

Oakland City Planning Commission
Design Review Committee

STAFF REPORT

Case File Number: SP24001 and ZA24009

July 24, 2024

Location:	Citywide
Assessor’s Parcel Numbers:	N/A
Proposal:	The City of Oakland seeks to adopt Objective Design Standards for residential and mixed-use multifamily developments, ranging from four to eight stories, that currently undergo by-right ministerial review planning approvals. These include projects utilizing local programs such as 100% affordable projects by-right residential review, the S-13 Affordable Housing Combining Zone by-right review, and the S-14 Housing Sites Combining Zone by-right review, as well as those utilizing state-enacted by-right programs. These standards will also be utilized for other project types that will be allowed by-right in the future if and when such Planning Code Amendments are adopted.
Applicant:	City of Oakland, Bureau of Planning
Owners:	N/A
Planning Permits Required:	N/A
General Plan:	Citywide
Zoning:	Citywide
Environmental Determination:	The proposal relies on the previously certified Final Environmental Impact Reports for: the Oakland 2045 General Plan Update - Phase 1 (2023); the Coliseum Area Specific Plan (2105); Broadway Valdez Specific Plan (2014); West Oakland Specific Plan (2014); Central Estuary Area Plan (2013); Land Use and Transportation Element of the General Plan (1998); the Oakland Estuary Policy Plan (1998); the West Oakland, Central City East, Coliseum, and Oakland Army Base Redevelopment Areas; the 1998 Amendment to the Historic Preservation Element of the General Plan; and various Redevelopment Plan Final EIRs (collectively, “EIRs”). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163. Moreover, as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment).
Historic Status:	N/A
City Council District:	All Districts
Finality of Decision:	Receive Committee and public comments. Recommend to Planning Commission.
For further information:	Contact Case Planner Ruslan Filipau at (510) 238-3491 or by email at rfilipau@oaklandca.gov

Agenda Item #1

SUMMARY

The California State Legislature has enacted several housing laws intended to move cities toward streamlined review processes for housing developments. This includes amendments to the Housing Accountability Act (HAA), California Government Code Section 65589.5, limiting the City's ability to reject or reduce housing project density if the project meets applicable, objective general plan, zoning, and subdivision standards and criteria, including objective design standards. Cities in some circumstances are required to rely exclusively on Objective Design Standards (ODS) in design review of eligible housing projects.

Until such time as the City of Oakland (City) adopts Objective Design Standards, the City is limited in enforcing compliance with existing design guidelines, as they are not sufficiently objective. Recent Planning Code amendments (13763 C.M.S. adopted on October 3, 2023) that increased allowed residential densities and created additional by-right Planning approval pathways underscore the urgent need for the City to adopt ODS.

The shift from subjective design guidelines to objective design standards is intended to support housing production goals while preserving the City's project design priorities. The adoption of ODS will streamline applicable planning reviews, promote affordable housing, and address housing-related inequities, particularly in historically exclusionary single-family and lower-density neighborhoods. ODS will also provide clarity and consistency regarding community expectations for new development and ensure the creation of buildings that integrate into existing neighborhoods and enhance quality of life.

PROJECT DESCRIPTION

State Law Context

In response to California's longstanding housing supply and affordability crisis, the California Legislature has enacted several pieces of legislation aimed at moving cities and counties away from a discretionary land use permitting process towards a predictable, objective, and streamlined entitlement process for housing development. The State Housing Accountability Act (HAA) states that a housing project cannot be denied or have its density reduced if it complies with objective, quantifiable, written development standards, conditions, and policies, unless specific life and safety findings are made.¹ According to HAA, an "objective standard" is one that involves no personal or subjective judgment by a public official and can be uniformly verified by reference to an external and consistent benchmark or criteria available to both the applicant and the public official.

In addition to the HAA, the following state laws contain language mandating streamlined review of projects that are consistent with objective standards.

¹ Cal. Gov. Code § 65589.5(j)(1). <https://casetext.com/statute/california-codes/california-government-code/title-7-planning-and-land-use/division-1-planning-and-zoning/chapter-3-local-planning/article-106-housing-elements/section-655895-housing-accountability-act>

- SB35/SB423 Project Streamlining (Government Code Section 65913.4): Projects that meet physical, environmental and affordability thresholds are eligible for ministerial project review. Projects must also be consistent with objective standards. Under SB35/SB423, the review process is limited to 90 to 180 days depending on the project size. No CEQA review is required, and no discretionary review is permitted.
- SB330 Housing Crisis Act: Jurisdictions are prohibited from imposing or enforcing subjective design standards established on or after January 1, 2020, on housing projects.
- AB 2162 (Supportive Housing Streamlined Approval, effective 2019),
- SB 9 (Housing Opportunity and Efficiency Act, effective 2020),
- SB 684 (Small Sites Streamlining, effective July 2024), and
- AB 2011 (Affordable Housing and High Road Jobs Act, effective 2023).

These laws contain similar language mandating streamlined review for projects that are consistent with objective standards. When layered together, these laws create the policy context within which Planning staff are recommending that City of Oakland adopt the objective design standards.

Local Policy Context

The California Housing and Community Development Department (State HCD) has instructed cities to commit to objective review processes in their local Housing Elements. As part of its Pro-Housing Designation, the City of Oakland has committed to adopting Objective Design Standards and creating a by-right approval process for a wide range of housing projects, enhancing its competitiveness for various grant funds, in its Housing Element Action #3.4.8: Implement Objective Design Standards.²

Also, Recent Planning Code amendments (13763 C.M.S. adopted on October 3, 2023) have introduced the City of Oakland S-13 Affordable Housing Combining Zone by-right review process, as well as by-right review for all 100% affordable housing projects and the S-14 Housing Sites Combining Zone by-right review. ODS will serve as the foundational criteria for design reviews in these combining (overlay) zones.

In addition, this proposal is responding to a City Council Resolution (87579 C.M.S. adopted on March 21, 2019), directing Planning Staff to study incentives that would encourage and streamline creation of affordable housing.

² See page 91: https://cao-94612.s3.us-west-2.amazonaws.com/documents/Oakland-Adopted-Housing-Element-Ch-1-4-21023_2023-02-17-213804_ddow.pdf

The proposal for Objective Design Standards.

In alignment with state legislation and the City’s Housing Element commitments, Planning staff have prepared the attached draft Objective Design Standards for four- to eight-story multifamily³ residential and mixed-use developments (see **Attachment A**). The proposal would create Objective Design Standards that would apply to applicable developments that are currently mandated to undergo by-right ministerial planning approvals. Under this process, applications will be approved or denied based solely on applicable objective standards, meaning the City has no discretion to deny a qualifying project if it meets these standards. Consequently, such projects do not undergo the same formal public process as discretionary projects, and the California Environmental Quality Act (CEQA) does not apply. The City’s uniformly applied standard conditions of approval, which include a wide variety of environmental protection measures, will continue to apply. This ministerial approach will facilitate faster project approvals without the need for typical discretionary design reviews, while still ensuring high-quality development that respects existing contexts.

Applicability.

The creation of objective design standards for four- to eight-story multifamily residential development were prioritized by staff because this category encompasses the bulk of projects that require review solely under objective standards. Upon adoption, the City will be applying these ODS to projects undergoing the by-right ministerial review pathways, including both state and local programs. This includes 100% affordable housing projects, and projects subject to the City of Oakland S-13 Affordable Housing Combining Zone by-right review, and S-14 Housing Sites Combining Zone by-right review. The City will also apply ODS to state-enacted ministerial projects, including but not limited to: streamlined “SB 35/SB 423” ministerial approval under Government Code Section 65913.4; small sites “SB 684” small sites streamlining under Government Code Sections 65852.28 and 66499.41; supportive housing “AB 2162” supportive housing streamlined approval under Government Code Section 65650 et seq.; two-lot “SB 9” ministerial approval under Government Code Sections 65852.21 and 66411.7; and Affordable Housing and High Road Jobs Act “AB 2011” streamlining under Government Code Section 65912.100 et seq. These design standards could also be utilized for other project types that may be allowed by-right in the future if and when such Planning Code provisions are adopted.

Following the adoption of ODS for four- to eight-story multifamily residential and mixed-use developments, Planning staff will draft objective design standards for one- to three-story residential and mixed-use developments, and nine-story and above residential and mixed-use developments for future adoption. As these additional sets of objective design standards are created and tested, their applicability may expand to other housing projects seeking streamlined

³ As defined in the Planning Code Chapter 17.10.680, “Multifamily Dwelling Residential Facilities include permanently fixed buildings, or those portions thereof, which accommodate or are intended to accommodate Residential Activities and contain five (5) or more Regular Dwelling Units or Efficiency Dwelling Units on a parcel, along with any Accessory Dwelling Units.”

approval. An option for requesting an exception from ODS and opting for a regular discretionary design review for certain projects may also be retained. Certain project types, such as Planned Unit Developments (PUDs) and those requiring a Conditional Use Permit (CUP) or an Environmental Impact Report (EIR), may not be eligible for streamlined review under ODS. These procedural details are not a part of this proposal and will be clarified later as part of future Planning Code amendments.

Iterative Process and Role of Planning Commission.

The creation of ODS is envisioned as an iterative process in which the Design Review Committee (DRC) and the Planning Commission (PC) will play a crucial role. DRC and PC feedback and guidance will be instrumental in ensuring that the objective design standards ultimately adopted effectively support high-quality, context-sensitive development throughout Oakland. Additionally, planning staff will be seeking comments from the DRC on other subsets of ODS, such as standards for one- to three-story residential and mixed-use development, and developments nine stories and above.

Community Engagement.

Community feedback has been instrumental in shaping the current draft of the four- to eight-story objective design standards. Since the project's inception in the fall of 2022, Planning staff have hosted several community engagement events, including four stakeholder meetings, two focus group meetings, two advisory group meetings, and a recent workshop on four- to eight-story development. Participants included local architects, developers, affordable housing and historic preservation advocates, accessibility advocates, representatives of neighborhood groups, non-profits, and people living in Oakland. In collaboration with the City's Department of Race and Equity, Planning staff focused outreach efforts on underrepresented communities.

Multiple public-facing documents explaining the ODS have been shared with the public on the project website and through communication. Additionally, a public review draft of the ODS was released on May 3rd, 2024, and a community survey was conducted to gather further input, resulting in nearly 200 public comments and questions. This feedback led to revisions in the proposed ODS, and the updated draft is presented in **Attachment A**. Planning staff will continue to engage the community in the future as the city works to create additional sets of objective design standards for other types of development. Please see a link to the project website and scroll down to past community engagement and events section to see the meeting materials: <https://www.oaklandca.gov/topics/objective-design-standards>

ZONING & GENERAL PLAN ANALYSIS

Consistency With the General Plan, Specific Plans, and Zoning Ordinance.

