



City of Oakland

Objective Design Standards & Streamlined Project Review

Focus Group #1

1-4 Unit and Low-Rise Residential

August 24, 2023

Agenda

Meeting Objectives

Project Process

- Why is Oakland Undertaking this Effort?
- Timeline
- Community Feedback to Date
- Equity Consideration

Design Review Process

- Objective vs. Subjective
- Existing Design Review Process
- Proposed Objective Design Review Process
- Paired with Proposed Zoning Changes

Proposed Objective Design Standards

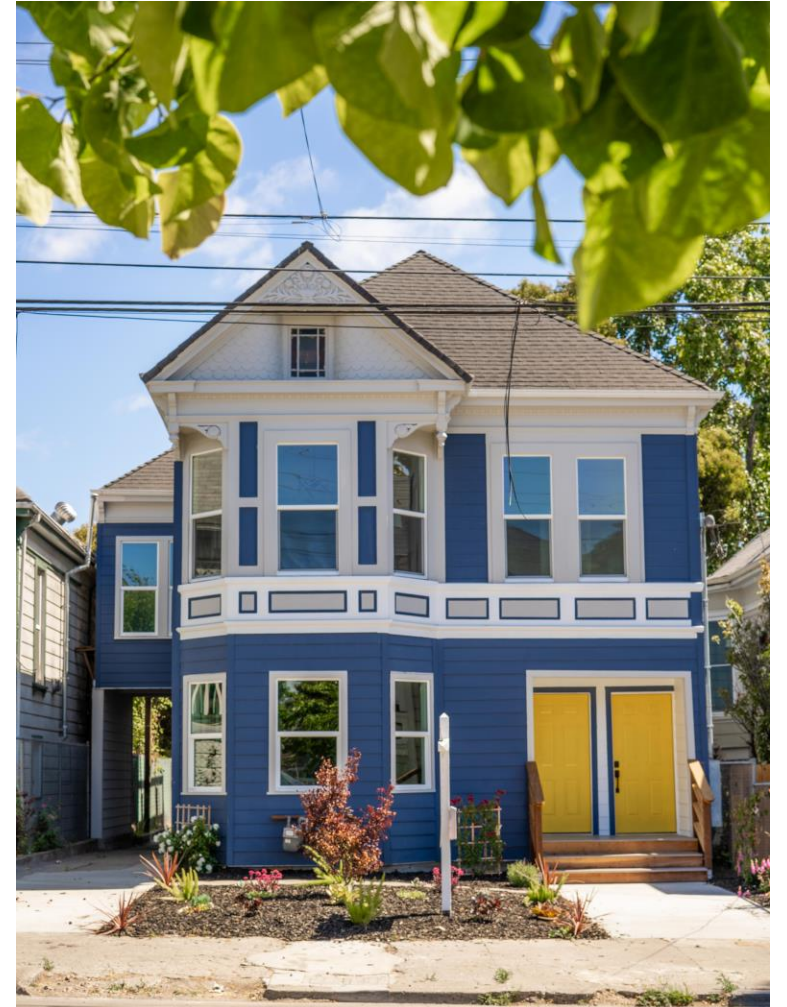
- Structure, Outline, Categories, and Checklists
- 1-4 Unit and Low-Rise Residential Multifamily Key Standards

Case Study Exercise and Interactive Group Discussion

Next Steps

Meeting Objectives

- Provide an overview of the project process and rationale for objective design standards
- Provide examples of objective standards specific to 1-4 units and low-rise residential multifamily
- Present case studies in context of actual projects that apply design standards
- Receive input and opinion on objective design standards and desired results



Duplex in Oakland

Project Process

Why is Oakland undertaking this effort?

