall, measured from the face of the finished exterior wall or trim to the window frame. Where trim is used to meet the recess requirement, it shall be at least two inches wide. This requirement applies on all sides of a window, not just on the top and bottom. a. *Exception.* Windows located in a section of wall that is recessed at least one foot from the remainder of the building façade need not be recessed from the wall in which they are located.	☐	☐	☐









Illustrations by Teresa Ruiz

Standards—Architectural Design, Details, and Materials	Project Complies		
	Yes	No	N/A
2. ***Divided Lites/Muntins***. Divided-lite windows, where utilized, may consist of true/full divided lites or simulated divided lites, in accord with the following standards:			

Standards—Architectural Design, Details, and Materials	Project Complies		
	Yes	No	N/A
a. Muntins or grids shall project at least three-eighths (3/8) of an inch from the exterior glass surface.	☐	☐	☐
b. For simulated divided lites, spacers shall be used between panes.	☐	☐	☐
c. Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior or interior of the window, are prohibited.	☐	☐	☐
d. Roll-on or tape muntins are prohibited.	☐	☐	☐
4C. Balcony Design. All balconies on street-facing building elevations shall meet **at least one** of the following standards.	*Meet one or more of the following:*		
1. Balconies are partially recessed (a minimum 25% of balcony depth) from the exterior building wall on either side; or	☐	☐	☐
2. Balcony railings are at a minimum 50% see-through.	☐	☐	☐
4D. Equipment Screening. All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings according to the following standards. 1. All ground-floor mechanical and electrical equipment, except utility meters and EV chargers, on a public street facing building facade shall be screened with landscaping or with screening materials that match the exterior materials, textures, and colors of the building(s) on the site.	☐	☐	☐
2. Window-mounted air conditioning units shall not be visible on the primary street facing building façade.	☐	☐	☐
3. Roof-mounted equipment shall be:	*Meet one or more of the following:*		
a. Located so as not to be visible from any adjacent street, which shall mean not visible from the sidewalk level of the opposite side of any street fronting the site;	☐	☐	☐
b. Located at least five feet from the edge of any roof of a street-facing building façade; or	☐	☐	☐
c. Screened with a device that matches the color and texture of the building exterior.	☐	☐	☐

Corresponding existing design guidelines and policies on building mass and articulation:

- *Alameda Point Town and Waterfront Precise Plan, guidelines on bulk, massing, and façade and entry design;*
- *Citywide Design Review Manual guidelines on building articulation in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, 2.2.H Courtyard Housing, and 4.2.3 Building Articulation.*
- *Citywide Design Review Manual 4.2.12, Mechanical Equipment and Screening.*

5. MIXED USE DEVELOPMENT

Principles

Create pedestrian interest, orientation, and access at the ground floor of mixed-use buildings.

Create attractive streetscapes, particularly on Alameda's most prominent commercial streets.

Ensure that development in Alameda's traditional business districts is compatible with the character of those districts by applying special standards within the "Traditional Design Area."

Standards—Mixed-Use Development, Citywide	Project Complies		
	Yes	No	N/A
5A. Applicability. In addition to meeting the other Objective Design Review Standards, mixed-use buildings with ground-floor commercial uses below residential units on upper floors located anywhere in the city shall meet the standards of Sections 5B through 5E. *Is the project a mixed-use development with ground-floor commercial uses? ☐ Yes ☐ No* *If "no," Section 5 does not apply. Skip to Section 7.*			
5B. Ground-floor Height. The ground floor shall be at least 14 feet in height, measured from floor to ceiling.	☐	☐	
5C. Ground-floor Transparency. The ground floor of exterior walls facing a street shall meet the following standards: 1. Windows, doors, or other openings shall constitute at least 75 percent of the ground-floor building wall area. Openings fulfilling this requirement shall have transparent glazing (not tinted glass, or reflective film or coating) and shall provide views into window displays at least five feet deep or into sales areas, lobbies, work areas, or similar active commercial spaces.	☐	☐	
2. No ground-floor exterior wall may run in a continuous plane for more than 15 feet without such an opening.	☐	☐	
5D. Vertical Articulation. 1. ***Ground-Floor Distinction***. The ground floor of any building that has two or more stories must be distinguished from upper floors by incorporating **at least one** of the following elements:	*Projects must include one or more of the following three:*		
a. Larger storefront windows on the ground floor and smaller "punch out" windows on upper floors;	☐	☐	
b. A material distinct from the remainder of the façade, along with a change in plane of at least one inch from the wall surface of the remainder of the building; or	☐	☐	
c. A horizontal design feature such as a water table, belt course, or bellyband applied to the transition between the ground floor and upper floors.	☐	☐	
5E. Treatment of Street-facing Yards. If buildings are set back from property lines, front yards and corner side yards shall be designed as follows.			

Standards—Mixed-Use Development, Citywide	Project Complies		
	Yes	No	N/A
1. ***Surface.*** Street-facing yards may be hardscaped and/or landscaped. Any hardscaped areas shall be set with decorative paving materials such as concrete pavers, bricks, or colored concrete.	☐	☐	☐
2. ***Use.*** Street-facing yards shall be designed for pedestrian uses, including but not limited to outdoor dining, the display of retail goods, and public seating.	☐	☐	☐

Standards—Mixed-Use Development, Traditional Design Area	Project Complies		
	Yes	No	N/A
5F. Applicability. Standards 5G to 5K below apply to mixed-use buildings with ground-floor commercial space on any site located partially or entirely within the Traditional Design Area shown on the map in Appendix B. These standards apply in addition to the other Objective Design Review Standards and the citywide standards for mixed-use development in Sections 5B through 5E above. *Is the project site located within the Traditional Design Area, as shown on the map in Appendix B? ☐ Yes ☐ No* *If "no," Sections 5G through 5L below do not apply. Skip to Section 6.*			
5G. Entry Area and Cover. Pedestrian entries to ground-floor and upper-floor commercial uses shall meet **all** of the following standards: 1. Entrances shall be recessed in a vestibule two to five feet in depth.	☐	☐	
2. Entrances shall be covered by a roof, portico, or other architectural projection that provides weather protection.	☐	☐	
3. 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. Where recessed (inlaid) walk-off mats are used, this standard applies only to the area outside the walk-off mat.	☐	☐	
5H. Transom Windows. If transom windows are provided, they shall be located within at least the top 18 inches of any storefront bay.	☐	☐	☐
5I. Transparency. In addition to meeting the transparency requirement for the ground-floor façade area in Section 5C, mixed-use projects within the Traditional Design Area shall also meet the following standards: 1. ***Entry Doors.*** At least 50% of the area of entry doors to commercial spaces shall consist of transparent glazing.	☐	☐	☐
2. ***Entry Bays.*** At least 80% of the surface of each storefront bay shall consist of display windows, doors, transom windows, and other openings with transparent glazing.	☐	☐	☐
5J. Vertical Articulation. 1. ***Ground-Floor Distinction.*** The ground floor of any multi-story building must be distinguished from upper floors by incorporating **all** of the following elements:			

Standards—Mixed-Use Development, Traditional Design Area	Project Complies		
	Yes	No	N/A
a. Larger storefront windows on the ground floor and smaller "punch out" windows on upper floors;	☐	☐	
b. A material distinct from the remainder of the façade; and	☐	☐	
c. A horizontal design feature such as a water table, belt course, or bellyband applied to the transition between the ground floor and upper floors.	☐	☐	
2. ***Roof Treatment.*** The tops of buildings shall be articulated by incorporating a cornice, parapet, or eave that extends across the width of the building.	☐	☐	
5K. Bulkheads/Base Treatment. 1. ***Base Treatment.*** Storefront windows shall be supported by **one** of the following bases:	*Include one of the following two:*		
a. Bulkheads at least 18 inches in height and no more than 24 inches in height, measured from the adjacent sidewalk.	☐	☐	
b. A base treatment (bottom frame element) at least four inches in height is allowed if such treatment is exhibited by other storefronts on the same block.	☐	☐	
2. ***Bulkhead Materials.*** a. *Allowed Materials.* Allowed materials for bulkheads include glazed tile, polished marble, granite or other stone slabs, wood panels, and pressed brick.	☐	☐	☐
b. *Prohibited Materials.* The following materials are not allowed for bulkheads: stucco; wood shingles; board-and-batten siding; rustic materials such as rough-sawn wood, rough stone, or common brick; recessed metal panels; and synthetic materials such as vinyl or cultured stone.	☐	☐	☐
c. *Requirements for Certain Materials.* For tile, stone, or brick bulkheads:	☐	☐	☐
i. The storefront windows shall be set at or within one inch of the face of the bulkhead; or	☐	☐	☐
ii. The bulkhead materials shall be incorporated into the sill detailing.	☐	☐	☐

Corresponding existing design policies and guidelines:

- *Citywide Design Review Manual 2.2.A, Commercial Block, 2.2.B, Workplace Commercial, 3.2.A Storefront, 3.2.C Formal Entry, 4.2.4, Materials, 4.2.6 Windows, and 4.2.8 Building Entries.*
- *Webster Street Design Manual, Façade Composition guidelines 1.6 and 1.7; Articulate Corner Locations guideline 1.9; Entry guidelines 6.4 and 6.5; Window guidelines 6.8, 6.9, 6.11, 6.13, Bulkheads guidelines 6.15, 6.17, 6.18.*
- *Alameda Point Town and Waterfront Precise Plan, Building Design, Fenestration and Transparency.*

6. CAMPUS-STYLE HOUSING DEVELOPMENTS WITH SERVICES

Principles

Housing for seniors, persons with disabilities, or others with mobility challenges, as well as housing with care or supportive service components, may need special considerations related to physical access

and resident safety. Therefore, alternate, more internally facing site designs may be appropriate for these types of projects.

In addition, campus-style developments, in which a group of buildings is designed as part of cohesive, identifiable community, may have lend themselves to more internally facing site designs. Such developments need special standards to render them more functional and feasible.

Special Standards and Exemptions

6A. Applicability. The standards of this section apply to any housing development project that meets all of the following criteria. The project:

1. Project complies with all other Objective Standards.
2. Includes one or more of the following land uses (as defined in Section 30-2, Definitions, of the AMC): Residential Care, Large; Residential Care, Senior (Assisted Living); or Supportive Housing. The housing in these uses represents at least 50% of residential dwelling units on the site. If the proposed housing is in a Shared Living configuration, these uses represent at least 50% of sleeping rooms on the site. Some or all of the services provided to residents shall be located onsite.
3. Includes more than one building in addition to common open space or common facilities for residents of the site.
4. Does not front on Park Street, Webster Street, or any street listed as a Main Street in the Street Classification Appendix of the Mobility Element[3]. If the site fronts on any of these streets, the standards of this section do not apply along those street frontages.

Does the project meet all of the above applicability criteria? ☐ Yes ☐ No
If "no," Sections 6B through 6E below do not apply. Skip to Section 11.