The creation of ODS will complement the zoning standards specified in the City's Planning Code (OMC Title 17), and further the goals, policies, and actions of the Oakland General Plan.

Notably, ODS advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element, and are consistent with its goals, policies, and programs related to housing production, zoning reform, streamlining design review, and expediting permit approval.

Planning staff have dedicated significant time and resources to ensure that these draft ODS do not conflict with existing regulations in the Planning Code - resulting in a system where ODS work seamlessly with zoning. While the Planning Code controls land use regulations and the general building envelope, ODS will address site and building design aspects previously governed by design guidelines and applied through the discretionary design review process. Additionally, a public-facing guide has been developed to further explain the relationship between these regulations⁴.

If any standard in the ODS document conflicts with the Planning Code, the Planning Code standard will prevail. ODS will apply in all zones where 4-8 story multifamily residential or mixed-use development is allowed. ODS draws from existing adopted City regulations, design guidelines, and Area plans - including the Design Guidelines for Corridors and Commercial Areas, Small Project Design Guidelines, Broadway Valdez Specific Plan, Central Estuary Area Plan, Coliseum Area Specific Plan, Downtown Oakland Specific Plan, Lake Merritt Station Area Plan, West Oakland Specific Plan, and other documents. If an eligible housing project is reviewed ministerially and meets all ODS, the City's existing design guidelines will not apply. All Oakland Municipal Code (OMC) regulations under the purview of other City Departments such as Building, OakDOT, Public Works, and other Departments still apply. City of Oakland Standard Conditions of Approval will also continue to apply.

State Density Bonus Waivers and Concessions.

California State law entitles housing projects that qualify for a density bonus per Government Code Sections 65915–65918 to waivers and concessions of development standards. Projects are subject to objective design standards unless sponsors request waivers or concessions. Applicants seeking waivers or concessions must still demonstrate eligibility for those requests: waivers may be sought if the standard physically precludes the development with the proposed density and amenities, while a limited number of incentives may be requested if the applicant can demonstrate a reduction in development costs or cost savings. Objective design standards convey community design expectations and require a demonstration of why those expectations cannot be met, even when waivers and incentives are applicable. Projects using the City's S-13 Affordable Housing Combining Zone by-right process are not eligible to use the state density bonus law concurrently, although the S-13 process includes provisions for additional incentives instead of the concessions and waivers that are available with the State Density Bonus.

⁴ Relationship Between Zoning and ODS. https://cao-94612.s3.us-west-2.amazonaws.com/documents/Oakland-Zoning-ODS_120823.pdf

DESIGN REVIEW

Design review plays a crucial role in shaping the physical form of development, enhancing, and maintaining community quality. The City has implemented design review with several objectives in mind. One key objective is to ensure that new developments integrate seamlessly with existing neighborhoods as the city grows and adds new housing. Design guidelines are also crucial for realizing the City's vision for its commercial corridors, in alignment with the goals outlined in area plans. Oakland's current design review procedures, established in Chapter 17.136 of the Planning Code, describe different design review tracks based on project size, type, and scope.

Unlike the Planning Code requirements, which are already objective and can be applied in the design review of development proposals, most of the previously adopted design guidelines are not sufficiently objective and therefore cannot be used in the design review of ministerial, by-right applications. The proposed ODS aim to address this challenge, ensuring that key design aspects of new developments, which are important to the public, can still be enforced.

"Ministerial" design review involves decisions made based objective rules and standards such as ODS, without personal or subjective judgment by a public official, and can be uniformly verified by reference to an external and consistent benchmark or criteria available to both the applicant and the public official. This approach utilizes a simplified, transparent, and measurable "checklist" method that eliminates the need for subjective evaluation, ensuring quality housing projects that also respect their surroundings by complying with previously publicly vetted zoning standards and ODS. Projects can be approved ministerially "by-right", leading to streamlined approval. This provides certainty to housing developers that their projects will be approved if they meet ODS and other objective criteria such as zoning standards, while assuring neighbors that new buildings will meet basic design quality requirements. As a result, it speeds up the production of various types of housing and supports affordability.

"By-right" means that a proposed project can be automatically approved without requiring discretionary review or public input. The Planning Code already includes a few by-right project categories spelled out in the applicability section above. This proposal does not propose any additional by-right project categories.

ODS Organization and Key Aspects.

The 4-8 story ODS document under consideration is structured into several topic areas concerning site design, building form, façade treatments, the design of various building components, and building additions. Each section includes a brief statement of purpose and intent outlining design principles or rationale, followed by specific design standards associated with these principles. The purpose and intent statements are offered for reference purposes only and are not intended to serve as objective criteria for review. In contrast, the design standards associated with these principal statements represent specific design requirements that shall be

met unless a project is eligible for an exception specified within a standard. The following provides an overview of the document structure and the key objectives that ODS aim to achieve.

Site Planning and Design.

This section outlines the City's design priorities for new developments, capturing essential urban design principles that contribute to creating a livable, accessible, and safe urban environment consistent with established development patterns. Some key focus areas in this section include:

- **Building Placement and Pedestrian Access.** New developments should frame streets and public spaces to encourage pedestrian activity, with main entries oriented toward the streets to enhance safety, accessibility, and visual connection. Pedestrian pathways should be clearly identifiable, easily accessible and provide a direct and unobstructed access to building entries.
- **Vehicular Access and Parking.** If proposed, surface parking should be placed at the rear of developments. All developments should have limited frequency of curb cuts, especially along busy Corridors or streets with bicycle infrastructure to minimize possible conflicts with pedestrians and bicyclists.
- **Services and Utilities.** Strategic placement and screening of service areas, utilities, and entrances are essential to maintain attractive and safe public spaces and building frontages. The intent is also to minimize any potential conflicts between trash staging and loading areas with pedestrians and bicyclists to the extent possible.
- **Open Space.** Well-placed open spaces with seating and greenery serve as communal hubs. These spaces should be integrated into site plans, accessible, and oriented to receive sunlight, avoiding use for storage or mechanical equipment. Special attention is given to children's play areas to promote family-friendly developments that are safe and comfortable for children.
- **Landscaping and Trees.** Thoughtful landscaping and trees enhance the aesthetic and environmental quality of public spaces, softens open spaces and buildings, and creates welcoming places, with street trees improving the pedestrian environment and provide much-needed shade coverage.

Building Scale, Form and Blank Walls.

This section outlines standards designed to integrate large building volumes into the urban context, preventing imposing and monolithic structures.

- **Building Mass.** The purpose is to visually reduce the apparent mass and scale of long building frontages using massing breaks and architectural methods without significantly reducing the building useful area or creating non-typical floorplates. New buildings should avoid being imposing on adjacent historic resources and use transitions appropriately. The minor volume-reducing standards are applied carefully and only in cases when necessary. This section includes minor massing context transition requirements to high-rated historic resources. Also, building corners are emphasized to

help frame busy street intersections, adding character, and serving as visible nodes or landmarks.

- Mitigation of Blank Walls. The goal is to minimize long stretches of blank walls on facades and non-active frontages, such as parking garages and utility areas, to contribute to a more active and safer environment. When blank walls are unavoidable, design treatments should be used to add visual interest.

Façade Treatments and Articulation.

The design and articulation of building facades enhance visual richness and character. Elements and methods such as bay windows, balconies, changes of plane, variety of high-quality materials, and other articulation and architectural detailing methods reduce the monolithic appearance of large walls and uninterrupted planes, adding visual interest and providing context transitions. Some key focus areas in this section include:

- Ground Floor Commercial and Storefront Elements. Well-designed ground-floor commercial spaces enliven the street and enhance the pedestrian experience with transparent storefronts, shop displays, architectural detailing, and outdoor uses. Coordinated horizontal features with other existing facades such as awnings create a unified street composition. Ground floor spaces should be flexible to accommodate future commercial uses. Requirements for storefront elements foster architectural cohesion, street connection, and success of the commercial activity. Standards help create a differentiated commercial ground floor that define the pedestrian urban experience.
- Ground Floor Residential. Residential units with a close physical and visual relationship to the street keep the street safer and more active. Spaces and amenities like lobbies along street frontages help create visual connections. Features like planting, low walls, fences, porches, stoops, or decorative paving in setbacks mark the transition between public and private spaces, and enhance a sense of privacy. Ground-level units distinguished by unique art, materials, or building elements help establish a pedestrian-friendly scale that also helps with transitions to lower-density context, even in larger buildings.

Building Elements.

Building Entrances. Well-designed and easily accessible building entrances shape the overall design and character of buildings and neighborhoods. Prominent shared entrances accessible from the street enhance neighborhood safety, walkability, and accessibility. Entries to individual ground-floor residential units at sidewalk level, along with street-facing windows, support safe and active pedestrian environments. Residential entries should include transition features like plantings, low walls and gates to increase the sense of privacy. Commercial entries should be recessed and provide a weather protection that also helps enhance business identity.

Awnings, Sunshades, Screens, and Coverings. Shading devices such as awnings add architectural articulation and weather protection. Ground-floor awnings enhance pedestrian scale, differentiate building sections, and provide identity for businesses. These elements also help to relate new buildings to existing context. Awnings reduce solar heat gain and glare.

Roofs and Parapets. Roof forms and articulation methods like cornices and parapets influence building appearance and character. Detailed roof designs help new buildings integrate harmoniously with their surroundings by breaking up long rooflines, adding interest, and preventing a monolithic appearance.

Balconies. Balconies should integrate seamlessly with the building design to avoid a superficial appearance. Inset balconies maintain architectural integrity. Careful placement considerations ensure privacy and avoid overlooking shared property lines.

Windows and Glazing. Windows are crucial for architectural balance, providing depth and detail to facades. Street-facing windows enhance presence and safety, while allowing natural light and ventilation to promote sustainability and comfort. Consistency in window design and orientation in places where a strong existing context exists integrates buildings into their surroundings.

Materials. Quality materials on facades, especially at ground levels, ensure durability and sustainability, reducing maintenance needs. Context-influenced materials create a sense of place and visually ground buildings in their settings. Thoughtful material composition emphasizes different building portions.

Additionally, the ODS include standards for qualifying building additions and new construction on lots with existing Local Register properties. While such projects may be rare in the 4-8 story developments category, these standards aim to ensure that developments respect the existing main historic building and preserve and repair existing features when feasible. These standards include basic safeguards that include maintaining access to original entrances, matching roof forms, preserving porches, aligning and proportioning windows to match the original, and incorporating a materials context.

Finally, a Glossary and Definitions section at the end of the document includes a definition of terms and concepts used throughout the document.

Key Design Considerations.