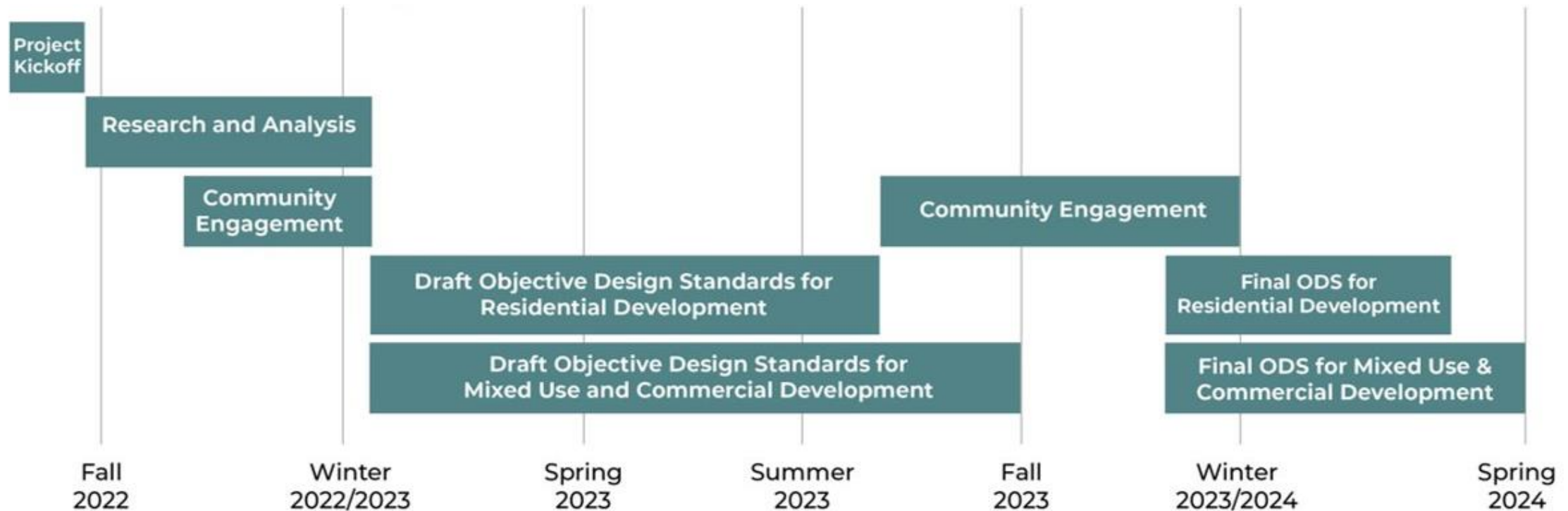
- **Build more affordable housing.** Oakland is in the midst of a housing crisis. At the root of this crisis is the limited availability of housing in Oakland, especially housing available to moderate- and low-income residents.
- **Comply with recently adopted state legislation.** [SB 35](#) and [SB 330](#) address the housing shortage within the State and requires cities to review new multi-family and mixed-use residential housing projects ministerially or "over-the-counter" against objective design and development standards.
- **City Council Action.** In 2019, City Council adopted a [Resolution](#) requesting Planning staff to study incentives to increase creation of transit-oriented and affordable housing. These incentives include streamlining the permitting process.