Does the project site front on Park Street, Webster Street, or any street listed as a Main Street[3]? ☐ Yes ☐ No

Special Standards and Exemptions	Project Complies		
	Yes	No	N/A
6B. Main Entry Orientation / Alternative Site Designs. Eligible projects are exempt from the requirements of 3A, Main Entry Orientation, and may be designed with main building entries facing the interior of the site instead of the public street. *Does the applicant elect to meet the standards of this section instead of the requirements of Section 3A, Main Entry Orientation? ☐ Yes ☐ No* If this site design option is elected, a paseo (pedestrian corridor) at least 10 feet wide shall be provided connecting the public street to the interior of the site. The pedestrian corridor shall include the following elements:	☐	☐	☐
1. A walkway at least five feet wide surfaced with concrete or decorative pavers, not asphalt.	☐	☐	☐
2. Landscaping at least three feet wide.	☐	☐	☐
3. An entry archway, arbor, or other decorative overhead feature, incorporating a sign with the project name and/or street address.	☐	☐	☐

[3] See Appendix A, Street Classification Appendix of the Mobility Element of the General Plan.

Special Standards and Exemptions	Project Complies		
	Yes	No	N/A
4. Wayfinding Program: At least one non internally illuminated directional sign indicating the location of the main entrance or reception desk.	☐	☐	☐
6C. Limitation on Blank Walls. Projects must provide features to break up blank walls, as required in Section 2B, Limitation on Blank Walls; however, the maximum length that any street-facing wall may run without such a feature is increased from 15 feet to 30 feet.	☐	☐	☐
6D. Ground-floor Height. For mixed-use projects with non-residential space on the ground floor intended for retail use, the requirement of Section 5B, Ground-floor Height, for a ground-floor height of 14 feet applies only on frontages along Park Street, Webster Street and streets designated as Main Streets[4].	☐	☐	☐
6E. Ground-floor Transparency. For mixed-use projects with commercial space on the ground floor, the minimum ground-floor transparency requirement of Section 5C, Ground-floor Transparency, applies only on frontages of streets designated as Main Streets[4].	☐	☐	☐

[4] See Appendix A, Street Classification Appendix of the Mobility Element of the General Plan.

ONE- AND TWO-FAMILY DWELLING PROJECTS

7. STANDARDS FOR ALL ONE- AND TWO-FAMILY DWELLING PROJECTS

Principles

The following standards apply to all types of applicable projects involving one- and two-family dwellings, including new construction of one- and two-family dwellings on vacant and cleared lots, construction of new dwellings on lots with existing houses, and additions and alterations to existing houses.

When projects create or result in building or site elements addressed by the standards, these elements must comply with the standards. It is not necessary to correct existing legal nonconforming conditions in order to comply with the standards. For example, if an existing legally constructed garage is located closer to the street than the remainder of the façade, it need not be moved in order to meet the garage location standard. However, if a garage is newly constructed or expanded as part of a proposed project, it must meet the garage location standard.

Parking and Garages	Project Complies		
	Yes	No	N/A
7A. Carports and Uncovered Parking. New or expanded carports and uncovered parking areas must be located behind or to the side of buildings in relation to any streets fronting the subject property. They may not be located between a building and the street. If a lot contains two or more detached buildings that are located behind one another, surface parking and carports may be located between the buildings but may not be located between the building closest to the street and the street.	☐	☐	☐
7B. Detached Garages. New or expanded detached garages shall be located behind residential buildings. On a corner lot, a new or expanded detached garage may be located to face the secondary street[5] and need not be located behind the dwelling in relation to the secondary street.	☐	☐	☐
7C. Attached Garages.			
1. ***Street-facing Garages.*** Any new or expanded garage with a door facing a street shall meet the following standards:	*Meet both of the following:*		
a. *Width.* Garage doors shall not occupy more than 50% of the width of any building façade.	☐	☐	☐
b. *Placement.* An attached garage may not be located closer to the street than the remainder of the building façade.	☐	☐	☐

[5] Primary and Secondary Streets. For lots with frontage along more than one street (e.g., corner lots, through lots), the primary street will be considered the street abutting the "front yard," as defined in AMC Section 30-2. The other street shall be considered the secondary street.

Building Orientation and Entries	Project Complies		
	Yes	No	N/A
7D. Entry Location and Orientation. Building entrances shall be oriented to face the street, according to the following standards.			
1. At least one dwelling unit on each lot shall have a door that:	*Meet one:*		
a. Faces the street; or	☐	☐	
b. Opens onto a porch with an entrance that faces the street.	☐	☐	
2. If a lot contains two side-by-side detached dwelling units positioned along the street frontage, each unit shall include a door that faces the street.	☐	☐	☐
3. If two attached dwellings are proposed on an interior lot, at least one of the units shall be oriented with a door facing the street. The entry for the other unit may either face the street or be located on a side or rear façade.	☐	☐	☐
4. Street-facing building entries shall be connected to the public street with a pedestrian path.	☐	☐	
7E. Porches. Street-facing building entries must have roofed projections or recesses with a minimum depth of at least five feet and a minimum area of 25 square feet.	☐	☐	☐

Massing	Project Complies		
	Yes	No	N/A
7F. Upper Stories. The floor area of any upper (second or higher) story may not exceed 100% of the floor area of the story directly below plus the area of any recesses on the story directly below.	☐	☐	☐

Architectural Details and Materials	Project Complies		
	Yes	No	N/A
7G. Siding.	*Checking "yes" for 1a – 1c indicates that prohibited material is **not** used.*		
1. ***Prohibited Materials***. The following shall not be used as siding materials:			
a. Vinyl (plastic) siding.	☐	☐	
b. Corrugated aluminum panel siding.	☐	☐	
c. T1-11 wood siding.	☐	☐	
2. ***Specific Requirements for Certain Materials***. a. *Exposed Wood.* If exposed wood (other than wood shingles) is used, it shall be painted, stained, or treated and maintained to prevent noticeable weathering.	☐	☐	☐
b. *Thin Brick Veneers.* Thin brick veneers, where used, shall be selected to give the appearance of full brick. Wrap-around pieces shall be used at window recesses and building corners.	☐	☐	☐

Architectural Details and Materials	Project Complies		
	Yes	No	N/A
c. *Fiber Cement and Other Synthetic Siding.* Synthetic siding shall have smooth textures. Simulated wood grain textures shall not be used.	☐	☐	☐
7H. Windows.			
1. ***No Blank Walls.*** Each street-facing façade must contain windows, a door, or other openings.	☐	☐	☐
2. ***Window Recess or Trim***. At least one of the following standards shall be met:	*Meet at least one:*		
a. Windows are recessed at least 3/4 inches, measured from the window sash to the exterior wall surface (not including any trim in the measurement).	☐	☐	☐
b. Trim at least two inches in depth is applied along the top and both sides of a window with a sill along the bottom. Trim depth is measured from exterior face of the trim to the window sash.	☐	☐	☐
3. ***Divided Lites/Muntins***. If divided-lite windows are utilized, they may have true/full divided lites or simulated divided lites, in accord with the following standards:			
a. Muntins or grids shall project at least three-eighths (3/8) of an inch from the exterior glass surface.	☐	☐	☐
b. For simulated divided lites, spacers shall be used between panes.	☐	☐	☐
c. Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior or interior of the window, are prohibited.	☐	☐	☐
d. Roll-on or tape muntins are prohibited.	☐	☐	☐
7I. Trim. Window and corner trim shall be no smaller than 1" x 4"; however, if a proposed project has stucco or shingle siding, "stucco mold" window trim 2" to 3" wide may be used.	☐	☐	☐

Landscaping	Project Complies		
	Yes	No	N/A
7J. Landscaping of Street-facing Yards. In accord with Section 30-5.7 of the AMC, front yards and corner side yards shall be landscaped, except for areas used for walkways, driveways, and staircases.	☐	☐	☐
7K. Trees. 1. ***Prohibited Species.*** Palm trees are not permitted unless the City's solid waste program accepts palm fronds for composting.	☐	☐	☐
2. ***Maintenance of Existing Mature Trees During Construction.*** The following requirements shall be printed on the approved building permit plans: "The project shall provide diligent maintenance and care for any mature trees, defined as any native tree species with a trunk diameter of 18" measured 4.5 feet above ground level, as well as any protected tree pursuant to AMC Section 13-21, on the property during construction. a. Construction, cutting and filling around the base of trees shall be done only after consultation with a certified arborist. b. Barricades shall be erected around the trunks of trees as recommended by the certified arborist to prevent injury to the mature trees. c. No construction equipment, vehicles or materials shall be stored, parked or standing within the tree dripline."	☐	☐	☐

8. ADDITIONS AND NEW BUILDINGS ON LOTS WITH EXISTING BUILDINGS

Principles

These standards apply to additions to and alterations of existing buildings, as well as to construction of new buildings on lots with existing buildings. 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 (presubdivided) lot.

Additions and Additional Buildings	Project Complies		
	Yes	No	N/A
8A. Maintenance of Existing Features. The construction of additions, alterations, and new structures shall not obscure, damage, destroy or remove any original architectural details or materials of an existing main building, except as necessary to construct and integrate an addition.	☐	☐	☐
8B. Maintenance of Porches. An addition or alteration shall not result in the enclosure of an existing porch.	☐	☐	☐
8C. Roof Form and Pitch. An addition or alteration shall maintain the roof form(s) of the existing building and match the existing roof pitch[2]. A new building 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. Examples of roof forms are gable, hip, mansard, gambrel, flat, shed, bonnet, and false front.	☐	☐	☐
8D. Roof Eaves. An addition, alteration, or new building must include eaves that match the eaves on the existing building, including depth.	☐	☐	☐
8E. Porch Columns. An addition, alteration, or new building shall exhibit porch columns of the same shape and proportions as those of the existing buildings and typical of the architectural style[6] of the existing building.	☐	☐	☐
8F. Windows. The windows on street-facing façade(s) of an addition, alteration, or new building must meet the following standards. 1. ***Orientation.*** a. If the windows of the existing building[2] are vertically oriented (taller than they are wide), then the windows of the proposed project shall also be vertically oriented.	☐	☐	☐
b. If the existing building exhibits groupings of windows, the proposed project may replicate these groupings including the separation between each window. Such groupings can include but are not limited to: i. Groups or pairs of side-by-side vertically oriented windows that together form a horizontal bank of windows. ii. A square or horizontally oriented window flanked by vertically oriented windows (side lites).	☐	☐	☐

[6] The identification of architectural style shall be according to the characteristics listed in the Guide to Residential Design, the booklet titled "Architectural and Historical Resources of the City of Alameda," or Section 4.3 of the Citywide Design Review Manual. See Appendix D.