The proposed set of ODS for four- to eight-story multifamily residential development in **Attachment A** includes standards organized into broad sections and sub-sections that provide a comprehensive overview of site organization, building form, façade treatments, and building elements like entrances, roofs, balconies, windows, and materials. The following are key design considerations that have been applied in creating the draft ODS. For a more detailed description of the standards, please see “ODS Organization and Key Aspects” section below and the draft standards themselves in **Attachment A**.

Relation to Diverse Neighborhood Contexts and Historic Contexts.

The ODS include several measures to ensure that new developments integrate into existing neighborhood contexts, including historic contexts, which have been a focal point in previously adopted design guidelines. Typically, the regular (discretionary) design review process helps enforce the consistency of new development with the existing neighborhood. However, the existing design guidelines no longer apply to certain categories of projects discussed here. To address this issue, some of those context requirements have been translated to be objective in ODS. Recent changes in state law and resulting amendments to the Planning Code—which increased densities in previously lower-density zones, and created new by-right categories of projects—have heightened the importance of ODS to ensure context transitions in the absence of discretionary design review. Planning staff must balance addressing the context with the overall goal of promoting new housing creation. Staff believes they have set a fine balance, ensuring that new developments respond appropriately to their context without compromising housing feasibility or imposing significant additional challenges on new housing developments. There are 13 context transition standards, most of which apply only in specific cases when highly rated historic resources are adjacent to a proposal or within the proposal's context area. Examples of context transition methods include:

- Setback and height transitions for portions of new buildings abutting a limited number of high-rated historic properties and districts (see 1.1.1 and 2.1.1)
- Massing breaks for proposals sharing side property lines with lower height and high-rated historic buildings, in cases where a new proposal would be significantly higher in height (see 2.1.2)
- Adoption of similar base heights and articulation features for buildings on Corridors (see 3.1.1 and 3.1.2)
- Continuation of general expression lines such as cornices where such is shared among adjacent buildings with ground-floor commercial spaces, within a range (see 3.4.1)
- At least one of four ground floor residential articulation methods (see 3.6.1)
- Adoption of general window orientation and groupings when a pattern of such exists among buildings in the context area (see 4.7.1)
- Window materials and building materials transitions (see 4.7.6 and 4.8.5), and other similar standards that help promote continuity and consistency.

The proposed ODS document defines "context" and explains when and how to find and apply it. Please note that the context standards include exceptions, choices, ranges, and other types of built-in flexibility to ensure that these design standards are realistic, allow for creativity, and do not significantly burden new developments while still responding to the existing context. It is also important to note that, in most cases, the context standards apply only when a proposal is adjacent to highly rated Local Register Properties or Designated Historic Properties (DHPs), which account for only about 2% of all buildings in Oakland. For example, the minor height reduction standard (2.1.1) would only impact a small portion of a proposed new building adjacent to a Designated Historic Property (DHP) or a Potentially Designated Historic Property

(PDHP) rated “A” or “B” in off-Corridor areas. In most Downtown zones, this standard would apply only when a proposal is adjacent to one of the highly rated Civic buildings (DHP or PDHP “A” or “B”). These cases are rare, ensuring that a transition is provided only when necessary to such valuable historic resources and do not hinder the City’s commitment to creating more housing.

Accessibility Priorities.

To advance social equity, ODS must address the needs of people with disabilities. The ODS prioritizes accessibility in the built environment, particularly for people with limited mobility, by implementing several key measures. These include the allowance for at-grade entries for residential units in buildings with ground-floor residential uses and limiting the ground floor level for commercial entries. The standards require direct pedestrian access from adjacent sidewalks to primary building entries and mandate a minimum 5-foot-wide pedestrian pathway to access building entrances, lobbies, and any ground-floor dwelling units. To enhance pedestrian and bicycle safety, curb cut frequency has been limited. Additionally, curb cuts are prohibited on streets with existing or proposed protected bike lanes, unless no other street frontage is available. A continuous network of pedestrian routes with marked crossings at all intersections with vehicular ways is required for parking lots. Garage entries must be recessed to further improve pedestrian circulation and safety. Trash staging, if necessary, is also limited to the streets with the least activity to limit the potential conflicts with pedestrians and bicyclists.

Massing Breaks and Articulation.

Minor breaks in building mass are important for responding to lower-density contexts and creating visual interest, especially in larger developments. Without these standards, project sponsors may propose overly imposing buildings that offer little visual relief. The ODS are designed to prevent such fortress-like, “boxy” building appearances. Therefore, specific massing breaks and articulation standards are in place (see Sections 2 and 3 of ODS). In the creation of these massing and articulation standards, Planning staff have been careful to avoid overly prescriptive, frequent, deep, and arbitrary massing breaks and articulation requirements that can increase project costs, complicate weatherproofing, and result in “busy” or “loud” building designs. The proposed standards are intended to carefully balance these priorities, and achieve the appropriate articulation level for larger buildings without negatively impacting future proposals. Best practices from other jurisdictions have informed these draft standards, which were further refined based on significant public input. Please refer to the “Community Feedback and Best Practices” section for more details.

Ground Floor.

Ground-floor commercial and residential uses are among the most important elements of buildings since most people experience the city at the ground level. Well-designed ground floors enhance the pedestrian experience, keep the street safer and more active, and support successful commercial activity. Differentiated ground floors create a sense of balance and help buildings appear grounded in place. This is achieved through standards that require additional articulation for the building bases and specific attention to the design of building entries. Elements such as larger windows, awnings, cornices, high-quality and durable materials, and various other architectural features contribute to the success of ground floors. ODS allows designers flexibility

on how and where to apply each element. For example, standards for commercial ground floors promote transparent and inviting storefronts, shop displays, architectural detailing, recessed entries, and outdoor uses that contribute to the success of these spaces. Coordinating horizontal ground-floor features with adjacent commercial facades helps create a unified composition at the street wall. The proposed ground-floor standards are realistic and introduce safety measures, such as how to successfully integrate security doors and gates into the building design.

Similarly, design standards for residential ground floors foster visual connections between shared spaces, such as lobbies, and the street. A prominent and differentiated residential ground floor helps new buildings relate to the existing context. This is achieved through elements like recessed and covered entries that face the street, material changes, public art, and cornices above the ground floor. To mark the transition between public and private spaces and enhance privacy for ground-floor residents, transitional features like planting, low walls, fences, porches, stoops, or decorative paving should be incorporated into front setbacks. For more details on ground-floor standards, please refer to sections 3.1, 3.4, 3.5, and 3.6.

For brief description of other important design considerations, please refer to “ODS Organization and Key Aspects” section below.

Other Key Considerations.

In addition to the key design considerations mentioned above, the following factors were important in drafting the ODS. Some of these topics emerged during community engagement, discussions with internal staff from various City Departments, and reviews of best practices from other jurisdictions.

Equitable Outcomes.

The Objective Design Standards aim to address housing inequities affecting Black, Indigenous, and other Oaklanders of color. The concept of "neighborhood character" has often influenced zoning and planning decisions to preserve the identity of single-family neighborhoods. It has at times restricted apartment and multi-family developments, effectively excluding communities of color. ODS can mitigate any bias in interpretation, streamline housing development, and broaden opportunities, particularly in historically exclusionary lower-density neighborhoods. ODS and ministerial review processes will ensure consistent, unbiased evaluation of residential and mixed-use developments.

The ODS seeks to achieve more equitable development outcomes by reducing barriers to higher-density multifamily housing. By streamlining approvals, enhancing transparency, and lowering permitting barriers, ODS aims to increase housing availability and affordability, especially for the city's most vulnerable residents. This framework is expected to accelerate housing production, cut costs, and enhance predictability. Ultimately, Oakland's ODS is designed to confront racial inequities and promote fairer access to housing, benefiting lower-income communities. Also, ODS will help to prevent bias towards certain architectural styles or established development entities with expertise on how to navigate the planning process based

on discretionary design review. The equity lens helped staff to not propose standards that would result in unnecessary roadblocks or increase the costs of housing development significantly. A more detailed Race and Equity section will be presented in a staff report to the full Planning Commission.

Grounding in Local Regulatory Context, Local Expertise and Consistency with Existing Zoning Regulations.

The ODS are grounded in local design priorities and realities, as reflected in existing Planning Code requirements, design guidelines, area plans, and other previously adopted regulations detailed in the Zoning Analysis section of the report. These documents were studied, and the most relevant design guidelines were translated into objective design standards. Planning staff leveraged their extensive project review experience to create practical and realistic standards. Contributions from other departments, such as the Oakland Department of Transportation, Public Works Divisions (including Sustainability and Tree Division), and others, ensured that the most important factors and public goals that routinely come up in design review were addressed. The standards have been tested internally on several real proposals, and the results of these tests were incorporated into the ODS.

Community Feedback and Best Practices.

Public input was gathered from local architects, developers, affordable housing and historic preservation groups, accessibility advocates, neighborhood representatives, community non-profits, and other people who live or work in Oakland. The project team carefully considered all public comments and modified the ODS to reflect community feedback. Meeting recordings, summary notes, and presentations from past engagement events are available on the project website⁵. Additionally, a detailed document that includes all public comments and questions received on the public draft ODS, as well as feedback from the last public workshop on 4- to 8-story residential and mixed-use development, along with Planning staff responses, has been shared on the project website.⁶ The document contains 190 comments and responses. Staff have listened to public comments and eliminated or reduced a significant portion of standards that could potentially result in higher project costs. The following are examples of the changes to ODS based on the received feedback.

- **Massing Breaks.** Multiple comments suggested reducing the requirements for building massing breaks and making them more flexible, particularly for smaller developments (see standard 2.1.3). Excessive and arbitrary building massing breaks can increase project costs by complicating construction and weatherproofing, creating non-typical residential floorplates, and sometimes leading to a "busy" building design. Staff considered these comments and concluded that carefully placed minor massing breaks are still important for larger buildings. Removing the requirement entirely could result in an imposing and monotonous building appearance, especially for larger buildings in lower-density

⁵ <https://www.oaklandca.gov/topics/objective-design-standards>

⁶ <https://www.oaklandca.gov/documents/public-comments-on-the-public-review-draft-ods-with-planning-staff-responses>

neighborhoods. To address these concerns, staff increased the distance for requiring breaks from 100 feet to 150 feet of building frontage – the most permissive of all peer cities. Additionally, the extent of the break has been reduced to exclude the ground floor portion of the building. To provide even more flexibility, the options for the building’s middle section articulation have been expanded, making the requirement more adaptable (see standard 3.2.1). These changes, along with a list of massing break choices, help reduce or eliminate the non-typical residential unit floorplates, which is shown to increase construction costs.