Affordable Housing in Oakland

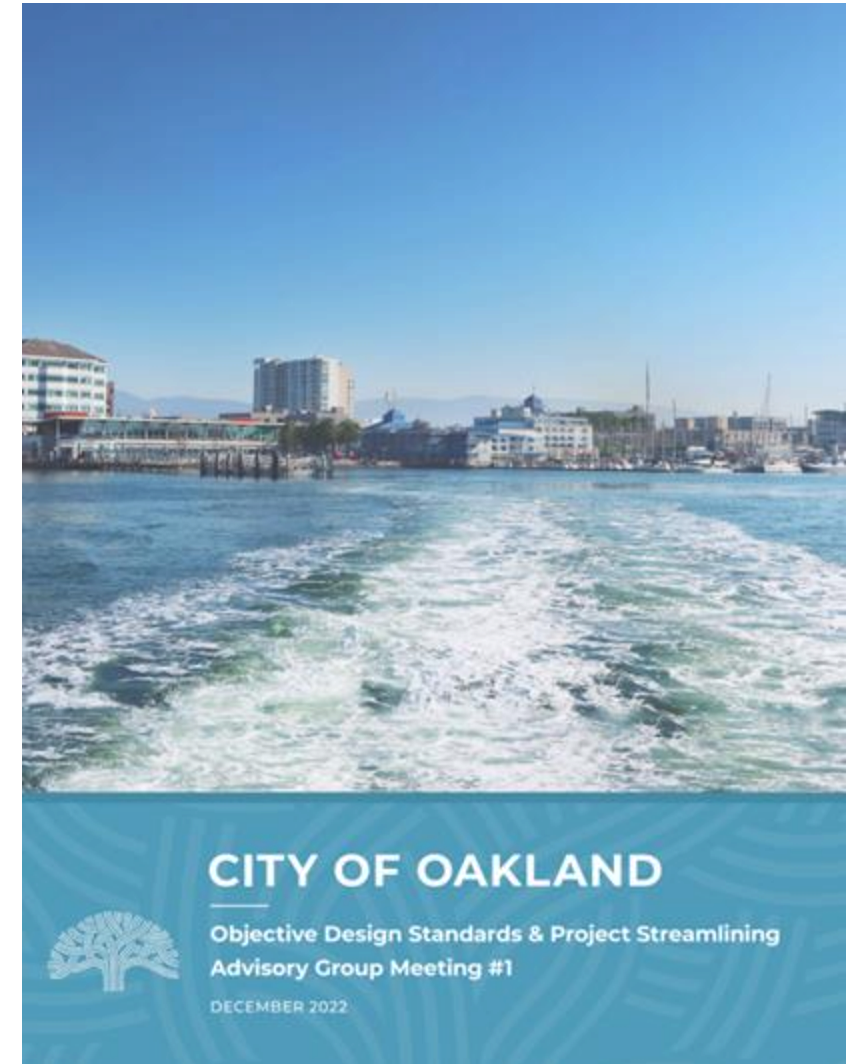
Project Process

Forecasted Timeline



Community Feedback to Date

- ODS should simplify the design review and approval process
- ODS should allow for flexibility and creativity and avoid being too prescriptive
- ODS should preserve cultural resources and be mindful of historical context
- ODS should be adaptable to new technology and sustainability
- Ground floor standards should be revisited, especially transparency and use
- Setback and front yard requirements that lead to loss of floor area should be reconsidered and modified
- ODS should consider potential adverse construction costs
- Concerns around by-right approvals of ODS and potential elimination of design review processes



Equity Considerations

The Project Team is currently working on a **Racial Equity Impact Analysis** (REIA) which is a template that Oakland's Department of Race and Equity developed to help departments assess Oakland projects and processes and design explicitly for racial equity.

The pre-REIA has identified desired key outcomes of implementing Objective Design Standards and the project team is working to assess these desired outcomes through the full REIA.

Additionally, the **Objective Design Standards will be an evolving document**. The project team will develop a system to track implementation of the ODS and ensure it is achieving desired outcomes. The ODS will be updated as needed.

Design Review Process



Objective vs. Subjective

Objective Standards are measurable, verifiable, and knowable

Example: Minimum front setback: 4 feet

This is measurable, verifiable, knowable and involves no personal or subjective judgment.

vs.

Subjective Guidelines require interpretation and discretion

Example: Front yard setback consistent with the character of the neighborhood.

This requires a discretionary review and determination as to what “consistent with the character of the neighborhood” means.

Existing Design Review Process

- **Design review is required for most development in Oakland except a few project types**
- ADUs, affordable housing and supportive housing and SB9 lot splits also go through a ministerial procedure
- For non-exempt projects, design review authority is 'tiered' based on project size and scope
- While estimated time required to process an application depends on permit type, size and complexity, minimum timeline for a residential project is in the range of nine months; regular design review that require Planning Commission approval could take 12 months or longer



DESIGN REVIEW - CITYWIDE:

Procedures	Project Types	Review Process	Decision Criteria
ZONING WORKSHEET (ZW)	<ul style="list-style-type: none"> Repair or replacement of building components that visually match the existing or historical design. Areas of porch, deck or balcony <30" above grade. Change of Sign face copy. 	OVER-THE-COUNTER SIGN-OFF: Zoning will create a new Zoning Worksheet records and sign-off at counter (as long as proposal does not effect the property's <i>Character-defining elements</i> *).	<ul style="list-style-type: none"> The project conforms to all applicable zoning code standards. All exterior treatments match existing or historical design.
DESIGN REVIEW EXEMPTION (DRX)	<p>'DRX' Projects include, but are not limited to:</p> <ul style="list-style-type: none"> A Secondary Unit of 500 sq. ft. or less. (Regardless of whether it is less than or greater than 10% of total floor area or footprint) Floor area additions within the existing building envelope <u>not</u> involving the creation of a dwelling unit. Additions that are outside the existing building envelope and equal <u>no more</u> than 10% of total floor area or footprint on site. Sidewalk Cafes with no more than 5 tables/15 chairs. 	<p>DESIGN REVIEW EXEMPTION (DRX): Zoning will issue final decision, usually at counter - as long as the proposal will not have a significant effect on the property's <i>Character-defining elements</i>*.</p> <p><i>*"Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance.</i></p>	<ul style="list-style-type: none"> The project conforms to all applicable zoning code standards. All exterior treatments visually match the existing or historical design of the building. <p><i>If a proposal does not conform to the above decision criteria, the applicable review process listed below shall apply:</i></p>
<p>SMALL PROJECT DESIGN REVIEW (DS)</p> <p>(See following page for definition of DS Tracks 1, 2 & 3)</p>	<p>'Small Projects' include, but are not limited to:</p> <ul style="list-style-type: none"> Exterior changes compatible with, but not necessarily identical to, the existing or historical building design. For Residential, front yard fences over 42" in height. Retaining walls over 6 ft. in height that are visually screened from adjacent lots and from the street. Sidewalk Cafes with more than 5 tables/15 chairs. Alteration to Existing Telecom Facilities (6409 projects). New or modified Signs - <i>excluding Advertising Signs and Signs extending above roofline.</i> A Secondary Unit between 500 and 750 sq. ft. in floor area (not to exceed 75% of floor area in primary dwelling). Additions that are outside existing building envelope and equal <u>more</u> than 10% of total floor area or footprint on site, but do not exceed 1000 sq. ft. or 100% of the total floor area or footprint on site, whichever is less.** <p>** Upper-story additions to 1-2 unit facilities of more than 250 square feet will be processed as described to the right.</p>	<p>SMALL PROJECT DESIGN REVIEW (DS): Upper-story additions of more than 250 sq. ft. will be subject to the following "Track 3" procedure:</p> <ul style="list-style-type: none"> Applicant submits for Small Project review. Zoning will provide applicant with the names and addresses of owners adjacent to subject lot, a notice mailing form, and a large Notice Poster to install on site. Applicant will display a large Notice Poster on site, as well as mail notice, with copy of plans, to adjacent neighbors. Public will have 10 days to comment and/or request a meeting with Zoning staff. Issues related to design and potential neighbor impacts will be evaluated against checklist criteria (based on Design Review Manuals). Projects not in compliance will require revision. After close of comment period and/or holding of any requested meeting, Zoning will complete review of plans and issue a final decision. 	<ul style="list-style-type: none"> The project conforms to all applicable zoning code standards. The proposal will not have a significant effect on property's <i>Character-defining elements</i>* (as defined above for DRX). <p>Plus, as applicable –</p> <ul style="list-style-type: none"> "Checklist Criteria: 1-2 / 3+ Units" Based on Design Review Manuals for: (A) 1- 2 units & (B) 3+ units Checklist Criteria: Non-Residential" Based on "Oakland Small Project Design Guidelines" (Signs & Storefront changes) "Checklist Criteria: Telecom." (for addns. to existing Macro/Mini sites) <p>NOTE: The Director may refer any 'Small Project' not meeting the criteria above to the DR process listed below:</p>
REGULAR DESIGN REVIEW (DR)	<p>'Regular DR' Projects include, but are not limited to:</p> <ul style="list-style-type: none"> Projects requiring design review, and not qualifying for either the DRX or DS process (see above). New construction, addition, or exterior alteration requiring a Conditional Use Permit (CUP) or Variance. Creation of one or more new dwelling units, other than a secondary unit. Additions that are outside the existing building envelope and exceed 1000 square feet or 100% of the total floor area or footprint on site, whichever is less. 	REGULAR DESIGN REVIEW (DR): <ul style="list-style-type: none"> Application will be considered by either the Planning Director or the Planning Commission; Projects involving Landmarks reviewed by Landmarks Board. In parallel with posting of site, Zoning will mail notice to all property owners within 300 feet. Public will have 17 days to comment and/or review plans. Initial decisions by Planning Director will be appealable to the Residential Appeals Committee or Planning Commission. Projects <u>not</u> involving 1-2 Units will be further appealable to City Council. 	<ul style="list-style-type: none"> The project meets the Regular DR findings (17.136). <p>Plus, as applicable –</p> <ul style="list-style-type: none"> Variance findings (17.148); CUP findings (17.134); Any additional findings by Zone; "Design Review Manual for 1-2 Unit Residences" (for 1- 2 units);

Existing Design Review Process

Design Review Today Often Based on Subjective Guidelines:

- Discretionary planning review can be unpredictable and require significant resources due to need for personal and subjective judgement
- Often results in a lengthy process causing development application backlog
- Can contribute to development delays and high project costs, which hurts historically burdened and vulnerable groups by slowing down affordable housing projects
- Includes a public review process which can result in certain multi-family affordable housing projects being blocked or delayed by anti-development groups or existing neighbors based on a set of subjective criteria such as "neighborhood character"



Image Credit: David Baker Architects and Mariko Reed

Example of Subjective Guideline
"Building frontages should be compatible with existing neighborhood character"

Proposed Objective Design Review Process

Design Review Based on Objective Design Standards:

- A simplified, transparent, and user-friendly approach that does not require personal judgement
- Results in high-quality housing and some mixed-use and commercial being approved by-right
- Speeds up the production of a wide variety of housing and aids in affordability
- Removes public review when the standards are met, eliminating the possibility of multi-family projects being blocked in wealthy, white neighborhoods



Source: Miller Company Landscape Architects

Proposed Objective Design Standards Process

- Adoption of ODS would enable the City to streamline the development review process while still allowing design considerations when needed
 - Affordable housing projects and infill development would still be given special consideration for streamlining as required by State Law
- Whereas current design review procedures may be scattered throughout the zoning code, a new track system will clearly delineate which projects must follow which approval process
- Proposed track system based on ODS will largely be two tracks – ministerial and discretionary – with tiers of procedures within each

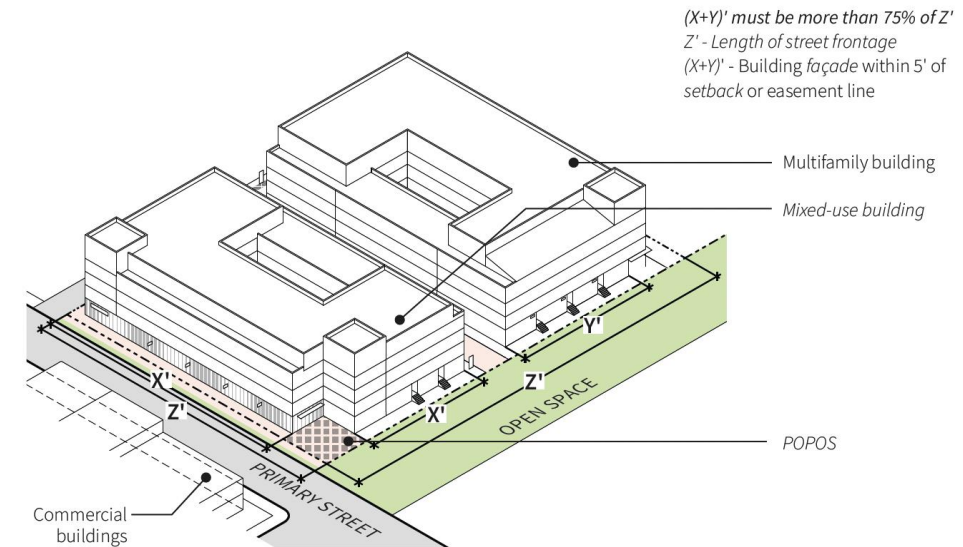


Fig. 2.15 Place buildings along public rights-of-way and public open spaces to frame the public realm.

Example of an Objective Design Standard

(Source: San Jose Citywide Design Standards and Guidelines)

Paired with Proposed Zoning Changes

Suite of **changes to the Planning Code and Zoning Map are proposed** to encourage different housing types, allow more housing density, incentivize affordable housing, and reduce constraints on housing development

- Upzoning/height changes and 'Missing Middle' Housing Type amendments
- New Overlay Zones
 - Affordable Housing Overlay
 - Housing Sites Inventory Overlay
- Industrial Lands zoning changes

The ODS and proposed Zoning changes are two tools that will work together to help build more housing, faster in Oakland.