Additions and Additional Buildings	Project Complies		
	Yes	No	N/A
2. ***Proportions.*** Windows on the addition, alteration, or new building shall match the proportions (ratio of height to width) of the windows that predominate (occur most frequently) on the existing building and window type (double-hung, casement, etc.), and muntin pattern, if any.	☐	☐	☐
3. ***Major Divisions.*** a. If the windows of the existing building exhibit rails, other divisions between sashes, or mullions, then any such divisions on the windows of the proposed addition or alteration shall be in the same orientation (i.e., horizontal or vertical). For example, if the reference building(s) have predominantly single- or double-hung windows, which have a horizontal rail where the two sashes meet, then the windows of the proposed project shall not be horizontal slider or paired casement windows, which have vertical divisions.	☐	☐	☐
b. The divisions shall be positioned to correspond with their positioning on the existing building. Meeting rails for single- or double-hung windows shall be positioned in the center or the upper half of the window opening.	☐	☐	☐
4. ***Alignment.*** a. The windows on an addition shall align with existing windows on other floors of the building.	☐	☐	☐
b. The tops of new windows in an addition shall horizontally align with the tops of existing windows on the same story of the building.	☐	☐	☐
8G. Trim. The proposed addition, alteration or new building shall include window and corner trim of the same depth and width (to within ½ inch) as the trim on the existing building, and no smaller than 1" x 4". However, if the existing building and proposed project have stucco siding, "stucco mold" window trim 2" to 3" wide may be used.	☐	☐	☐
8H. Materials. The primary exterior material(s) used on an addition, alteration, or new building must be selected from primary exterior materials of the existing building. In order to be considered primary, a material must cover at least one-half of the area of the street-facing façade(s) of a building. Qualifying exterior materials are:	*Incorporate one of the following materials:*		
1. Horizontal wood siding. Note: Where the existing building has horizontal wood siding, the proposed project may use cement fiber or similar synthetic horizontal siding, but the siding must be smooth surfaced (without imitation raised wood grain) and it may not be vinyl or aluminum, and otherwise visually match the existing siding.	☐	☐	☐
2. Board and batten siding. Note: Architectural grade material may be used as a substitute for boards only if wood battens with a dimension at least 1" x 2", and any Z-bar is covered by trim.	☐	☐	☐
3. Wood shingles. Note: Where the existing building has wood shingles, the proposed project may use cement fiber or similar synthetic shingles, but they may not be vinyl or aluminum, and must visually match existing shingles.	☐	☐	☐
4. Stucco.	☐	☐	☐
5. Pressed brick.	☐	☐	☐

Additions and Additional Buildings	Project Complies		
	Yes	No	N/A
6. Stone, including architectural terra cotta and other stone-like materials.	☐	☐	☐
7. "Half timber," consisting of individual pieces of dimensioned lumber surrounded by stucco.	☐	☐	☐

9. UPPER-STORY ADDITIONS

Principles

In addition to meeting the standards of the preceding section for all additions, projects that involve adding a new upper story to an existing building, or expanding or altering an existing upper story, must meet the following standards.

Upper-story Additions		Project Complies		
		Yes	No	N/A
9A.	**Distinction.** The upper floor(s) of the building must be delineated from the first floor with either:	*Include one or more treatment:*		
	1. Trim or other horizontal design feature such as a belt course or bellyband, applied to the transition between the first floor and upper floor(s); or	☐	☐	☐
	2. A change in materials between the first floor and upper floor(s).	☐	☐	☐
9B.	**Windows/Openings.** Any part of the addition that faces a street shall include windows or other openings. No blank wall shall face a street.	☐	☐	☐
9C.	**Window Alignment.** On street-facing facades, new or altered upper-floor windows must align vertically with the first-floor windows.	☐	☐	☐
9D.	**Plate Height.** A new upper story shall have a maximum plate height of 7'6". An addition to expand an existing two- or three-story building shall match the existing plate height of the building.	☐	☐	☐
9E.	**Privacy Standards.** Windows that are not required by the Building Code and are located on upper stories and closer than 10 feet from and facing an existing dwelling on an adjacent property shall be designed to maximize privacy for adjacent properties by using at least one of the following design treatments:	*Use one or more treatments:*		
	1. Sill height at least 60 inches above the finished floor.	☐	☐	☐
	2. Window offset such that the centerline of the glazing is more than two (2) lateral feet from the centerline of any glazing on an existing dwelling on an adjacent lot.	☐	☐	☐
	3. 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 such that objects, shapes, and patterns beyond the glass are not easily distinguishable.	☐	☐	☐
9F.	**Second-Story Additions to Bungalows**. If a new second story will be added to an existing one-story bungalow house, the second-story addition shall:	*Meet both:*		
	1. Have a side-facing gable roof or hipped roof; and	☐	☐	☐
	2. Be recessed a minimum of 15 feet from the face of the front façade.	☐	☐	☐
9G.	**Rear Additions.** A two-story addition to the rear of an existing one-story house shall have a non-elevated foundation system in order to reduce the overall height of the addition.	☐	☐	☐

10. RAISING A BUILDING

Principles

In addition to meeting the standards for all additions, projects that involve raising an existing building to create new ground-floor space below must meet the following standards.

Standards for Raising a Building	Project Complies		
	Yes	No	N/A
10A. Height/Proportions. The height of the new first story (the raised part of the structure) shall either be: • Between 0.6 and 0.7 of the height of the upper story (the original part of the structure), as measured from the floor joist to the ceiling joist of the upper floor, unless the project is designed to incorporate the measures in subsection (10B) below. • A new full story under the original structures designed the incorporate the measures of subjection (10C) below.	☐	☐	☐
10B. Mitigating Design Treatments. The height of the new first story may be between 0.6 and 0.7 of the height of the upper story if the project incorporates all of the following design treatments:	*Use all treatments:*		
1. If the existing building has a horizontal water table ("belly band"), it shall be repositioned on the building exterior to meet the 0.6 proportional standard;	☐	☐	☐
2. Street-facing stairs maximize rise over run as allowed under CBC to reduce the appearance of an elongated staircase or a ladder up to the main floor; or	☐	☐	☐
3. The grade at the bottom of the staircase or the front of the entire building is elevated to provide terraced landings necessary to step up to the existing staircase without extending the staircase.	☐	☐	☐
10C. New First Floor. An existing single story structure can be raised to create a new full story under the original structure if the project incorporates all of the following design treatments:	☐	☐	☐
1. The finished floor level of the new full story is at or above the average grade of the highest and lowest portion of the lot covered by the existing structure, and on the front elevation at least two stair steps above grade.			
2. The height of the new first floor, as measured from the top of the floor joist to the bottom of the ceiling joist, shall match the height of the original lower floor.			
3. In instances when a building is raised more than 50% of the height of the original lower floor entry porches and stairs shall be relocated to the new lower floor.			
10D. Window Alignment. New window openings on street-facing facades in the raised portion of the structure must align with original window openings on the original part of the house.			

NEIGHBORHOOD CONTEXT

11. CONTEXT AREA

Principles

New development within older neighborhoods reflects the architectural context by incorporating forms and features from existing buildings in the surrounding area.

Applicability

11A. Applicability. The standards of this section ("neighborhood context standards") apply to the following projects located partially or entirely within the Traditional Design Area shown on the map in Appendix B:

- Construction of multifamily and mixed use projects.
- Construction of new one- and two-family dwellings on vacant and cleared lots.
- Construction of new one- and two-family primary dwellings (not accessory dwelling units) on lots containing an existing building or buildings if:
  - The new building will be located within fifty (50') feet of an adjacent street frontage (the front lot line on an interior lot and the front and corner side lot line on a corner lot); and
  - The new building will not be located completely behind another building in relation to any adjacent street frontage.

Is the project site located within the Traditional Design Area?

☐ Yes ☐ No

If "no," the standards of this section do not apply.

Context Area

11B. Context Area Defined.

1. ***Interior Lots***.

a. The "context area" for an interior lot encompasses:

i. Five lots or 250 feet (measured from the subject property's side lot lines), whichever is less, on each side of the subject property on the same side of the street.

ii. Any lots directly across the street from the subject property, which shall mean any lots intersected by an extension of the subject property's side lot lines to the opposite side of the street; and

iii. Five lots, or 250 feet, whichever is less, on each side of the subject property on the opposite side of the street, measured from the extension of the subject property's side lot lines.

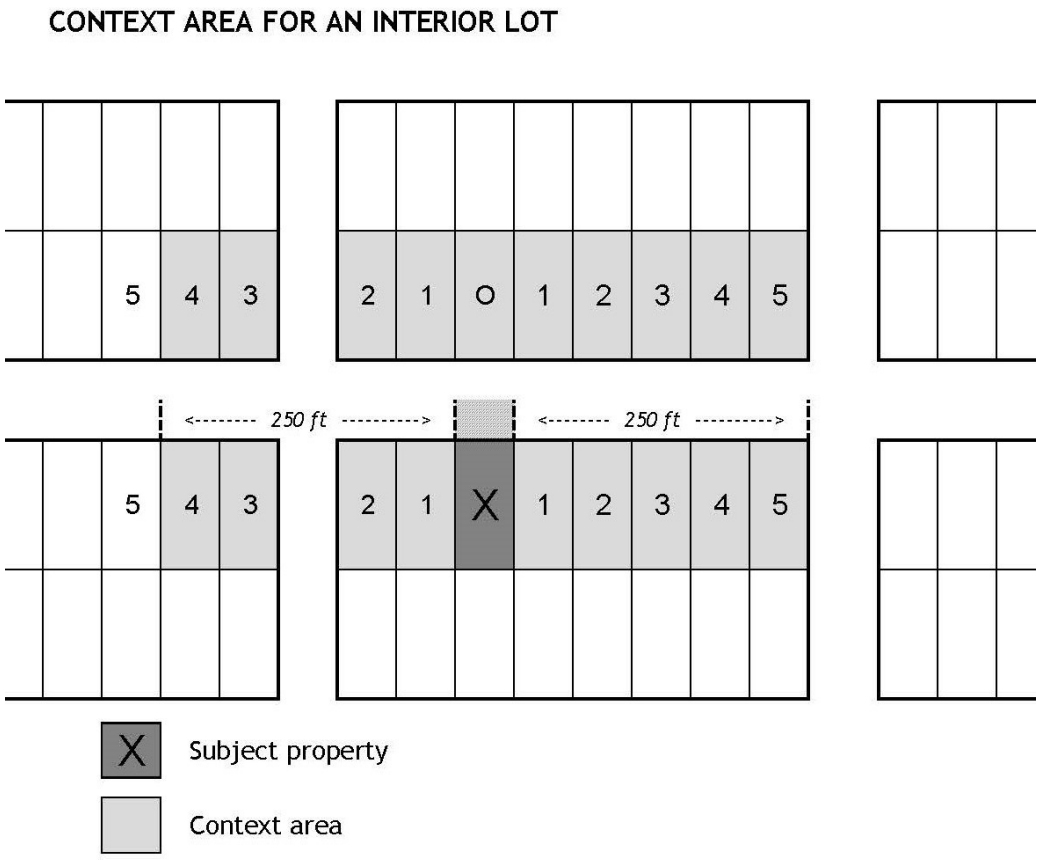
b. Additional Rules.

i. If any portion of a lot falls within 250 feet of the subject property, the lot shall be included within the context area.

ii. Where there are fewer than five lots between the subject property and an intervening street, lots from the next block will be considered part of the context area if they fall within 250 feet from the subject property.

iii. Lots that are within 250 feet of the subject property but do not lie along the same street frontage, such as lots to the rear of the subject property, are not included in the context area.