- **Context Transition Standards.** Another group of suggestions called for reducing the context-related requirements such as height and setback. As previously discussed, ensuring that projects are responsive to the contextual building patterns in the immediate area is a high priority for the City as it helps integrate new buildings with existing neighborhoods, especially when such projects must be approved by-right without discretionary review. These context requirements are also supported by historic preservation advocates and Oakland residents. Staff thinks that the context transition standards, as currently proposed, are appropriate and will not place a significant burden on projects by providing minor transitions, while ensuring that new developments respect the existing neighborhoods. However, staff has made adjustments to narrow down the categories of context buildings. In most of these standards, the existing context is now limited to historically-rated buildings that are identified as exemplary contributors to their neighborhoods; this limitation especially applies in the Corridor areas where change of existing context is often desired by the existing policies. Planning staff considered both perspectives: while some of the existing context does not necessitate a transition, there are also many desirable context buildings worthy of transitions that might not be officially rated for historic value.

A few context-related comments addressed window groupings and their alignment with the existing context. Concerns were raised that the standard might be challenging to meet. Staff reviewed multiple suggestions and relaxed the standard by increasing the threshold for its application, expanding the number of suggested groupings, and removing the requirement to use one of the provided grouping types. Instead, applicants can determine which grouping best represents the predominant context if it exists. Staff did not remove the standard because window orientation and groupings are strong architectural elements that define a building's appearance. Maintaining this tool is crucial for creating buildings that respond well to their context. These context cases will be rare, but when exist it is extremely important to respond to them in the absence of a discretionary review.

- **Ground Floor.** As was discussed previously, building ground floors, both commercial and residential, define the pedestrian urban experience, accessibility, livability, success of businesses and define many other dimensions. It is essential to cover ground floors in this ODS proposal. For example, the design of entries to ground-floor units play a vital role in shaping the overall character of buildings and neighborhoods. Well-designed front

entrances can enhance neighborhood safety, walkability, and accessibility and have long been part of the design guidelines for Oakland and other similar cities. The primary intent of these standards is to avoid new developments that place their primary entries on the side or rear of buildings - resulting in blank, uninviting fronts facing the street. Therefore, planning staff believes maintaining the requirement for front entries is crucial. While rare examples of side yard-facing entries do exist, these have been approved through a discretionary design review process with findings ensuring they do not negatively impact existing neighborhoods.

Multiple suggestions for ground floor standards and other aspects of the ODS have been adopted. For example, staff increased the maximum finished floor elevation limit for commercial ground floor entries on sloped sites. Outdoor planters have been added as an option to articulate storefronts. The upper limit for building projections was removed, and various additional articulation elements for the ground floor, such as friezes and swags, have been added to provide more choices, making it easier to meet the standards.

Due to the large number of comments on virtually every standard, it is not feasible to discuss all of them in this Staff Report. Please refer to the ODS Public Comment document⁷ posted on the project website for the full extent of comments and staff responses to each of the comments.

Planning staff also referenced multiple ODS from other jurisdictions, many of which were suggested by the public as exemplary. These include objective design standards from City of Alameda, North Berkeley BART Station, Concord, Corte Madera, other cities in Marin County, San Francisco, San Jose, San Leandro, and additional jurisdictions with adopted ODS to date. However, standards from other cities must be carefully evaluated and adjusted before being applied in Oakland. Staff allocated significant resources evaluating these standards for their appropriateness to the local context, with some being adopted with revisions.

Flexibility.

Flexibility is inherent in the ODS. The standards include multiple options and exceptions, and are often tailored to specific building categories. For example, what is appropriate for an 8-story, 200-foot-long building may not be suitable for a 4-story, 50-foot-long building, and vice versa. Certain ODS includes exceptions for smaller developments, such as standards 3.3.2 (top treatment), 4.5.1 (roof form context) or 4.5.6 (cornices). However, by their nature, ODS cannot address every possible situation or ensure excellent architecture. This responsibility falls to the design teams and developers who create the projects. Flexibility in requirements is key here as it allows designers to stay creative. The ODS aim to protect the public from egregious design examples and establish a baseline of design acceptability.

Cost Implications.

⁷ <https://www.oaklandca.gov/documents/public-comments-on-the-public-review-draft-ods-with-planning-staff-responses>

Staff carefully evaluated each standard for feasibility, with the intent of ensuring that they do not create a significant burden on a project. Using resources such as the Association of Bay Area Governments (ABAG) ODS Handbook⁸ and internal resources, staff drafted practical standards. These design standards were then reviewed by project developers and designers, who provided feedback on how to reduce the design-related project costs. For example, reducing massing break requirements, as discussed above, will help to reduce the financial burden of the standards on future projects. However, it is important to note that any design requirements that enhance building design and their integration within the city may still carry cost implications.

Efficiency, Transparency, Predictability and Cost Effectiveness.

Streamlined design review processes based on ODS will reduce delays and subjective criteria, accelerating project approvals for developers and property owners without compromising quality for the public and future tenants. Clear objective standards will promote project consistency and predictability, addressing community concerns about future developments before individual proposals are made. Efficient and streamlined design review procedures will reduce administrative costs and resources, and minimize the need for resubmissions and revisions. Such streamlined design review processes will allow Planning staff to focus on more complex projects needing discretionary review, optimizing the Planning Bureau’s resource allocation.

RECOMMENDATION

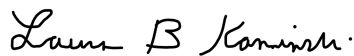
Staff recommends that the Committee review the proposed project for design considerations and provide direction to staff prior to the proposal being presented before the full Planning Commission.

Prepared by:



RUSLAN FILIPAU
Planner IV

Reviewed by:



LAURA KAMINSKI
Strategic Planning Manager

Attachments:

- A. DRC Hearing Draft Objective Design Standards For 4-8 Residential and Mixed-Use Multifamily Buildings.

⁸ <https://abag.ca.gov/tools-resources/digital-library/objective-design-standards-handbookapril-2024pdf>



OBJECTIVE DESIGN STANDARDS

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

TABLE OF CONTENTS

PURPOSE.....2

APPLICABILITY2

RELATIONSHIP TO OTHER REGULATIONS2

DOCUMENT ORGANIZATION2

HOW TO USE THIS DOCUMENT3

GENERAL PROVISIONS.....4

 Planning Code Definitions and Glossary.....4

 Immediate Context Area and Existing Context Applicability.....4

 Corridors.....6

1. SITE PLANNING, ORGANIZATION, AND DESIGN.....7

 1.1 Building Placement and Orientation7

 1.2 Entry Orientation and Pedestrian Access7

 1.3 Vehicular Access and Parking.....9

 1.4 Services and Utilities10

 1.5 Open Space.....11

 1.6 Mid-Block Connections.....12

 1.7 Landscape.....12

 1.8 Lighting.....13

2. BUILDING SCALE AND FORM13

 2.1 Building Mass.....13

 2.2 Mitigation of Blank Walls.....15

3. FAÇADE TREATMENTS AND ARTICULATION15

 3.1 Base Treatments.....16

 3.2 Middle Treatments.....17

 3.3 Top Treatments.....17

 3.4 Ground Floor Commercial.....17

 3.5 Storefront Elements.....18

 3.6 Ground Floor Residential.....19

4. BUILDING ELEMENTS.....20

 4.1 Shared Building Entrances.....21

 4.2 Residential Entrances.....21

 4.3 Commercial Entrances22

 4.4 Awnings, Sunshades, Screens and Coverings22

 4.5 Roofs and Parapets23

 4.6 Balconies.....23

 4.7 Windows and Glazing.....24

 4.8 Materials.....25

5. ADDITIONAL STANDARDS FOR ADDITIONS AND NEW BUILDINGS ON LOTS WITH EXISTING HISTORIC BUILDINGS26

6. ATTACHMENT A. GLOSSARY AND DEFINITIONS.....28

PURPOSE

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

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

APPLICABILITY

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

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

Projects Required for Ministerial Review.

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

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

RELATIONSHIP TO OTHER REGULATIONS

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

To learn more about ODS please visit the City's [ODS Website](#) and refer to the following documents:

[Oakland ODS Factsheet](#)

[Relationship Between Zoning and ODS](#)

DOCUMENT ORGANIZATION

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

HOW TO USE THIS DOCUMENT

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

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

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

DRAFT

GENERAL PROVISIONS

Planning Code Definitions and Glossary.

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

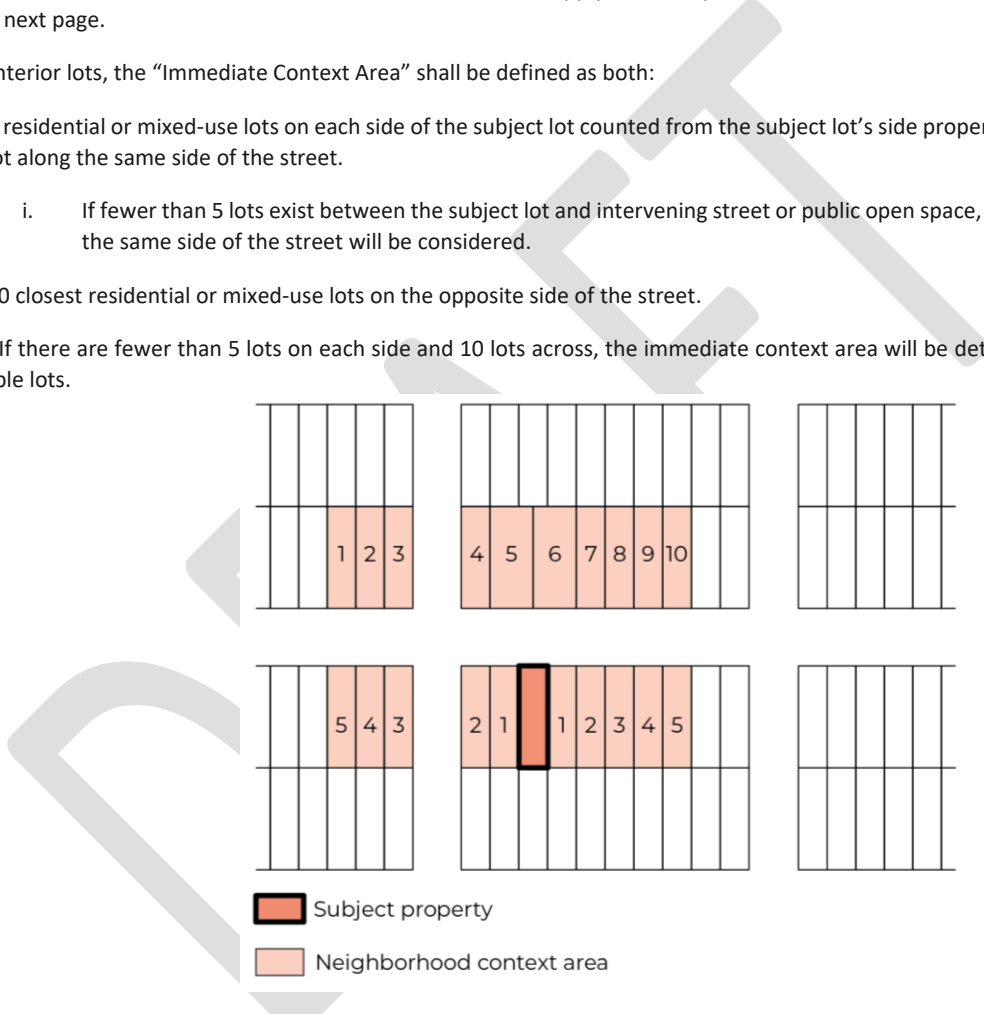
Immediate Context Area and Existing Context Applicability.