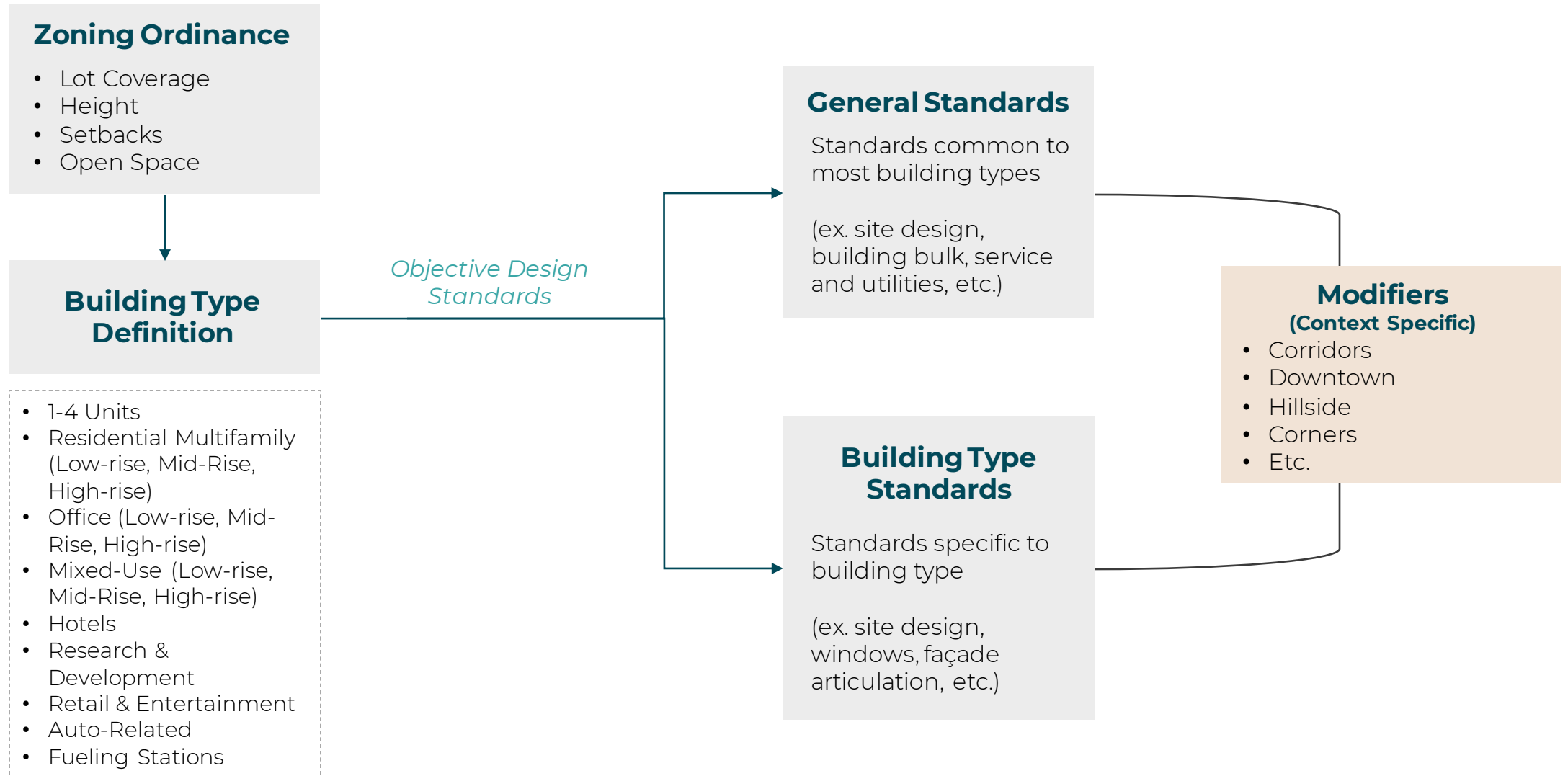
Questions on Background or Process?



Proposed Objective Design Standards



Objective Design Standards Structure



Objective Design Standards Outline

ODS Outline

1. Introduction & Purpose
2. General Design Standards
 - *Context-specific standards as modifiers*
3. Design Standards specific to Building Type
 - *Residential*
 - *Office*
 - *Mixed-Use*
 - *Other*
4. Appendices