Context Area



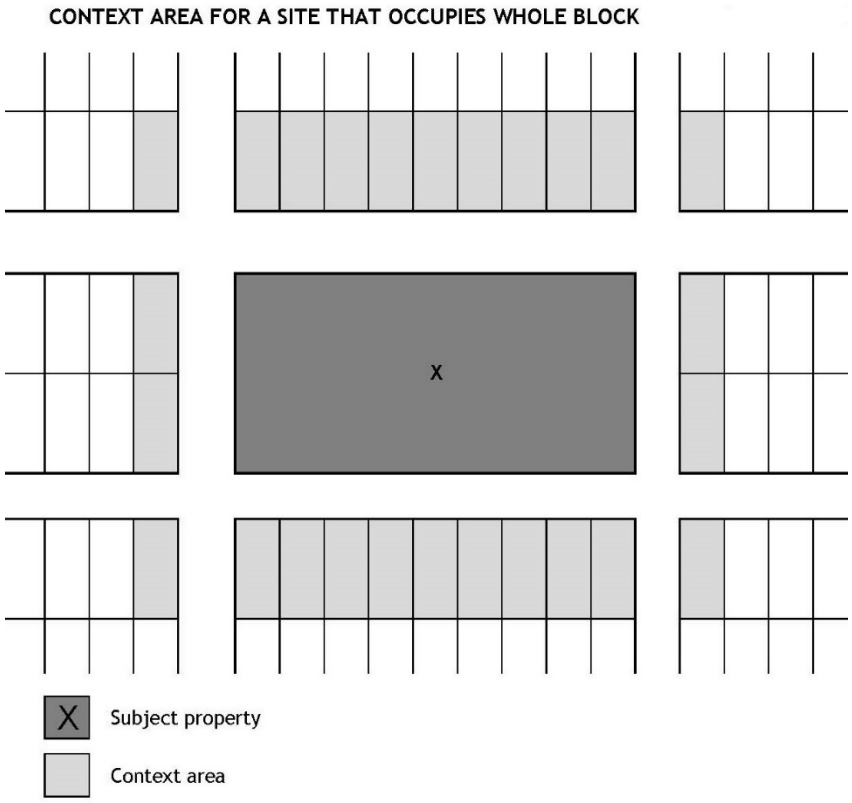
Context Area

2. ***Corner Lots.*** The "context area" for a corner lot encompasses:
   a. Along the primary street, five lots, or 250 feet (measured from the subject property's property lines), whichever is less, on each side of the subject property, both on the same side of the street and across the street.
   b. Along the secondary street, 250 feet (measured from the subject property's property lines), or the end of the block, whichever comes first, on each side of the subject property, both on the same side of the street and across the street.
   c. All properties that front the same intersection as the subject property.

CONTEXT AREA FOR CORNER LOT

Context Area

3. ***Whole-block Properties.*** The "context area" for a property that occupies a whole block or block face encompasses:
   a. All lots across the street from each side of the subject property; and
   b. All lots that front the same intersections as the subject property.



4. ***Commercial Districts.*** For properties in the C-C and NP-G zoning districts, the "context area" shall be the entire contiguous commercial zoning district within which the subject property is located. This context area applies to Option 1 of Section 12A, Selecting Reference Buildings or Reference Features, below.

12. REFERENCE BUILDINGS AND FEATURES

12A. Selecting Reference Buildings or Reference Features—Options. A project applicant shall identify existing buildings within the context area that were constructed prior to 1942 and identify one or more of them to serve as "reference buildings" for the purpose of meeting the Neighborhood Context Standards. Alternatively, an applicant may inventory the individual features of all pre-1942 buildings within the context area, as described in Option 4 below. The options for selecting reference buildings or reference features for the purpose of meeting the neighborhood context standards are as follows:

Check the option selected (1, 2, 3, or 4):

1. ***Option 1: Distinctive Buildings.*** If an Alameda Historic Monument or a property designated "N" or "S" in the Historical Building Study List is located within the context area, then such building shall serve as the reference building. If more than one such building is located in the context area, then the project applicant may choose one reference building from all qualifying buildings. If the project site is located in the C-C or NP-G district, then the context area shall be the entire contiguous commercial district. ☐

   Is there an Alameda Historic Monument or a property designated "N" or "S" in the Historical Building Study List within the context area?

   ☐ Yes ☐ No

   If there is an Alameda Historic Monument or a property designated "N" or "S" in the Historical Building Study List within one of the above areas, the applicant must use Option 1. If no such building exists, the applicant may select between any of Options 2, 3 and 4 below.

2. ***Option 2: Predominant Architectural Style.*** If there is a predominant architectural style[7] within the context area, the buildings of that style may serve as the reference buildings. A predominant architectural style is either: ☐
   a. A style exhibited by at least 40% of the buildings within the context area. If two architectural styles are represented by 40% or more of buildings in the context area, then the applicant may choose either style to serve as the predominant architectural style.
   b. A style exhibited by buildings of the same architectural style on three or more adjacent lots anywhere within the context area. For the purpose of this criterion, lots will be considered adjacent even if separated by a street.

[7] The identification of architectural style shall be according to the characteristics listed in the Guide to Residential Design, the booklet titled "Architectural and Historical Resources of the City of Alameda," or Section 4.3 of the Citywide Design Review Manual. See Appendix D.

3. ***Option 3: Adjacent Buildings.*** If buildings on lots adjacent to the subject property were constructed prior to 1942 and retain their original architectural features, then the adjacent buildings may serve as the reference buildings. ☐
   a. In the case of an interior lot, the pre-1942 buildings on each side of the subject property shall serve as the reference buildings.
   b. In the case of a corner lot, the reference buildings may consist of pre-1942 buildings located on:
      i. Properties adjacent to the subject property; or
      ii. Any corner of the same intersection as the subject property.
4. ***Option 4: Architectural Features Inventory.*** Instead of identifying a reference building, the applicant may inventory features of all pre-1942 buildings within the context area and incorporate the most prevalent features into the design of the project, as further described in Section 6D below. *Note: Appendix C provides an optional worksheet for project applicants to use to inventory architectural elements within the context area.* ☐

12B. Incorporating Forms and Features—Options. New buildings shall be designed to:

Check the option selected (1 or 2):

1. Incorporate forms and features of the reference building(s), as further described in Section 6F (*corresponds with Options 1, 2, and 3 in Section 6C above*); or ☐
2. Incorporate the most prevalent features found on buildings within the context area, as further described in Section 6F. In each category of feature (e.g., roof form, roof slope, exterior materials, windows, architectural details), the most prevalent feature is the feature that occurs most frequently on pre-1942 buildings within the context area (c*orresponds with Option 4 in Section 6C above).* ☐

12C. Altered Buildings. If a pre-1942 building within the context area has had its surface materials, windows, architectural detailing, or other features altered, the features selected for incorporation into the design of the project shall be characteristic of the building's original architectural style[8]. For example, a Victorian house that has been covered with stucco or vinyl or aluminum siding will be considered to have horizontal wood siding for the purpose of establishing a context for exterior materials.

	Project complies

[8] The identification of architectural style shall be according to the characteristics listed in the Guide to Residential Design, the booklet titled "Architectural and Historical Resources of the City of Alameda," or Section 4.3 of the Citywide Design Review Manual. See Appendix D for links to these documents.

Standards—Neighborhood Context	Yes	No	N/A
12D. Neighborhood Context Standards. The neighborhood context standards apply to street-facing building elevations, as well as the first 10 feet of non-street-facing elevations closest to the street.			
5. ***Roof Form***. In order to meet the roof form standard, a project shall exhibit the same roof form(s) as the reference building(s). If there is no reference building, the project shall be designed to include the most prevalent roof form(s) of the context area. Qualifying roof forms are gable, hip, mansard, gambrel, flat, shed, bonnet, and false front.	☐	☐	
6. ***Roof Pitch.*** The roof pitches of the reference building(s) shall be classified into one of four slope categories—flat, low, moderate, or steep—according to the ranges in the table below: Slope Category | Roof Pitch (rise:run) Flat | ≤ 1:12 Low | > 1:12 and ≤ 4:12 Moderate | > 4:12 and ≤ 7:12 Steep | > 7:12 A proposed project shall exhibit the same slope category as the reference building(s) across the front half of the project's roof area. If there is no reference building(s), the project shall be designed to include the most prevalent roof slope category from the context area.	☐	☐	
7. ***Roof Eaves/Overhangs.*** If the reference building(s) have roof overhangs of 12 inches or more, then the proposed project shall also have overhangs of 12 inches or more. If there is no reference building, the project shall exhibit overhangs of 12 inches or more if 50% or more of buildings in the context area do.	☐	☐	☐
8. ***Windows.*** The windows on street-facing façade(s) of a proposed project shall exhibit the same proportions and major divisions exhibited by the windows of the reference building(s). If there is no reference building, the project shall exhibit the window forms that are most prevalent in the context area. a. *Proportions.* i. The project shall match the general proportions (ratio of height to width) of the window proportions that predominate on the reference building(s) or context buildings.	☐ ☐	☐ ☐	
ii. If the windows of the reference building(s) or context buildings are vertically oriented, then the windows of the proposed project shall also be vertically oriented.	☐	☐	☐