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

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

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

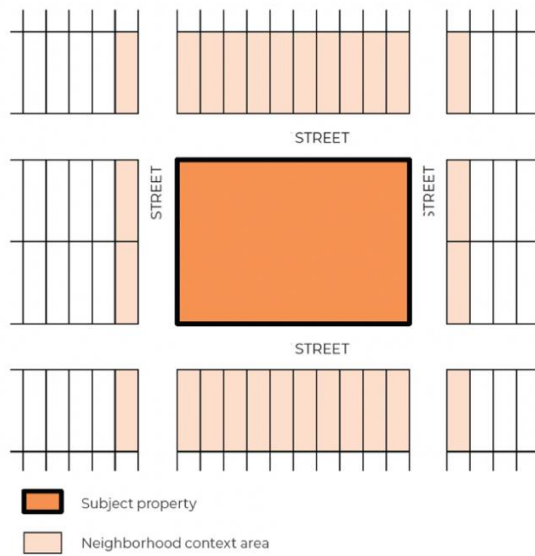
Note: If there are fewer than 5 lots on each side and 10 lots across, the immediate context area will be determined by the number of available lots.



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



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



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

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

1. “Existing Context” shall be defined as:
 - a. Block face as measured from corner to corner of a block with the subject property.
 - b. Only Local Register* and “C”-rated Potentially Designated Historic Properties (PDHPs) within a block face contribute to existing context.



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

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

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

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

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

Corridors.

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

Also, See [OakDOT Roadway Classification Map](#) when a standard is referring to Collector, Arterials, or Local streets.

1. SITE PLANNING, ORGANIZATION, AND DESIGN

1.1 Building Placement and Orientation

Purpose and Intent.

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

SITE PLANNING, ORGANIZATION, AND DESIGN	Project Complies		
	Yes	No	N/A
Building Placement and Orientation Standards			
<p>1.1.1 Relation to Setback Context. The front lot setback transition on the subject lot shall be at least 50% of the setback of the existing adjacent historic properties as outlined below. This shall apply for a minimum of the first 10 feet from the adjacent side property line. However, the required setback shall not exceed 10 feet.</p> <p>For proposals outside of Corridors: If an adjacent lot abutting the side lot lines of a subject lot contains a Local Register Property* setback transition shall be provided.</p> <p>For proposals on Corridors: If an adjacent lot abutting the side lot lines of a subject lot contains a Civic building that is a Designated Historic Property (DHP)* or a Potentially Designated Historic Property (PDHP)* rated "A", "B" or "C" with front setbacks larger than those minimally required by the subject lot's zone, a setback transition shall be provided.</p> <p>The applicant must include the footprint of structures on adjoining lots with the historic properties on the site plan.</p> <p>*Defined on p. 6.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.1.2 Building Orientation. A building adjacent to a street shall be oriented parallel to the principal street for at least 60% of the building frontage (unless the entire building frontage is curved). The main front entry and any associated entry features shall be oriented parallel to the principal street a building is facing.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.1.3 Building Placement. If not specified in the underlying Zoning district, to ensure a unified street edge, at least of 75% of the street-fronting building frontage along Corridors, and at least 60% of the street-fronting building frontage along all other streets shall be within 6 feet of:</p> <ul style="list-style-type: none"> a. Minimum front setback line; or b. Front property line if no minimum setback is required by Zoning; or c. Front property line where the maximum setback required by Zoning is more than 6 feet. d. Exception: If outdoor seating is provided for ground floor retail or restaurants, at least of 50% of the ground floor building facade shall be within 10 feet of the street-facing setback line. e. Exception: This standard does not apply if more than 25% of the linear frontage between the building and the sidewalk is available for public use, such as a plaza. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.1.4 Internal Site Circulation. For sites wider than 200 linear feet in areas with grid street patterns or nearly rectilinear street patterns, new streets, and any internal circulation such as pedestrian walkways shall be aligned with the existing neighborhood street grid.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1.2 Entry Orientation and Pedestrian Access

Purpose and Intent.

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

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

<p>1.2.2 Pedestrian Access. The following standards shall be met:</p> <ul style="list-style-type: none"> a. Direct pedestrian access shall be provided to connect any adjacent sidewalk and the primary building entry. b. Where there are multiple individual ground floor residential entries, direct pedestrian access shall be provided for each building entry. c. For mixed-use projects with frontages along two or more streets or at a corner, ground floor retail commercial uses shall include primary entrances from the principal street or at a corner. All other uses are allowed to locate their primary entrance along either street. d. Direct pedestrian access shall be provided to connect the sidewalk to rear surface parking areas, public parking garages, secondary retail entries, or mid-block courtyard space, if any such elements are proposed. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.2.3 Pedestrian Pathway. A minimum 5-foot-wide pedestrian pathway shall be provided to access building entrances, lobbies, and any individual or grouped ground floor dwelling units accessed from exterior of a building, unless otherwise specified in Zoning or required by the Fire Department. In addition, the following shall apply:</p> <ul style="list-style-type: none"> a. The pathway shall be unobstructed and shall have a minimum clear height of one story. When fences are provided for security, fence gates shall not be considered obstructions for the purpose of this standard. b. The pathway can be shared between new and existing buildings on the same site unless it traverses through another dwelling unit or garage. <p>Note: When all external entrances listed above are accessed directly from a public sidewalk and a proposed building has zero lot line setbacks, no additional paths are required.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.2.4 Multiple Entrances. When developments have multiple entrances, locate entrances based on the following priority:</p> <ul style="list-style-type: none"> a. Corridors b. Arterial and Collector streets c. Local streets d. Publicly accessible open spaces e. Alleys or internal site circulation 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.2.5 Primary Building Entrance Location. New developments that have frontage along one public right-of-way shall orient the front façade to the street it faces. This façade shall have an entrance (primary entrance). The primary building entrance shall meet the following requirements:</p> <ul style="list-style-type: none"> a. Face the street. b. Be connected to the street with a pedestrian pathway that meets the pedestrian pathway requirements of standard 1.2.3. When primary building entrance is located on the property line, and no setback is provided, (b) shall not apply. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.2.6 Development Abutting Two or More Street Frontages. Buildings on corner lots shall orient front facades to the corner and all adjacent public street fronts (property lines abutting public rights-of-way). The primary pedestrian entry shall be from the street with the highest roadway classification according to the following priority:</p> <ul style="list-style-type: none"> a. Along a Corridor, Arterial, Collector, or Local street for ground floor commercial entrances (in that order). b. Along a Local, Collector, Arterial street, or Corridor for ground floor residential entrances (in that order). c. Exception: For mixed-use buildings with ground floor commercial uses along a Corridor, Arterial or Collector street, residential lobbies may be located along local streets or along a frontage not used for commercial activities. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1.3 Vehicular Access and Parking

Purpose and Intent.

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

Vehicular Access and Surface Parking Standards	Yes	No	N/A
<p>1.3.1 Curb Cut Frequency. The following standards shall apply to new developments:</p> <ul style="list-style-type: none"> a. Only one curb cut shall be allowed if the street frontage is 150 feet or less. b. No more than two curb cuts shall be provided if the street frontage is more than 150 feet. For corner parcels, a maximum of one curb cut shall be provided on each street. c. When only one curb cut is provided for a corner parcel, it shall be located along the secondary street. d. When a development with more than one individual garage or tuck-under parking has access from a Corridor, Arterial or Collector street only, access shall be provided from an internal driveway instead of multiple curb cuts along these streets. e. Exception: If more than one building is provided on one site, up to one curb cut per habitable building is allowed on each street. f. Exception: An additional curb cut is permissible for the Loading berth, as well as any commercial parking area separated from the resident parking. <p>See Zoning Code for additional requirements for curb cuts.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.3.2 Curb Cut Location.</p> <ul style="list-style-type: none"> a. Curb cuts shall not occur on streets with existing or proposed Protected Bike Lanes (as defined in Oakland Bike Plan) unless no other street frontage is available, except for Corridors. b. When not specified in the Zoning, curb cuts shall be at least 10 feet away from publicly accessible open spaces, on-site pedestrian entrances, and bicycle entrances, except within porte-cocheres and for sites with less than 80 feet of street frontage. c. The location of curb cuts shall be based on the following priority: <ul style="list-style-type: none"> i. Alleys ii. Local streets iii. Arterial and Collector streets iv. Any street with existing or proposed Protected Bike Lanes (as defined in Oakland Bike Plan) v. Corridors 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.3.3 Surface Parking Location. Surface parking shall be located at the rear of buildings in relation to the street frontage. In addition, the following shall be met:</p> <ul style="list-style-type: none"> a. When site access is from secondary street, surface parking and driving aisles shall not occupy more than 50% of the project's secondary street frontage (as defined in Chapter 17.09.030) except for projects in Regional Commercial zoning district. b. Side Parking Exceptions: No uncovered parking shall be allowed within 10 feet of the street right-of-way line. <ul style="list-style-type: none"> i. Mixed Use buildings or building complexes: parking on a side of a development (side parking) is allowed for buildings with commercial uses such as grocery stores or medical uses on the ground floor or separate commercial buildings within a residential building complex. ii. For sites with vehicular access along an Arterial or Collector street, more than 100 feet of street frontage, and a depth of the site up to 85 feet, driving aisles and surface parking on the side of the building are allowed for up to 25% of the site width. iii. Side parking is allowed for projects in Regional Commercial Zoning District iv. Side tuck-under parking is allowed only when a continuous pedestrian circulation of at least 5 feet wide and separate from any driveway is provided to access all parking spaces. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.3.4 Parking Stall Location. When parking stalls in a surface parking lot are parallel to the edge of the sidewalk, the first parking stall shall be located at least 15 feet away from the curb cut when accessing it from a public street.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.3.5 Pedestrian Circulation. All surface parking facilities with 10 or more spaces shall have a continuous network of pedestrian routes with marked pedestrian crossings at all intersections with a vehicular way.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.3.6 Planting at Internal Driveways. The following standards shall apply to all internal/private driveways located outside the building. Driveways located within the building shall not be counted.</p> <ul style="list-style-type: none"> a. Planting shall be provided along the edge of all internal drives and maneuvering isles and shall be equal to or greater 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>than 18 inches in width.</p> <p>b. For an internal driveway with garages or parking stalls along only one side of a driveway, a 3-foot-wide planting buffer shall be required along the opposite side. Exception: Existing developments without setbacks.</p> <p>c. If raised planters are provided, each planter shall have a minimum planting area of 6 square feet with a minimum dimension of 2 feet for rectangular planters and a minimum diameter of 2 feet for circular planters.</p>			
<p>1.3.7 Planting at Surface Parking.</p> <p>a. At least 5-foot-wide landscape finger islands shall be provided at a maximum interval of 10 parking stalls.</p> <p>b. When proposed, any planted islands and stormwater retention areas shall be protected from vehicles by curbs or wheel stops.</p> <p>c. Trees shall be provided to meet the requirements of Section 1.7 Landscape.</p> <p>Exception: When carports with solar panels are provided above all the proposed parking, (c) does not apply.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Podiums and Levels Standards	Yes	No	N/A
<p>1.3.8 Orientation. For developments with multiple buildings, if standalone parking structures are provided along Corridors, Arterials or Collector streets, the shortest facade shall be parallel to the street.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.3.9 Enclosed Parking Levels. All parking levels adjacent to the street- or public fronting facade shall be shielded from view by a headlight-obscuring solid wall that is a minimum height of 42 inches. In addition, all such parking levels shall:</p> <p>a. Screen mechanical equipment and air exhaust terminations from public view.</p> <p>b. Include at least one of the following screening options:</p> <ol style="list-style-type: none"> i. Public art that is designed to fully screen the parking levels and complies with City requirements. ii. Ventilation grills integrated with decorative screening elements that match the window patterns and articulation of the street-facing building façade. Such decorative features include ironwork, grilles, panels, mosaics, or relief sculptures. iii. Decorative elements such as perforated or laser cut metal grilles, panels, sculptural pieces, and other such screening that shields the entirety of the parking podium. <p>Note: for ground floor blank wall treatments applicable to garages, see Section 2.2.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.3.10 Garage Door Setbacks.</p> <p>a. Garage doors for individual dwelling units shall recess from any building facade by at least 6 inches.</p> <p>b. Garage doors for shared parking garages located along a street-facing building facade shall be set back a minimum of 2 feet from the building façade.</p> <p>c. Exception: If a street-facing building facade with a shared garage door is set back a minimum of 2 feet from the adjacent building facade, the garage door is only required to recess for a minimum of 6 inches.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.3.11 Garage Ground Floor Frontage. A garage frontage at ground floor shall not be located closer to the street than the rest of the building façade above.</p>			