General Design Standards			Residential			
			1-4 Units	Low-Rise Residential	Mid-Rise Residential	High-Rise Residential
Site Planning, Organization, and Design (cont.)	Paseos and Mid-Block Connection	S-40 Paseos	o	o	o	o
		S-41 Paseo Width	o	o	o	o
		S-42 Paseo Travel Path	o	o	o	o
		S-43 Vertical Clearance	o	o	o	o
	Site Lighting	S-44 Orientation	o	o	o	o
		S-45 Illumination Zone		o	o	o
		S-46 Building Types		o	o	o
		S-47 Pedestrian Circulation	o	o	o	o
		S-48 Light Fixtures	o	o	o	o
	Landscape and Stormwater Management	S-49 Location	o	o	o	o
		S-50 Tree Canopy	o	o	o	o
		S-51 Tree Wells	o	o	o	o
		S-52 Vertical Clearance		o	o	o
		S-53 Low Impact Development		o	o	o
Buildings	Building Bulk	S-54 Corners	o	o	o	o
		S-55 Streetwall		o	o	o
	Mitigation of Blank Walls	S-56 Treatments		o	o	o
		S-57 Ground Floor		o	o	o
Ground Floor Treatment and Uses	Ground Floor Non-Residential Spaces	S-58 Height				
		S-59 Corner Lot				
		S-60 Clerestory Window				
		S-61 Commercial Space Depth				
		S-62 Finished Floor				
		S-63 Wall Plane				
	Ground Floor Residential Spaces	S-64 Height		o	o	o
		S-65 Transparency		o	o	o
		S-66 Residential Active Frontage		o	o	o
		S-67 Individual Ground Floor Unit Entrances	o	o	o	o
		S-68 Porch/Patio	o	o	o	o
		S-69 Fences	o	o	o	o
		S-70 Finished Floor Elevation		o	o	o
		S-71 Sloping Sites		o	o	

Objective Design Standards Checklists

BUILDING DESIGN

CHECKLIST		PROJECT COMPLIES			
		Yes	No	N/A	Reference Sheet #
BUILDINGS					
Building Bulk					
2.3.4	<p>Corners. Buildings at street intersections with traffic signals, terminus points, or public open spaces shall include at least two of the following architectural features for 20 to 30 percent and not less than 15 feet of each building frontage along the street, 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. b) Corner building mass taller than the rest of the building facade along the intersecting streets, as allowed by the underlying Zoning. c) Shorted corner building massing that is a minimum of five feet shorter than the adjacent building massing on the same development site. d) Corner plaza with vegetation in a minimum of 40 percent of the plaza area. e) Changes in roof form or breaks in roof line. f) Different materials or colors for at least 50 percent of the corner facade area than the rest of the building. g) An architectural feature such as a rounded or cut corner, tower/cupola, or similar. The feature shall extend the full height of the building for buildings up to three stories and must match at least half the building height for buildings over three stories. h) Public art that is visible from the street intersection and public right-of-way. i) Bay windows that wrap around the corner. If bay windows are provided, they can be less than 15 feet but not less than five feet wide from the building corner. 				
2.3.5	<p>Developments along Sloping Frontages.</p> <ul style="list-style-type: none"> a) On streets with grades over five percent and up to 15 percent, street facing building facades shall step with grade at a minimum of every 120 feet. b) On streets with grades greater than 15 percent, street facing building facades shall step with grade at a minimum of every 80 feet. 				
2.3.6	<p>Stepping along Sloping Frontages. Stepping along sloping frontages 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 less than four-foot between steps. b) Adding floors at higher grade elevations as allowed by the underlying zoning district. c) Stepping back floors at lower elevations by a minimum of five feet. 				

CHECKLIST		PROJECT COMPLIES			
		Yes	No	N/A	Reference Sheet #
2.3.7	<p>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 to 60 percent, skirt wall heights shall not exceed two feet per each 10 percent of slope, with a maximum skirt wall height of four feet for a 40 percent slope and 12 feet for a 60 percent slope. b) Exception. This standard shall not be required for buildings on lots with slope greater than 60 percent. 				
2.3.8	<p>Skirt Wall Design. 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 or a cap at the top of the skirt wall. b) Hanging 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) Breaking the skirt wall from the face of the upper floor and planting that will screen the skirt walls at maturity. 				
3.15	<p>Building Mass. Any new dwelling unit or detached buildings taller than two stories shall subdivide building masses using at least two of the following:</p> <ul style="list-style-type: none"> a) A minimum of two smaller volumes that divide a large building volume. This shall be achieved by recessing or projecting front or side building facades by a minimum of three feet. b) A minimum of two roof lines that have at least four feet difference in height. c) Recessed or projecting balconies on the street-facing facade. d) An entry porch that is at least five feet wide and one story tall. This entry shall be either recessed or projected. e) An entry stoop that connects to the public street pedestrian path. 				
3.16	<p>Upper Story Bulk. Third floor massing shall be step back a minimum of five feet from the street-facing front if at least one adjacent property is one- or two- stories tall.</p> <ul style="list-style-type: none"> a) Exception. Buildings or third story additions in the rear of a mid-block lot. b) Exception. Third story addition by raising an existing building. 				
3.17	<p>Detached Building Bulk on Hillside. For new detached buildings in the rear of an existing building on an up-slope lot, the walls and roof of the second and third floor shall be set back a minimum of 10 feet from the wall of the first floor to minimize interference with privacy and views from adjacent buildings.</p> <ul style="list-style-type: none"> a) Exception. When the distance between the new detached building and the existing building is greater than 50 feet. 				