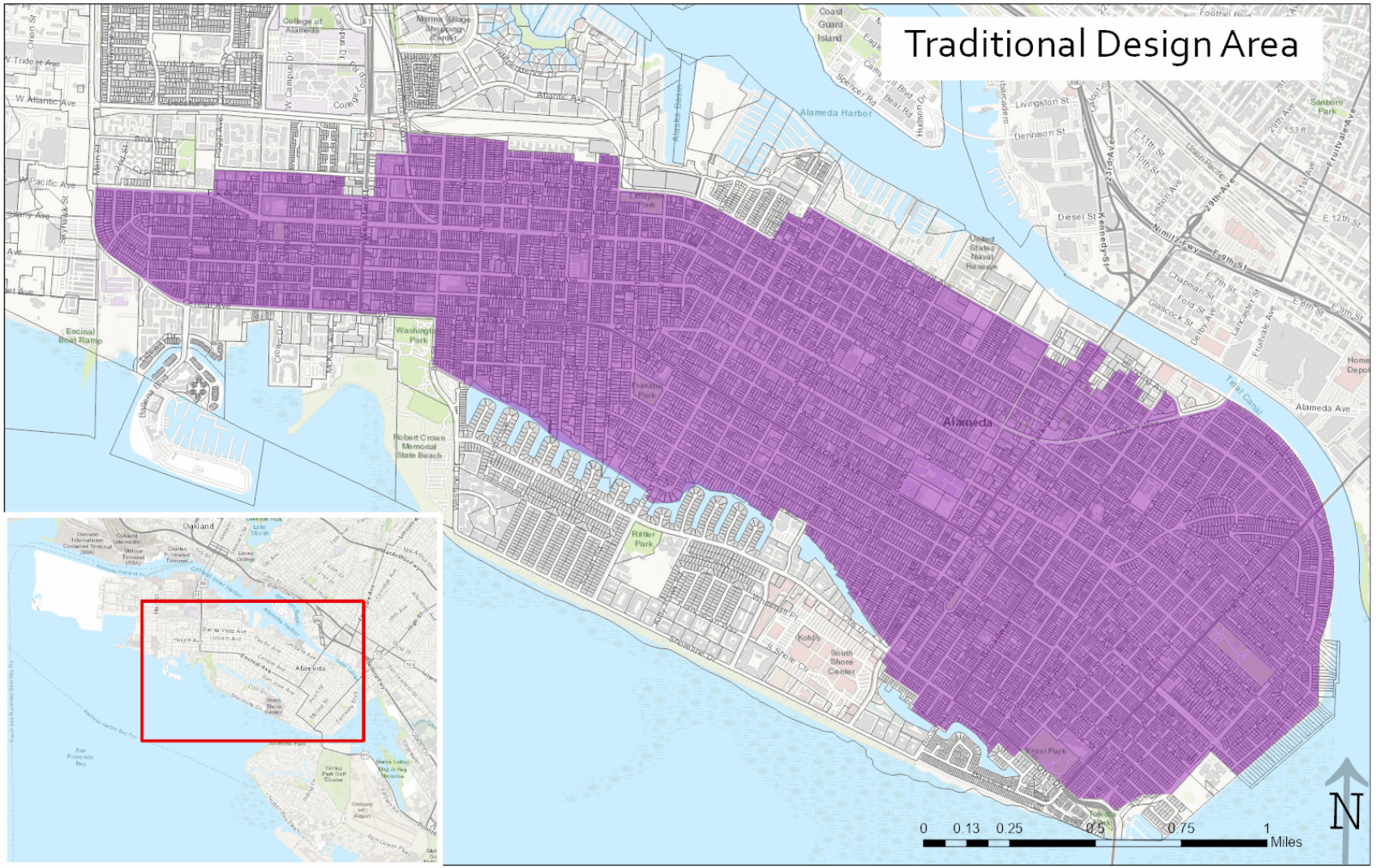
Standards—Neighborhood Context	Project complies		
	Yes	No	N/A
iii. If the reference building(s) exhibit groupings of windows, the proposed project may replicate these groupings. Such groupings can include but are not limited to: (a) Groups of side-by-side vertically oriented windows that together form a horizontal bank of windows. (b) A square or horizontally oriented (fixed) window flanked by vertically oriented windows (side lites).	☐	☐	☐
b. *Major Divisions.* i. If the windows of the reference building(s) exhibit rails, other divisions between sashes, or mullions, then any such divisions on the windows of the proposed project shall be in the same orientation (i.e., horizontal or vertical). For example, if the reference building(s) have predominantly single- or double-hung windows, which have a horizontal rail where the two sashes meet, then the windows of the proposed project shall not be horizontal slider windows, which exhibit vertical divisions.	☐	☐	☐
ii. The divisions shall be positioned to correspond with their positioning on the reference building(s). Meeting rails for single- or double-hung windows shall be positioned in the center or the upper half of the window opening.	☐	☐	☐
c. *Alignment.* i. If the reference building(s) have doors and windows in vertical alignment between floors, so shall the proposed project. ii. If the reference building(s) have windows arranged in horizontal alignment within floors, so shall the proposed project. To meet this standard, within each floor of a street-facing façade, the tops of at least 90% of a project's windows must be aligned along a horizontal line.	☐	☐	☐
9. ***Exterior Materials***. The primary exterior material(s) used on a project must be selected from primary exterior materials of the reference building(s). In order to be considered primary, a material must cover at least one-third of the area of the street-facing façade(s) of a building. If there is no reference building(s), the project shall include the predominate exterior material exhibited by context area buildings. Qualifying materials are:	*Projects must include one or more of the following:*		
a. Horizontal wood siding. *Where the neighborhood context is horizontal wood siding, the proposed project may use cement fiber or similar synthetic horizontal siding, but it must be smooth surfaced (without imitation raised wood grain), and it may not be vinyl or aluminum.*	☐	☐	☐
b. Board and batten siding. *Architectural grade materials may be used as a substitute for boards only if wood battens with a dimension at least 1" x 2", and any Z-bar is covered by trim.*	☐	☐	☐

Standards—Neighborhood Context	Project complies		
	Yes	No	N/A
c. Wood shingles. *Where the neighborhood context is wood shingles, the proposed project may use cement fiber or similar synthetic shingles, and they may not be vinyl or aluminum.*	☐	☐	☐
d. Stucco.	☐	☐	☐
e. Pressed brick.	☐	☐	☐
f. Stone, including architectural terra cotta and other stone-like materials.	☐	☐	☐
g. "Half timber," consisting of individual pieces of dimensioned lumber surrounded by stucco.	☐	☐	☐
10. ***Architectural Details.*** A project shall incorporate details that are **typical of the architectural style**[9] of the reference building(s). If there is no reference building, the project shall include prevalent details from the pre-1942 buildings within the context area. A project shall include **four or more** of the following types of details found on the reference building(s) or context buildings and typical of their architectural style:	*Projects must include two or more of the following:*		
a. Window and corner trim of the same depth and width as that found on the reference or context buildings and no smaller than 1" x 4" (nominal dimensions); however, if the reference building and project have stucco siding, "stucco mold" window trim 2" to 3" wide may be used.	☐	☐	☐
b. Roof eaves/overhangs 18 inches or more deep. *Note: A project might already be required to provide at least 12-inch overhangs, per Section 7D(5), Roof Eaves/Overhangs, above. If the applicant provides 18-inch or deeper roof overhangs, it will also count as an architectural detail in this current list.*	☐	☐	☐
c. Porch columns of the same style and proportions as those of the reference building(s) or context buildings.	☐	☐	☐
d. Exposed rafter tails.	☐	☐	☐
e. Roof brackets with minimum dimensions of 4" x 4".	☐	☐	☐
f. Trellis awnings.	☐	☐	☐
g. Bay windows.	☐	☐	☐
h. Cornices with a minimum 6-inch exposure.	☐	☐	☐
i. Scalloped ("Mission Revival") or other curved parapets.	☐	☐	☐
j. Terra cotta or visually matched tiles (in the case of "Spanish Colonial Revival" or "Mediterranean Revival" reference or context buildings).	☐	☐	☐

[9] The identification of architectural style shall be according to the characteristics listed in the Guide to Residential Design, the booklet titled "Architectural and Historical Resources of the City of Alameda," or Section 4.3 of the Citywide Design Review Manual. See Appendix D.

APPENDIX A: STREET CLASSIFICATION APPENDIX

APPENDIX B: MAP OF TRADITIONAL DESIGN AREA



APPENDIX C: WORKSHEET – INVENTORY OF ARCHITECTURAL FEATURES

If the Neighborhood Context Standards of Section 6 apply, and the applicant selects Option 4 under Section 6C, then the applicant must inventory individual architectural features of buildings within the context area. This worksheet is provided for convenience. An applicant may use this worksheet to inventory the features or create and submit their own format for the inventory.

	Address	Roof form	Roof pitch	Roof overhangs	Siding Materials	Windows: proportion, divisions	Trim & detailing	Architectural style (Optional)
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								

	Address	Roof form	Roof pitch	Roof overhangs	Siding Materials	Windows: proportion, divisions	Trim & detailing	Architectural style (Optional)
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30								
Predominant feature								

Address	Roof form	Roof pitch	Roof overhangs	Siding Materials	Windows: proportion, divisions	Trim & detailing	Architectural style (Optional)
Frequency of predominant feature (%)							
Feature selected for proposed project							
Key: list of options for each feature	Flat Shed Gable Hip Mansard Gambrel Bonnet Other: _____	Pitch category (rise: run) Flat (≤ 1:12) Low (1:12 - 4:12) Moderate (> 4:12 and ≤ 7:12) Steep (slope > 7:12)	Does building have eaves/roof overhangs 12 inches or greater in depth? Yes No	Horizontal wood siding; Horizontal synthetic siding (1); Board and batten siding; Wood shingles; Stucco; Brick; Stone; Half timber; Other _____	Description, height:width ratio Highly vertical (2:1) Vertical (1:1) Banks of vertical windows Picture windows with side lites Horizontal	Note if any of the following are present: Window and corner trim (approx. width and depth: _____); Deep roof eaves/overhangs; Exposed rafter tails; Roof brackets; Attached trellises; Bay windows; Curved parapets; Other architectural features or details consistent with architectural style (2): _____ _____	Pioneer Victorian Colonial Revival Transitional Craftsman California Bungalow Prairie Tudor Revival French Provincial Revival Spanish Colonial Revival Moderne Ranch House Neoclassical Early 20th-century Commercial Art Deco Modern Other: _____

Notes:

1. May be cement fiber or similar synthetic siding that is smooth-surfaced (without imitation raised wood grain), but not vinyl and aluminum siding.

2. Include details that are characteristic of the architectural style, as identified in the Guide to Residential Design, the Historic Preservation Element of the Alameda General Plan, or Section 4.3 of the Citywide Design Review Manual (See Appendix C).

APPENDIX D: ARCHITECTURAL STYLE GUIDES

The following three sources describe architectural styles that are common in Alameda. Each source contains a series of illustrations of architectural styles, labeled with features that are typical of the style. Any of these three sources may be used to identify the architectural style of a building in order to meet the Neighborhood Context Standards (Section 5) of the Objective Design Review Standards.