1.4 Services and Utilities

Purpose and Intent.

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

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

<p>1.4.3 Trash Staging. If a development has multiple street frontages and trash collection staging or pickup is required to be along the street due to physical constraints, these staging areas shall be located (and shown on a site plan) in the matter of preference as follows:</p> <ul style="list-style-type: none"> a. Alleys and Local streets b. Arterial and Collector streets c. Streets with Protected Bike Lanes or Class II Bike Lanes, as noted in the 2019 Let's Bike Oakland Bike Plan, unless the Protected Bike Lanes are located on all frontages. d. Corridors 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.4.4 Services and Utilities Elements Screening. Utilities serving private property, including transformer vaults, must be located on private property. In addition, all the following standards shall be met:</p> <ul style="list-style-type: none"> a. Services and utilities located outside the building and within 30 feet of a public right-of-way shall be screened from public view per Zoning. Exception: Free-standing or Solar Energy Systems and EV charging equipment. b. Screen utilities from view with planting or fencing if the utility companies require utilities within view of the Corridor, Arterial or Collector streets. If screening is not physically feasible, utility boxes shall be decorated with art. c. Place transformers that are required to be installed on or adjacent to the street or sidewalk in below-grade vaults or enclosed in the building. If this is not physically feasible, the applicant shall demonstrate the reason. d. Above-ground transformers shall not be placed within the sidewalk. Note: this is under the permitting jurisdiction of OakDOT. e. If utilities' location on private property conflicts with the active frontage requirements, then the utilities shall be located within the public right-of-way (subterranean), with an approved encroachment permit from the Oakland Department of Transportation is required. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.4.5 Off-Street Loading and Service Access. Off-street loading and service areas for residential uses shall be integrated into building architecture with the use of loading areas and garages. The following shall be met:</p> <ul style="list-style-type: none"> a. Loading areas shall be located within the garage and accessed via the garage doors; or b. Loading areas shall be equipped with a separate garage door no wider than 14 feet. c. Loading areas for any commercial uses can be separate from the residential garage entry. d. For developments without garages Loading and Service areas shall be located either within a surface parking lot areas, within the envelope of a building, or other open paved area on-site if it is screened from the street and adjacent properties. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.4.6 No Utilities in Open Space. Utility and mechanical equipment shall not be located within any required open space areas.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1.5 Open Space.

Purpose and Intent.

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

Open Space Standards	Yes	No	N/A
<p>1.5.1 Seating in Public Ground-floor Plaza.</p> <ul style="list-style-type: none"> a. When public ground floor plaza is provided adjacent to on-site residential uses, a minimum of 6 linear feet of seating shall be provided per each 100 square feet of public ground-floor plaza area. b. At least 10% of the total public ground-floor plaza area shall be designated for seating. This seating could be a combination of built-in or movable furniture or seating integrated with other elements such as planters. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1.5.2 Natural Surveillance. Group useable open space that is not located on the rooftops (uppermost story) shall be visible from at least one of the following to increase passive surveillance by building occupants:</p> <ul style="list-style-type: none"> a. At least 10% of dwelling units. b. At least 10% of the common areas within the building such as community rooms, lobbies, fitness centers, or laundry rooms. c. When balconies are provided, at least 10% of balconies in the development. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

1.6 Mid-Block Connections.

Purpose and Intent.

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

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

1.7 Landscape.

Purpose and Intent.

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

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

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

1.8 Lighting.

Purpose and Intent.

Site lighting helps create a safe and lively environment. It should be effective and attractive while not causing excess light pollution and glare.

Lighting can make spaces feel more comfortable, safe, and highlight distinct features of new buildings without disrupting neighbors.

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

2. BUILDING SCALE AND FORM

2.1 Building Mass.

Purpose and Intent.

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

BUILDING SCALE AND FORM STANDARDS	Project Complies?		
	Yes	No	N/A
Context Standards			
<p>2.1.1 Height Context Transition. If adjacent lots abutting the side lot lines of a subject lot contain a Designated Historic Property (DHP) or Potentially Designated Historic Property (PDHP) rated “A” or “B” with a height lower than that of the subject property, a height transition shall be provided. This height transition shall apply for a minimum of the first 10 feet or 10% of the lot width (whichever is less) from the abutting side property line. Within this area, the height of the subject property must not exceed 50% of the height difference between the designated historic building and the subject property. On Corridors, this height transition can be applied from the side or front of the proposed building.</p> <p>Exception: In Downtown zones (DT) (as defined in the Downtown Oakland Specific Plan), this standard applies in zones with a 55-foot height limit, and in any DT zone if a proposal is adjacent to a Civic building that is a DHP or PDHP rated “A” or “B”.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2.1.2 Contextual Massing Breaks. For proposals outside of Corridors, a minimum of one 5-foot wide and 3-foot-deep recess or projection shall be provided along each interior property line shared with a one- to three-story residential building at maximum intervals of 50 feet and extend the entire height of the building.</p> <p>For projects on Corridors, if an existing adjacent building along the shared interior property line includes light wells, and the proposed and existing buildings are three feet or less apart, the proposal shall include a light well directly across from the existing light well. This light well shall have minimum dimensions of 3 feet deep by 5 feet wide.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Mass			
<p>2.1.3 Massing Breaks. For building frontages and continuous street walls that are 150 feet or longer, at least one massing break shall be provided for every 150 feet of frontage from following options:</p> <p>Note that each option can be used more than once.</p> <ul style="list-style-type: none"> a. A recess or projection in the building massing that is at least 5 feet wide and at least 2 feet deep and extends the full height of the building above the base including a break in the roofline. b. An exterior court at the street level that is a minimum of 10 feet by 10 feet, is open to the sky, and is visually open to the street on at least one side. This court could be a part of the setback required by the underlying Zoning district. Fences are allowed if they comply with Zoning. Note: this option is allowed on Corridors only if other options on this list are not feasible. c. A portal that is at least 10 feet wide and has a minimum vertical clearance of 12 feet. Fences are allowed at such portals if they comply with Zoning. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2.1.4 Building Corners. Buildings at street intersections where at least one of the streets is a Corridor, shall include at least two of the following features for at least 20% of each building frontage length along the street, but not less than 15 feet, measured from the intersection of the setback lines at the corner:</p> <ul style="list-style-type: none"> a. Build to minimum setback along both front and corner side of building, followed by a massing break as specified in 2.1.3, depending on the length of the building. b. Corner building mass at least 3 feet taller than the rest of the building facade along the intersecting streets, as allowed by the underlying Zoning. c. Corner building mass that is a minimum of 3 feet shorter than the adjacent building massing on the same development site. d. Changes in roof form (such as a change from pitched to flat) or breaks in roof line such as those specified in 3.3.2 (b) or 4.5.4 (a) or (b). e. Habitable projections above the ground floor area of up to 50% of the building height. Any projections into public right of way must comply with Zoning and OakDOT requirements. f. Window wall systems (full glass and metal panels) at the corners. g. An architectural feature such as a rounded or cut corner, tower/cupola, or similar. The feature shall extend at least half the building height (shall have a vertical length of at least 50% of the building height situated in any portion(s) of the building corner along a vertical axis). This option is not subject to the minimum facade length requirements. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>2.1.5 Stepping for Sloping Sites. Stepping for sites sloping 20% or more shall be achieved using at least one of the following:</p> <ul style="list-style-type: none"> a. Changing the elevations of finished floors and/or roofs for no more than one story between steps. b. Adding floors at higher grade elevations as allowed by the underlying Zoning district. c. Eliminating or stepping back upper floors at the lowest point of the slope by a minimum of 5 feet. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2.1.6 Skirt Wall Height on Hillside. Skirt wall height for buildings on hillsides shall be limited as follows:</p> <ul style="list-style-type: none"> a. On slopes of 20-60%, skirt wall heights shall not exceed 2 feet per 10% of slope, with a maximum skirt wall height of 4 feet for a 20% slope, 8 feet for a 40% slope, and 12 feet for a 60% slope. b. Exception: This standard shall not be required for buildings on lots with slope greater than 60%. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2.1.7 Skirt Wall Design. At least one of the following design methods shall be used to de-emphasize skirt wall bulk:</p> <ul style="list-style-type: none"> a. Incorporating horizontal molding, a belt course, and a cap at the top of the skirt wall. b. Changing material at the skirt wall to contrast with primary building volume. c. Integrating terraces at the skirt wall that horizontally expand beyond the building perimeter. d. Recessing the skirt wall from the face of the upper floors and including planting that will screen the skirt walls at maturity. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.2 Mitigation of Blank Walls.