THE GUIDE TO RESIDENTIAL DESIGN (2005), APPENDIX PART IV, GUIDE TO ALAMEDA'S ARCHITECTURE

Appendix Part IV from the Guide to Residential Design (2005) presents a series of illustrations of common architectural styles of Alameda's houses. For each style, it describes house form and plan, materials, windows and doors, roof, and decorative elements. See pp. 77 – 94 of the Guide to Residential Design, available at this link:

https://www.alamedaca.gov/files/sharedassets/public/alameda/building-planning-transportation/guidelines/cdd_-_plg_-_gud_-_guide_to_residential_design.pdf

CITYWIDE DESIGN REVIEW MANUAL, SECTION 4.3, ARCHITECTURAL STYLE GUIDELINES

Section 4.3 of the Citywide Design Review Manual includes illustrations and descriptions of several architectural styles found in Alameda. It covers common styles of both commercial and residential buildings. See pp. 47 – 84 (as labeled on the pages) of this document (pp. 8 – 45 of the PDF document)

https://www.alamedaca.gov/files/sharedassets/public/alameda/building-planning-transportation/guidelines/citywide_design_review_manual_1-2014_part2.pdf

THE ARCHITECTURAL AND HISTORICAL RESOURCES OF THE CITY OF ALAMEDA

https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division/Historic-Preservation

Summary of Comments on COPY2023-9-5Attachment3-MarkedUpPagesFrom8-24-23ODS FocusGroupNo.1 Presentation.pdf

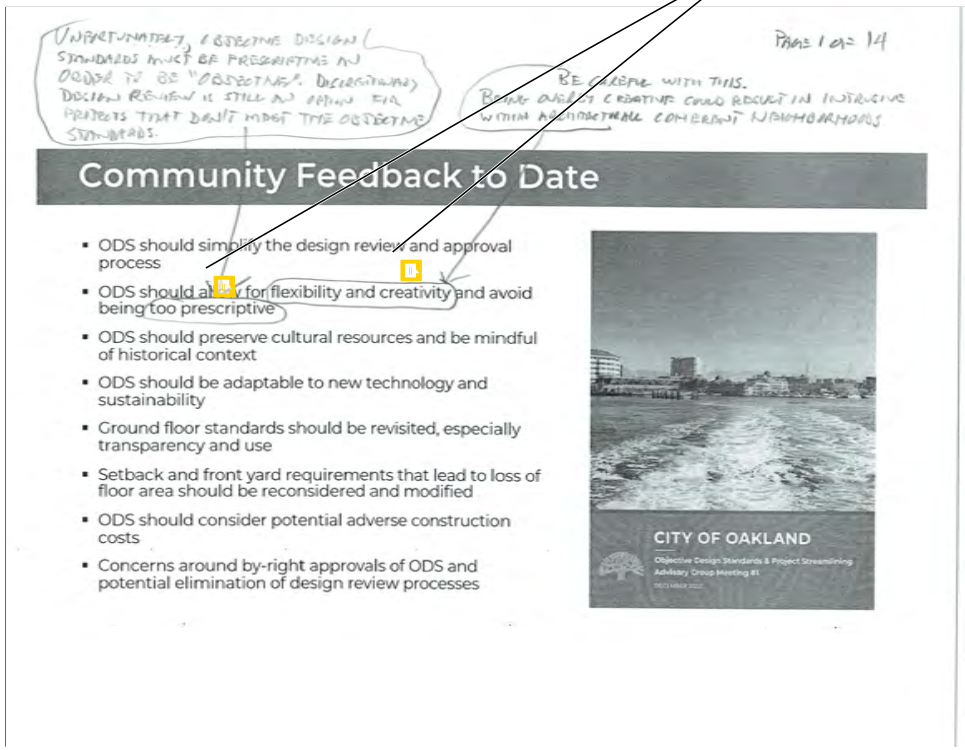
This page contains no comments

Attachment 3: Marked-Up Pages from August 24, 2023 ODS Focus Group Presentation

Page: 2

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 1:42:23 PM
Be careful with this. Being overly creative could result in intrusiveness within architecturally coherent neighborhoods

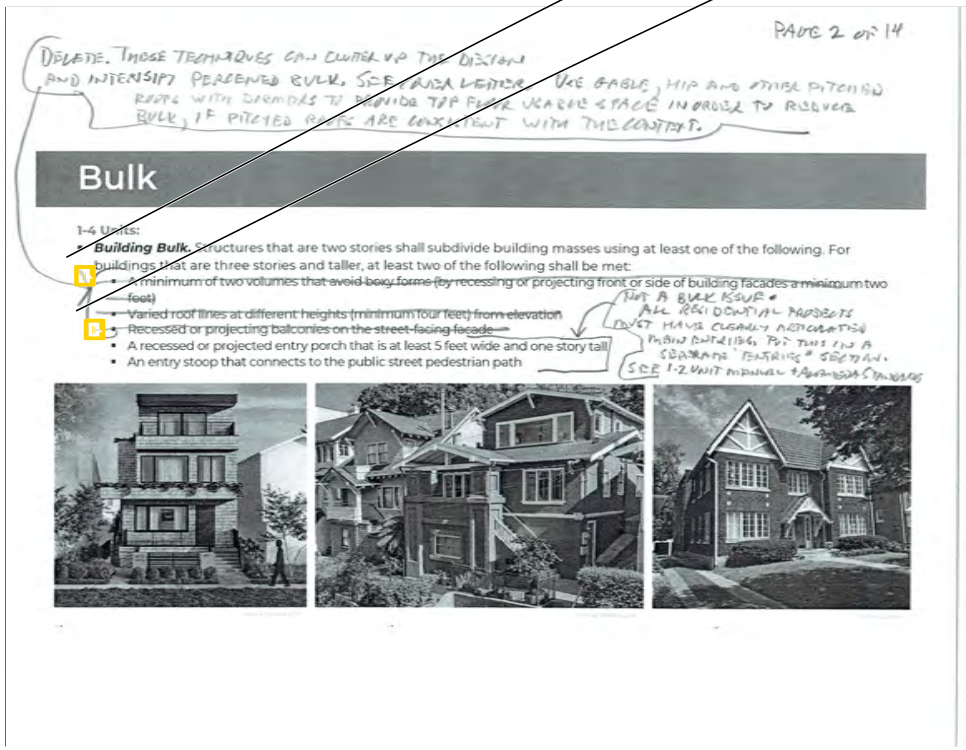
Author: naomischiff Subject: Sticky Note Date: 9/5/23, 1:47:15 PM
Page 1 of 14: Unfortunately, objective design standards must be prescriptive in order to be "objective." discretionary design review is still an option for projects that don't meet the objective standards.



Page: 3

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 1:47:37 PM
Page 2 of 14: Delete bullets 1, 2, 3. These techniques can clutter up the design and intensify perceived bulk. See OHA cover lewtter. Use gable, hip, and other pitched roofs with dormers to provide top floor usable space, in order to reduce bulk, if pitched roofs are consistent with the context.

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 1:46:39 PM
Bullets 4 and 5 are not a bulk issue. All residential projects must have clearly articulated main entries Put this in a separate "entries" section See the Oakland 1–2 unit manual.



PAGE 2 OF 14

DELETE. THOSE TECHNIQUES CAN CLUTTER UP THE DESIGN AND INTENSIFY PERCEIVED BULK. SEE OHA LETTER. USE GABLE, HIP AND OTHER PITCHED ROOFS WITH DORMERS TO PROVIDE TOP FLOOR USABLE SPACE IN ORDER TO REDUCE BULK, IF PITCHED ROOFS ARE CONSISTENT WITH THE CONTEXT.

Bulk

1-4 Units:

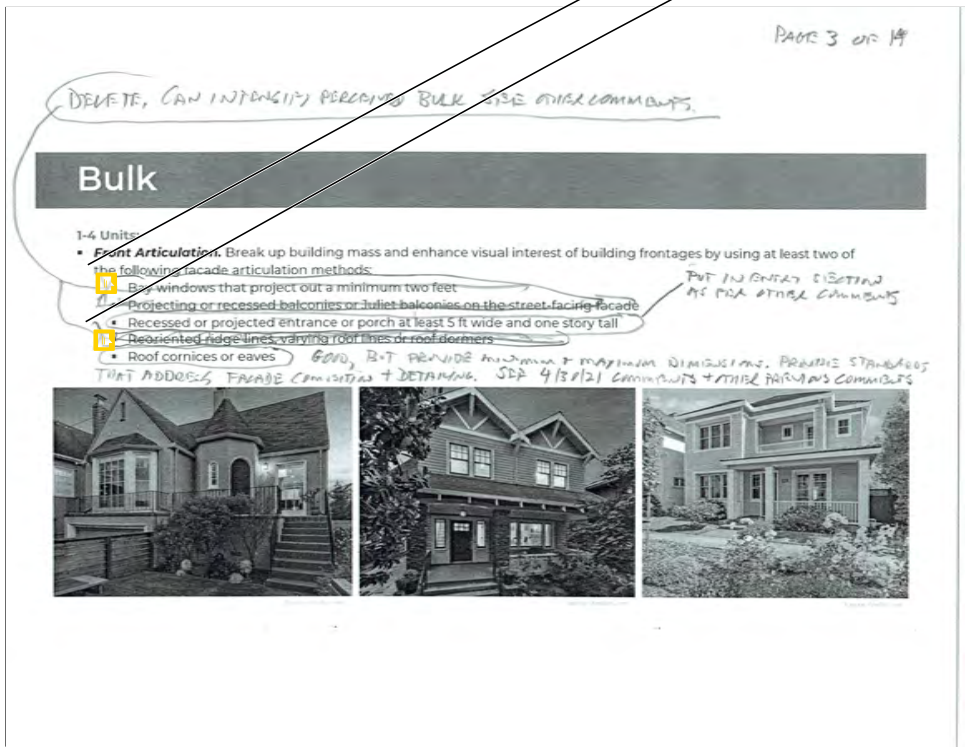
- ***Building Bulk.*** Structures that are two stories shall subdivide building masses using at least one of the following. For buildings that are three stories and taller, at least two of the following shall be met:
  - ~~A minimum of two volumes that avoid boxy forms (by recessing or projecting front or side of building facades a minimum two feet)~~
  - ~~Varied roof lines at different heights (minimum four feet) from elevation~~
  - ~~Recessed or projecting balconies on the street-facing facade~~
  - A recessed or projected entry porch that is at least 5 feet wide and one story tall
  - An entry stoop that connects to the public street pedestrian path

NOT A BULK ISSUE. ALL RESIDENTIAL PROJECTS MUST HAVE CLEARLY ARTICULATED MAIN ENTRIES. PUT THIS IN A SEPARATE "ENTRIES" SECTION. SEE 1-2 UNIT MANUAL & ANAHEIM STANDARDS

Page: 4

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 1:49:02 PM
Page 3 of 14: Delete bullets 1-4 and put in a separate "entries" section, as per previous comment.

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 1:49:52 PM
Bullet 5: Good, but provide minimum and maximum dimensions. Provide standards that address façcade composition and detailing. See OHA 4/30/21 comments and other previous comments.



PAGE 3 OF 14

DELETE, CAN INTEGRATE PERTINENT BULK USE OTHER COMMENTS.

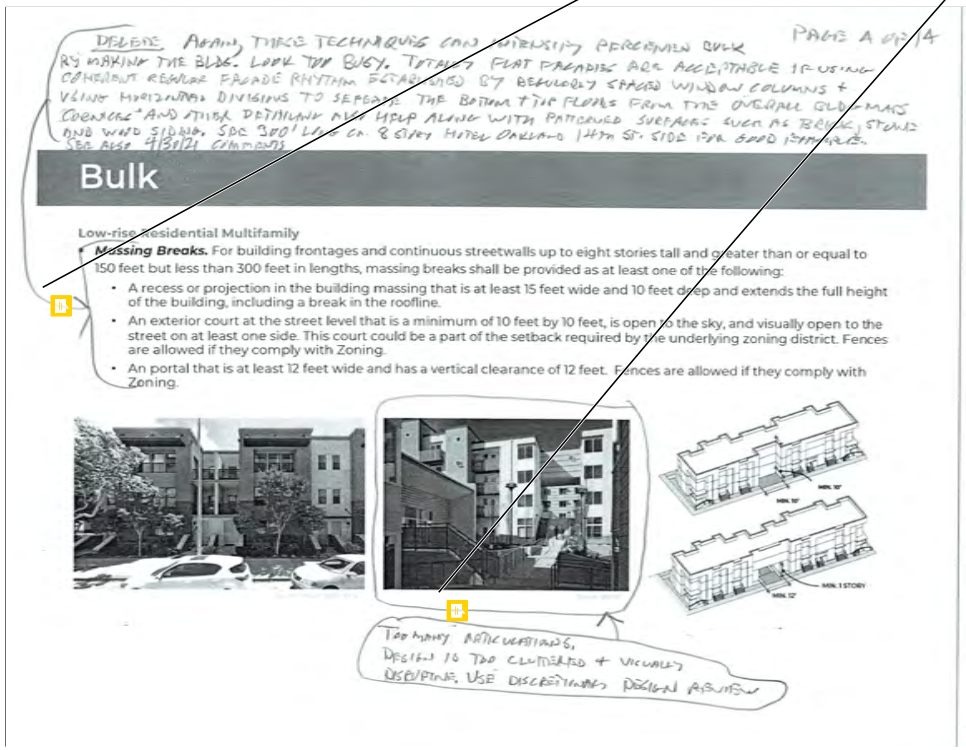
Bulk

1-4 Units:

- ***Front Articulation.*** Break up building mass and enhance visual interest of building frontages by using at least two of the following facade articulation methods:
  - ~~Bay windows that project out a minimum two feet~~
  - ~~Projecting or recessed balconies or Juliet balconies on the street-facing facade~~
  - Recessed or projected entrance or porch at least 5 ft wide and one story tall
  - ~~Reoriented ridge lines, varying roof lines or roof dormers~~
  - Roof cornices or eaves

PUT IN ENTRY SECTION AS PER OTHER COMMENTS

GOOD, BUT PROVIDE MINIMUM + MAXIMUM DIMENSIONS. PROVIDE STANDARDS THAT ADDRESS FACADE COMPOSITION + DETAILING. SEE 4/30/21 COMMENTS + OTHER PREVIOUS COMMENTS



Author: naomischiff Subject: Sticky Note Date: 9/5/23, 1:53:07 PM

Page 4 of 14: DELETE "Massing Breaks" passage. Again, these techniques can intensify perceived bulk by making the building look too busy. Totally flat façades are acceptable if using coherent, regular façade rhythm, established by regularly spaced window columns and using horizontal divisions to separate the bottom and top floors from the overall building mass. Cornices and other detailing can help, along with patterned surfaces such as brick, stone, and wood siding. See the 300-foot long ca 8-story Hotel Oakland, 14th St. side, for a good example. See also OHA 4/30/21 comments.

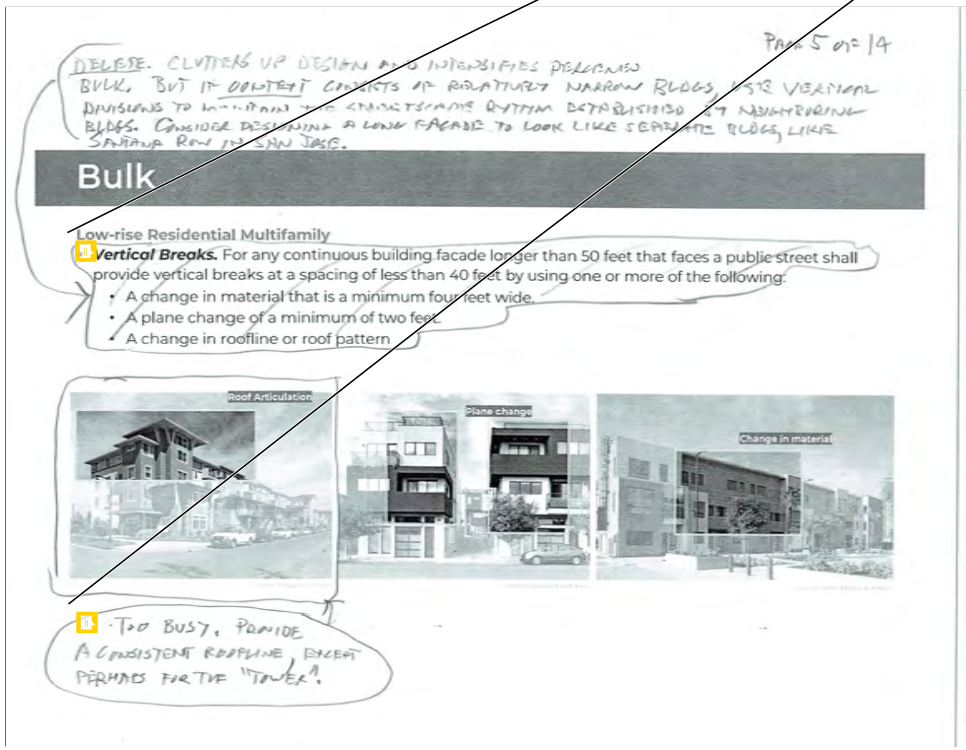
Author: naomischiff Subject: Sticky Note Date: 9/5/23, 1:53:54 PM

Second photo on page 4 of 14: too many articulations, design is too cluttered and visually disruptive. Use discretionary design review.

Page: 6

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:02:50 PM
Page 5 of 14: DELETE "Vertical Breaks" section. Clutters up design and intensifies perceived bulk. But if context consists of relatively narrow buildings, use vertical divisions to maintain the streetscape rhythm established by neighboring buildings. Consider designing a long façade to look like separate buildings, like Santana Row in San Jose.

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 1:56:11 PM
First photo at lower left: Too busy. Provide a consistent roofline, except perhaps for the "tower."



Page 5 of 14

DELETE. CLUTTERS UP DESIGN AND INTENSIFIES PERCEIVED BULK. BUT IF CONTEXT CONSISTS OF RELATIVELY NARROW BLDGS, USE VERTICAL DIVISIONS TO MAINTAIN THE STREETSCAPE RHYTHM ESTABLISHED BY NEIGHBORING BLDGS. CONSIDER DESIGNING A LONG FACADE TO LOOK LIKE SEPARATE BLDGS, LIKE SANTANA ROW IN SAN JOSE.

Bulk

Low-rise Residential Multifamily

Vertical Breaks. For any continuous building facade longer than 50 feet that faces a public street shall provide vertical breaks at a spacing of less than 40 feet by using one or more of the following:

- A change in material that is a minimum four feet wide.
- A plane change of a minimum of two feet.
- A change in roofline or roof pattern

TOO BUSY. PROVIDE A CONSISTENT ROOFLINE, EXCEPT PERHAPS FOR THE "TOWER".

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 1:56:47 PM
Page 6 of 14: See also the privacy provisions in the Oakland 1–2 unit manual.

PAGE 6 OF 14

Privacy

Both 1-4 Units and Low-rise Residential

- ***Balconies.*** Balconies shall only be allowed along the shared property line if the balcony is set back 15 feet or more from the shared side property line.

SEE ALSO PRIVACY PROVISIONS IN THE 1-2 UNIT MANUAL

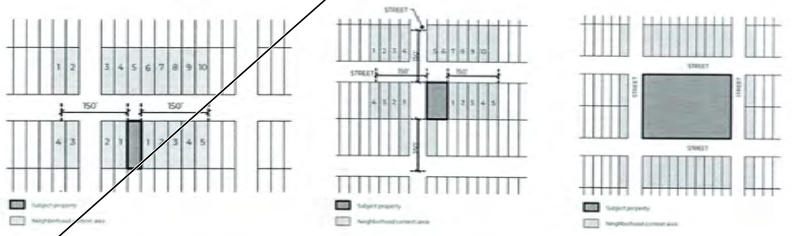
Page: 8

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 1:57:53 PM
Page 7 of 14: Use Alameda text, which is clearer. Also, change 150 to 250 feet. Define context in terms of neighboring lots that are close enough to the project site to be viewable with the project.

PAGE 7 OF 14

Context

When specific objective design standards require the incorporation of design elements from the proposed project's context, the definition of the **Neighborhood Context Area** for the Oakland ODS will be as follows:



Interior lots: 5 lots on each side and 10 of the closest lots located directly across the street (no less than 150 feet)

Corner lots: all parcels that front the same street intersection; no greater than 150 feet

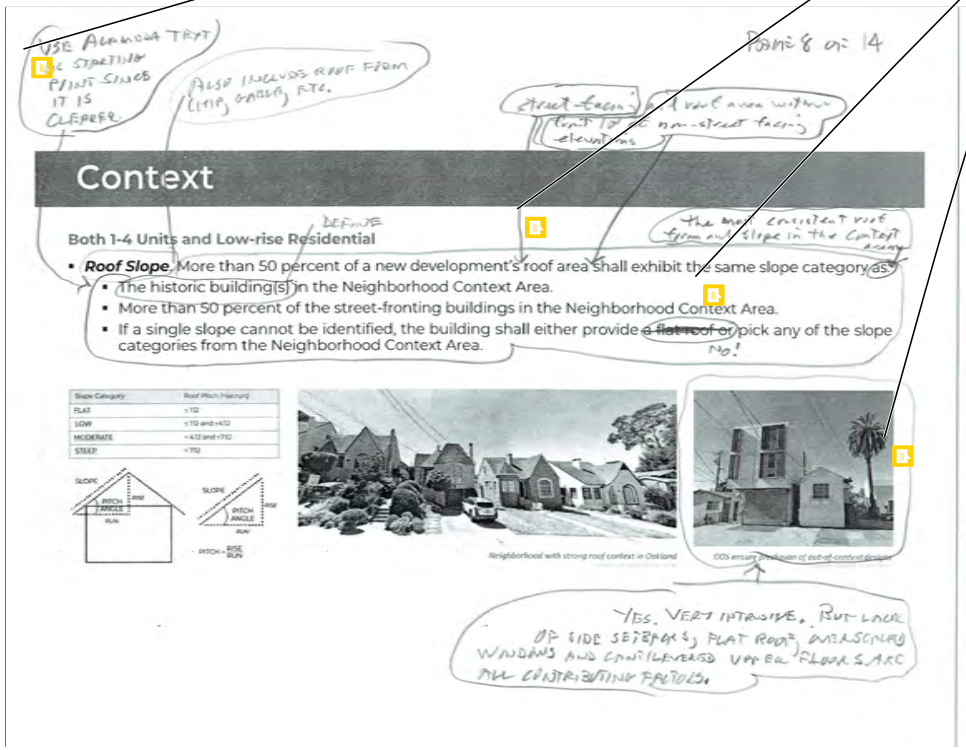
Whole-block lots: all lots across the street from each side

250

250

USE ALAMEDA TEXT WHICH IS CLEARER

DEFINE CONTEXT IN TERMS OF NEIGHBORING LOTS THAT ARE CLOSE ENOUGH TO THE PROJECT SITE TO BE VIEWABLE WITH THE PROJECT



Page: 9

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:07:30 PM
Page 8 or 14:
Use the Alameda text as a starting point, since it is clearer.
Roof Slope: should also include roof form (hip, gable, etc.)