Purpose and Intent.

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

Mitigation of Blank Walls Standards	Yes	No	N/A
<p>2.2.1 Blank Wall Length.</p> <ul style="list-style-type: none"> a. For facades that front to a street, no blank walls equal to 15 feet or longer shall be allowed, unless required by structural demands of a building in the Building Code. When unavoidable, all blank walls shall meet the standards for blank wall treatments specified in standard 2.2.3. b. For side facades visible from the public right-of-way in areas outside of Corridors, and where there is a side setback of at least 3 feet between buildings, no blank walls 30 feet or longer shall be allowed unless required by structural demands or the Building Code. If blank walls are unavoidable, they must meet the blank wall treatment standards specified in Standard 2.2.3. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2.2.2 Corner Blank Walls. At building corners fronting a Corridor, Arterial or Collector street, a blank wall longer than 15 feet shall not be located within the first 20 feet measured from the building corner.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2.2.3 Treatments. All continuous blank walls on the ground floor fronting any public street, sidewalk, walkway, or public open space shall have at least one of the following design treatments:</p> <ul style="list-style-type: none"> a. Murals that are at least 8 feet in any dimension and cover at least 75% of the blank wall area. b. Public art that complies with Municipal Code requirements for private development and cover at least 50% of the blank wall area. c. Decorative features such as ironwork, grilles, panels, mosaics, or relief sculptures that cover no less than 50% of a blank wall area. Additional option for parking garages: ventilation grills that match the window patterns and articulation of the street-facing building façade. d. Ornamentation such as frieze, swag or similar running at least 75% the length of the blank wall area, at least 12 inches in height, placed between 4 and 7 feet above the building base. e. Planting that covers a minimum of 75% of the blank wall area. These can be permanent vertical trellis and planters with climbing plants, or free-standing plant species adjacent to building walls such as trees or tall shrubs. If planting is provided, irrigation shall be provided to ensure survival. <p>Note: if any treatments are proposed, they shall be clearly called out on the submitted drawings.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. FAÇADE TREATMENTS AND ARTICULATION

Purpose and Intent.

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

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

Definitions:

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

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

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

3.1 Base Treatments.

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

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

3.2 Middle Treatments.

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

3.3 Top Treatments.

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

3.4 Ground Floor Commercial

Purpose and Intent.

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

Ground Floor Commercial	Yes	No	N/A
<p>3.4.1 Ground Floor Context Transition. New facades fronting a street shall have a ground floor expression line* that matches the ground floor expression line height and dimension (within 30% difference) on adjacent Local Register Properties and "C"-rated PDHP's.</p> <p>*Expression Line is a horizontal building element such as trim, massing change, material change or architectural elements such as a belly band, belt course, a water table, or a cornice.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.4.2 Ground Floor Recess. The ground floor commercial space shall not be recessed for more than 3 feet from building façade above the ground floor unless outdoor seating is proposed for that portion of the ground floor.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.4.3 Ground floor height. Unless otherwise mentioned in the underlying Zoning district, the minimum ground floor-to-floor height shall be 15 feet (measured from the sidewalk grade to the second story floor as per Zoning Code requirements) for buildings containing ground floor non-residential facilities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.4.4 Commercial Space Viability. If commercial space is proposed for the ground floor, it shall accommodate fire-rated vent shafts, venting away from other tenants and the storefront, exhaust vents, grease traps, stub outs for bathroom plumbing, and floor sinks. The elements shall be shown on plans.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.4.5 Building Corners. Storefront elements including windows, transparent facades, bulkheads, and other similar horizontal storefront elements at building corners shall wrap around the corner such that these elements extend from Corridors, Arterial or Collector streets to any Local streets, alleys, or public open space for at least 10 feet.</p> <p>Note: Refer to Section 3.5 for a description of typical storefront elements.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.4.6 Finished Floor. The finished ground floor level for all commercial active frontages shall be within 3 vertical feet of the sidewalk grade. For sites with principal street slope of 10% or more the finished ground floor level shall be within 5 vertical feet of the sidewalk grade.</p> <p>Exception: When a site is in a designated flood or sea level rise area, the finished ground floor level is allowed to be raised so that it is 1 vertical foot above the designated flood or sea rise level.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.4.7 Wall Plane. To avoid a continuous flat wall plane, storefront windows, bulkheads, entries, and other surfaces shall recess or project at least 3 but no more than 8 inches from the primary building façade.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.4.8 Outdoor Seating or Dining. Any proposal must receive OakDOT approvals for outdoor seating in the public right of way. When outdoor seating or dining is provided in the area between the public right of way and building façade at the ground level, the following shall apply:</p> <ul style="list-style-type: none"> a. Unobstructed access is maintained at building entrances. b. Outdoor seating and dining areas shall include receptacles for refuse and recycling. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.4.9 Outdoor Dining Barriers. If proposed in the area between the public right of way and building façade and when adjacent to sidewalks, streets, alleys and parking areas, barriers around outdoor dining areas (i.e., fences, railings, planters) shall meet the following standards:</p> <ul style="list-style-type: none"> a. Fences, walls, or railings provided between seating areas and sidewalk or to ensure the safety between commercial uses and any street traffic shall not be taller than 42 inches when measured from the sidewalk level. b. Barriers shall be securely attached to the ground or shall be weighted. c. Fences, walls, or railings fronting the street shall incorporate landscaped planters along a minimum of 20% of the linear frontage of the dining area. d. Planters (removable or permanent) shall not be taller than 42 inches from the sidewalk level. This does not include the height of the plants contained in the planters. <p>Note: Sidewalk elements within public right of way shall conform to OakDOT permitting standards.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.4.10 Ground Floor Architectural Detailing. Commercial facades shall include at least two of the following for at least 60% of the façade length:</p> <ul style="list-style-type: none"> a. A rhythmic pattern of columns or pilasters of at least 1 foot in width. b. Surface detailing (tile, brick, or other artistic accents.) c. Bulkhead or belt course made of high-quality durable materials listed in standard 3.5.1 or Section 4.8 Materials. d. Mosaics or other art. e. Operable windows. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.5 Storefront Elements.

Purpose and Intent.

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

Storefront Elements Standards	Yes	No	N/A
<p>3.5.1 Storefront Elements. Commercial facades shall provide at least three of the following elements of a typical storefront:</p> <ul style="list-style-type: none"> a. Transom or Clerestory window with a window trim. If transom windows are proposed, they shall be at least 18 inches high. b. Lintel with piers that connect lintel to the ground. c. Entry bays with display windows and entry doors that are at least 50% transparent. d. Where appropriate to support storefront windows, a bulkhead of at least 6 inches and no more than 24 inches in height, measured from the adjacent sidewalk. Storefront windows shall be set at or within 1 inch of the face of the bulkhead or the bulkhead materials shall be incorporated into the sill detailing. <ul style="list-style-type: none"> • If bulkhead is proposed, all materials must be durable and resistant to surface damage, such as tile, polished stone slabs, wood panels, pressed brick, metal and formed concrete. • Prohibited materials for bulkheads are stucco, wood shingles, board-and-batten siding, rustic materials such as rough-sawn wood, vinyl, and cultured stone. • If any of the materials above conflict with Section 4.8, materials in this standard shall prevail for bulkheads only. e. Planters up to 24 inches in height, made of concrete, steel or similar durable material, set parallel to the street against storefront walls. * <p>*Note: All right-of-way encroachments require an approved encroachment permit issued by the Oakland Department of Transportation and shall comply with OakDOT encroachment limitations.</p>		<input type="checkbox"/>	<input type="checkbox"/>
<p>3.5.2 Transom Window. When a transom or clerestory window is provided, a clearance of at least 18 inches shall be maintained between a dropped ceiling and a transom window to allow light to enter the room.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.5.3 Rolling Security Doors on Storefronts. When proposed for new or existing storefronts, the security facilities shall meet the following standards:</p> <ul style="list-style-type: none"> a. A security gate shall preserve, repair, or replace in-kind, if necessary, any original design and details of an existing storefront and shall be architecturally integrated with the design and construction of a new storefront. b. New storefronts shall be constructed with an internally housed (in an enclosed housing box) or completely internal security gate system or scissor gates. c. The security gate housing must be located as follows in the matter of preference: <ol style="list-style-type: none"> 1. On the interior of the storefront. 2. The outer face of the security gate housing is set so as not to protrude beyond the building streetwall. 3. The security gate tracks are recessed or set into reveals along the sides of the storefront. d. Security gates shall be composed entirely of open metal mesh. A solid metal panel at the base that does not exceed the height of a bulkhead it covers is acceptable. If there is no bulkhead, the metal plate shall not be higher than 12 inches. Exception: a solid security door is allowed if a mural or other type of art is included on the surface of the door. e. Security gate housing and tracks shall be finished in a color to visually match with the storefront. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3.5.4 Windows for Ground-Floor Commercial Uses and Common Areas. Windows and glazing at ground-floor commercial facades shall have no opaque, semi-opaque or dark tinted glass.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.6 Ground Floor Residential.

Purpose and Intent.

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

Ground Floor Residential Standards	Yes	No	N/A
<p>3.6.1 Ground Floor Context Transition. If 60% or more of existing developments in the Immediate Context Area (outside of Corridors) feature ground-floor dwelling units, any street-facing building facade longer than 50 feet shall include articulation for at least half of the residential frontage or at least 50% of the individual entries, if such are proposed, to maintain consistency with the existing residential scale. This articulation shall be achieved through one or more of the following:</p> <ul style="list-style-type: none"> a. Provide a ground-floor horizontal expression line formed by massing changes, material changes, architectural elements such as entry coverings, “eyebrows”, trims, cornices, water tables, belly bands, or belt courses. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

4. BUILDING ELEMENTS

Building Entrances.

Purpose and Intent.