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:05:27 PM
development's street-facing roof area and roof area within front 10' of non-street facing elevations shall exhibit the same slope category as the most consistent roof form and slope in the context area.

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:06:10 PM
In last bullet, DELETE "a flat roof or"

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:09:40 PM
Yes. Very intrusive. But lack of side setbacks, flat roof, overscaled windows and cantilevered upper floors are all contributing factors.

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:11:00 PM
Page 9 or 14: Add provisions for sash dimensions. To create a "wood-like" appearance and sash type (dbl-hung, casement, etc.), requires tops of windows to be in horizontal alignment. See exhibit D to 4/30/21 OHA recommendations.

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:11:15 PM
only one historic building?

ADD PROVISIONS FOR SASH DIMENSIONS TO CREATE A "WOOD-LIKE" APPEARANCE + SASH TYPE (DBL-HUNG, CASEMENT, ETC.), REQUIRE TOPS OF WINDOWS TO BE IN HORIZONTAL ALIGNMENT. SEE EXHIBIT D TO 4/30/21 OHA RECOMMENDATIONS

PAGE 9 OR 14

Context

Both 1-4 Units and Low-rise Residential

- ***Window Proportions***. A minimum of 50 percent of the street-facing windows shall match the proportions of more than 50 percent of street-facing windows of a historic building in the Neighborhood Context Area.

ONLY ONE HISTORIC BLDG.?

Neighborhood with strong historic characteristics

Measuring Window Proportions

Page: 11

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:12:41 PM
Page 10 of 14:
No, depends on prevailing façade width in context. No. of units is not relevant. See also Bulk comments.

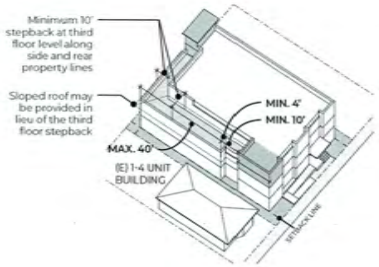
PAGE 10 OF 14

NO, DEPENDS ON PREVAILING FACADE WIDTH IN CONTEXT. NO. OF UNITS IS NOT RELEVANT. SEE ALSO BULK COMMENTS

Context

Low-rise Residential Multifamily:

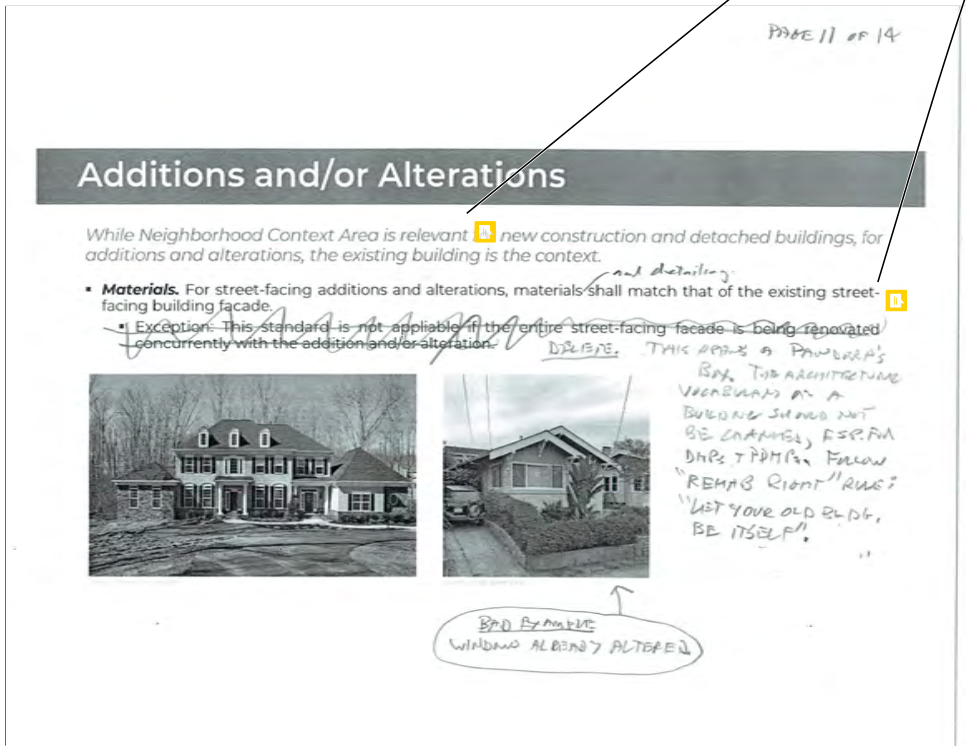
- ***Massing Break.*** When located adjacent to a ~~one-to-four-unit development~~, if a building facade is longer than 80 feet, a minimum of 10 feet wide and four-foot-deep recess or projection in the facade shall be provided along the shared property line at maximum intervals of 40 feet.



Page: 12

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:13:27 PM
Page 11 of 14:
. . . additions and alterations, materials and detailing shall match. . .

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:15:17 PM
Exception should be deleted. This opens a Pandora's Box. The architectural vocabulary on a building should not be changed, esp. for DHPs and PDHPs. Follow the Rehab Right rule: "Let your old building be itself."
Second photo: BAD EXAMPLE. Windows are already altered.

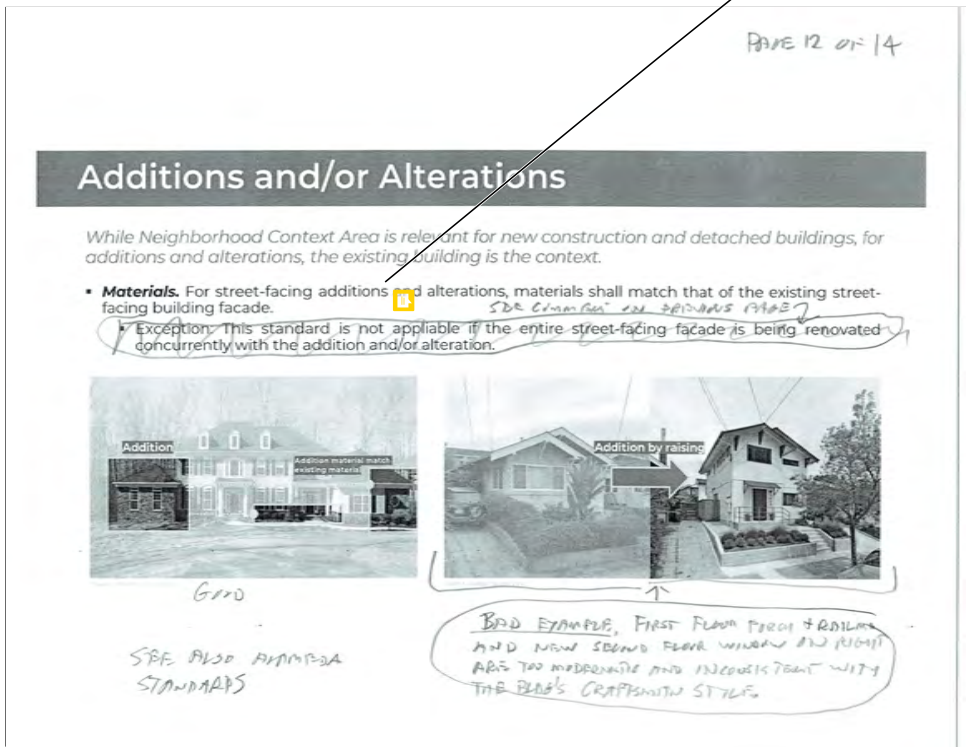


Page: 13

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:16:58 PM

Page 12 of 14:
See comment on previous page. Delete this exception.
Photo at left is good.
See also the Alameda standards.

Photo at right is a bad example. First floor porch and railing and new second floor window on right are too modernistic and inconsistent with the building's Craftsman style.



Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:19:36 PM
Page 13 of 14: See Alameda additions/alterations standards.
Rewrite to: "The roof area within 20' of a street-facing addition shall exhibit the same roof type (hip, gable, etc.) and slope category as the existing building(s) on site.
right photo:
too cluttered! Note roof slope of front addition does not match existing slopes and details do not match. Front additions are not advised and should be subject to discretionary design review.

PAGE 13 OF 14

SEE ALAMEDA ADDITIONS/ALTERATIONS STANDARDS.

Additions and/or Alterations

Both 1-4 Units and Low-rise Residential

type (hip, gable, etc.) and — within 20'

- ***Roof Slope for Additions and Alterations.*** ~~A minimum of 50 percent of~~ the roof area of a street-facing addition ~~and alterations~~ shall exhibit the same roof slope category as the existing building(s) on site.

TOO CLUTTERED

MAIN ROOF SLOPE & FRONT ADDITION DOES NOT MATCH EXISTING SLOPES & DETAILS DO NOT MATCH

FRONT ADDITIONS ARE NOT ADVISED AND SHOULD BE SUBJECT TO DISCRETIONARY DESIGN REVIEW

Author: naomischiff Subject: Sticky Note Date: 9/5/23, 2:22:08 PM
Page 14 of 14: See Alameda additions/alterations standards.
At Alignment: should read Upper floor windows horizontally aligned at tops and vertically. . .

PAGE 14 OF 14

SEE ALAMEDA ADDITIONS/ALTERATIONS STANDARDS.

City of Oakland

OBJECTIVE DESIGN STANDARDS TEST-FIT STUDIES

1-4 UNITS

Case Study 1: Addition and New Detached Building

horizontally aligned at tops and

No flat roof permitted based on context.

Materials and Color for Additions. Additions use at least 50% of the materials and detailing found in the existing building.

Alignment. Upper floor windows vertically aligned with doors/ windows on first story.

Existing Single Family Residence

Front Articulation. Smaller roof forms, reorient ridge lines, and cornices or eaves at the roofline.

Front Articulation. Juliet balconies on street-facing facade as one option.

Building Mass. Recessed or projected entry porch.

Frontage Zone for Residential Uses. Maximum 4 feet tall fences/walls to create transition.

Conceptual 3D View

Example Image

Front Articulation. Juliet balconies on street-facing facade.

Example Image

Front Articulation. Smaller roof forms, reorient ridge lines, and cornices or eaves at the roofline.

Example Image

Additions. Addition to an existing building where the entire facade is being changed to avoid patchwork look of additions.