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

4.1 Shared Building Entrances

BUILDING ELEMENTS STANDARDS	Project Complies?		
	Yes	No	N/A
Shared Building Entrance Standards			
4.1.1 Primary Building Entrance for Lobbies or Shared Entries. When provided, a primary building entrance that leads to a residential or commercial lobby or a shared entry (serving multiple units) shall provide all the following: <ul style="list-style-type: none"> a. When a shared entry is provided it shall be at-grade (no steps) to promote universal accessibility unless unreconcilable physical site conditions preclude creation of such at-grade entries. b. A clear vertical height of at least 10 feet measured from the top of landing or finished floor at the door at the bottom of the building to a canopy above: c. A door that is either a double door or a single door with side-lites or full-length windows to achieve at least 6 feet in width. d. In addition, an entry shall provide at least two of the following: <ul style="list-style-type: none"> i. Door frame and/or trim of 4 inches minimum width. ii. Recessed entry area, minimum of 3 feet in depth. iii. Projected area consistent with standards in section 4.4 Awnings, Sunshades, Screens and Coverings. iv. A covered porch. v. Decorative entry trellis. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.2 Exterior Access Limitations. Unenclosed exterior access corridors with unit entrance doors above the ground floor shall not be permitted on public street-facing building facades and side elevations adjacent to other properties and visible from either a public right of way or from the adjacent properties.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.2 Residential Entrances

Residential Entrance Standards	Yes	No	N/A
	4.2.1 Individual Ground Floor Residential Unit Entrances. When street-facing ground floor residential units are provided, individual residential entrances shall meet all the following: <ul style="list-style-type: none"> a. Individual ground floor units along the street-facing building facade shall have a unit entrance door that faces the street. b. When a stairway, ramp, or walkway is provided to the entrance perpendicular to a sidewalk, planting strip(s) of at least 18 inches deep shall adjoin the sidewalk and frame the stair, ramp, or walkway for at least half of the width of each residential unit. The planting strip(s) can be raised up to 42 inches to create planters that may be terraced. This standard shall not apply to stairs or stoops recessed into the building. c. When a wall is created by an entry stair parallel to the sidewalk, it shall not exceed 5 feet in height. d. All the following Transitional Features shall be provided in the areas between the sidewalk and individual residential entrances: <ul style="list-style-type: none"> i. Planting strip(s) of at least 18 inches deep abutting the sidewalk. The planting strip(s) can be raised up to 42 inches as planters. If raised planters are provided, they shall be made of concrete, steel, or similar durable material. ii. A low wall, or a fence, or other similar vertical transition feature (up to 42 inches in height). iii. A gate that meets all Zoning requirements if a direct unit entry is provided. 	<input type="checkbox"/>	<input type="checkbox"/>
4.2.2 Recessed Entrances for Ground Floor Residential Units. Recessed entrances shall have a minimum vertical clearance of 8 feet as measured from front of landing in front of the door to the underside of the ceiling or projecting element defining the entryway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.5 Roofs and Parapets

Purpose and Intent.

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

Roofs and Parapets Standards	Yes	No	N/A
4.5.1 Roof Form Context. If the Immediate Context Area off Corridors has most (60% of more) roofs of similar shape, new buildings of 4 stories tall shall provide a similar roof shape for a minimum of 50% of their roof area. For example, if the Immediate Context Area has a context of sloped roofs, the new 4 story buildings shall also provide a sloped roof for at least 50% of their roof area. This standard applies only to 4 story buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5.2 Roof Eaves/Overhangs Context. If the Immediate Context Area has majority of roofs with eaves/overhangs, then any proposed project of 4 stories tall shall also have roof overhangs of 12 inches or more for a minimum of 50% of the roof area. This standard applies only to 4 story buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5.3 Roofline Edge Treatments. Buildings shall be designed with at least one of the following roofline edge treatments: <ul style="list-style-type: none"> a. A three-dimensional decorative cornice treatment meeting the requirements of 4.5.6 (other than colored stripes or bands). b. A sloped roof with overhangs that extend a minimum 12 inches and maximum 36 inches, including the eave and gutter profile. c. A parapet that includes decorative detailing. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5.4 Roof Articulation. Rooflines longer than 50 feet shall be broken up into sections by using at least one of the following elements or methods: <ul style="list-style-type: none"> a. Plane changes of at least 5 feet in width. b. Roofline projections or changes in parapet heights of at least 2 feet in height and 5 feet in width. c. Provision of gables or other similar type of articulation. d. Exception: Provision of a cornice for the entire building roofline consistent with standard 4.5.6 <p>Note: roof articulation methods could be synchronized with massing break requirements to achieve a cohesive building design.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5.5 Flat roofs. When flat roofs are provided, they shall include a parapet wall with decorative detailing or a similar perimeter boundary that may be transparent, and at least one of the following: roof cornice or a change in roof or parapet height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5.6 Cornices. When cornices are provided, they shall be: <ul style="list-style-type: none"> a. Minimum of 12 inches tall and shall project at least 6 inches from the face of the building for buildings of 5 story or less; or b. Minimum of 12 inches tall and shall project at least 12 inches from the face of the building for buildings above 5 stories. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5.7 Parapet Coping/Caps. When parapets are provided, they shall project at least 2 feet high above the surface of the roof and shall include a cap that is a minimum of six inches tall and projects at least 2 inches from the building façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5.8 Rooftop Mechanical Equipment. Where roof terraces or group useable open spaces are provided at the roof, rooftop equipment shall be screened from the group useable open spaces using architectural and landscape elements as allowed by Zoning. In addition, all rooftop mechanical equipment shall be: <ul style="list-style-type: none"> a. Located so as not to be visible from any adjacent street or from any public sidewalk on the opposite side of any street fronting the site. b. Located at least 5 feet from the edge of any roof of a street-facing public façade; or screened with a device that is architecturally consistent with the building and matches the materials and texture of the building exterior. Height of the screening device shall be at least as high as the highest point of the equipment. c. Exception: Solar Energy Systems. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.6 Balconies

Purpose and Intent.

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

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

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

4.7 Windows and Glazing

Purpose and Intent.

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

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

at least one of the following:			
<ul style="list-style-type: none"> a. Sill height at least 42 inches above the finished floor unless the window is placed at an angle of at least 30 degrees, measured perpendicular to the adjacent interior property line. b. Window offset such that the centerline of the glazing is more than 2 lateral feet from the centerline of any glazing on an existing dwelling on an adjacent lot. c. Any window sash located partially or entirely below 60 inches from the finished floor consists of frosted or obscured glass that is patterned or textured. 			
4.7.6 Window Materials Context. For proposals located in Areas of Primary Importance (APIs), street-facing windows shall be either wood, wood composite, or metal.			

4.8 Materials

Purpose and Intent.

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

Materials Standards	Yes	No	N/A
<p>4.8.1 High Quality Durable Materials for Ground Floor. Use high-quality, durable, and low-maintenance materials that can withstand the elements and use over time. Street-facing ground floor elevations shall have high-quality materials and textures in all non-fenestrated areas. High-quality durable materials include the following:</p> <ul style="list-style-type: none"> a. Natural stone (such as marble, granite or other). b. Cast stone. c. Brick – real or veneer. d. Ceramic tile. e. Glass. f. Heavy Timber or Mass Timber. g. Horizontal wood siding, and wood shingles * (see note). h. Board and batten siding with batten dimension at least 1"x2", and Z-bar covered by trim * i. Terracotta. j. Pre-cast concrete, glass-fiber reinforced concrete. k. High-quality, cast-in-place concrete, including board-form concrete. l. Cement plaster or Stucco (light sand or smooth trowel finish) above a bulkhead. m. Cement fiber or similar synthetic siding resembling wood siding or shingles that must be smooth surfaced (without imitation of raised wood grain). * n. Steel and metal panels. o. High-density fiber cement panels of minimum 7/16" inch thick. <p>*Note: Material is not allowed for ground floor elevations along Corridors and for commercial frontages unless this material is above a bulkhead made of another approved durable material from this list.</p>			
4.8.2 Prohibited Materials. T1-11 siding, foam/spray stucco, and vinyl siding and trim (not windows) are prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.8.3 Stucco. The use of stucco shall be limited to a maximum of 80% of non-glazed areas for a public street-facing building façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.8.3 Material Transitions. Material transitions along any facade shall only occur on the inside corner of plane change. When material changes need to happen in the same plane, trims, cornices, or other architectural elements shall be utilized to create a corner for material transition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.8.4 Variation in Materials. The following shall be met:</p> <ul style="list-style-type: none"> a. Unbroken multi-story sections (three stories or more) of the same material or texture shall not be provided for more than 50 feet of façade length. b. At least two materials or textures shall be used on all street-fronting building facades, in addition to glazing and railings. c. The primary material shall be used for a minimum of 30% of the building frontage, excluding windows, railings, base bulkheads, and trim. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.8.5 Materials Context. For proposals outside of Corridors, if the majority of buildings within the Immediate Context Area feature the same prominent material on at least 50% of their street-facing façades, the proposal shall incorporate this material on at least 30% of its façade unless the prominent material is one of the prohibited materials listed in 4.8.2.			

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

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

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

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

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

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

5.2 Entrances. The following standards shall be met:

- Any additions or new detached buildings on a lot with existing buildings shall not obstruct pedestrian access to the existing building’s primary entrance. If additions obstruct the current pedestrian access, a new pathway shall be created to ensure access to the existing building’s primary entrance.
- Any street-facing additions shall provide a primary entrance door that faces the street (individual or shared entries) and are a subject to the same entry orientation, pedestrian access, and other entry standards as new construction.
- Entries of non-street-facing additions may be oriented towards the side or front if accessed from a minimum of 10 feet by 10 feet court and must be connected to a street by a direct pedestrian access.

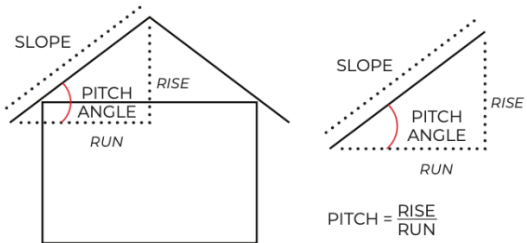
Exception: A unit entrance door may be oriented towards the side if it is accessed through a stoop or porch that faces the public right-of-way. The porch may be recessed or projected but it shall have a minimum of 5 feet wide and 5 feet long dimension.

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

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

**Roof slope categories:

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



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

5.5 Porches. If there is an existing front porch, any front addition shall preserve, repair, or replace in-kind the existing porch. Any new porches shall exhibit the same shape and proportions and match the same architectural details as those of the existing buildings on site.

Exception: A porch is allowed to be modified to accommodate a removal of steps and a grade separation to enhance accessibility. All other elements and proportions of the porch must be preserved, repaired, or replaced in kind.

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

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

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

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

- a. If there are two or more existing buildings on the site, a combination of the materials used on the existing street-fronting building facades could be used for the additions.
- b. If an existing primary material is on the list of prohibited materials as per standard 4.8.1 then a different high-quality material from a list in standard 4.8.1 shall be used.

6. ATTACHMENT A. GLOSSARY AND DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

Cornice - A projecting horizontal feature that crowns a façade.

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

Façade - Any exterior face or wall of a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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