Objective Design Standards Categories

Site and Surrounding Context

Site Context

Relationship to Transit

Site Planning, Organization and Design

Building Placement and Orientation

Pedestrian Access

Bicycle Access and Parking

Vehicular Access and Surface Parking

Service and Utilities

Open Spaces

Mid-block Connections

Landscaping

Site Lighting

Buildings

Building Bulk

Mitigation of Blank Walls

Ground Floor Commercial Spaces

Ground Floor Residential Spaces

Building Entrances

Building Elements

Façade Pattern and Articulation

Roofs and Parapets

Decks and Balconies

Windows and Glazing

Awnings, Sunshades and Screens

Materials and Color

Architectural Lighting

Parking Garages

1-4 Units & Low-Rise Residential Multifamily

1-4 Units:

- One to four dwelling units in the same building or on one lot. For example, duplex or fourplex

Low-Rise Residential Multifamily:

- Five or more housing units and buildings that are up to three stories tall. For example, townhomes, stacked apartments, cottage clusters



Fourplex in Oakland



Low-rise Residential Building in Oakland

Key Standards

The following are a few **key standards that address the most common community concerns** we have heard so far:

1. Building Bulk
2. Privacy
3. Neighborhood Context including Historic Buildings
4. Additions and/or Alterations to Existing Buildings



Building bulk refers to the overall size, volume or mass of a structure



Addition to an existing building

Source: Becraftplus

Bulk

1-4 Units:

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



Source: Urban YVR



Source: Realtor.com



23Source: Opticos

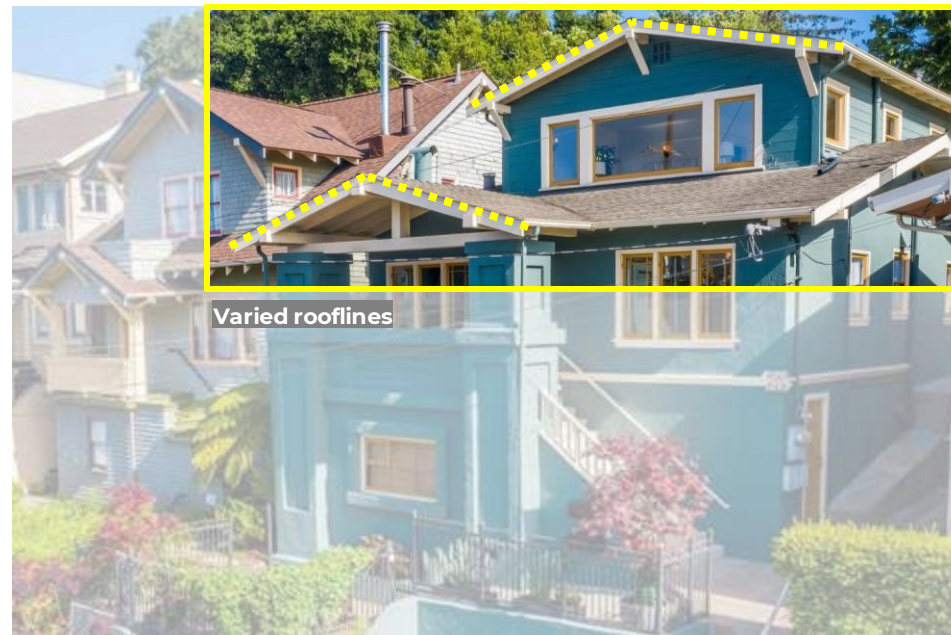
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 - A recessed or projected entry porch that is at least 5 feet wide and one story tall
 - An entry stoop that connects to the public street pedestrian path



Source: Urban YVR



Varied rooflines

Source: Realtor.com



Entry porch

Bulk

1-4 Units:

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



Source: Realtor.com



Source: Realtor.com



Source: Realtor.com

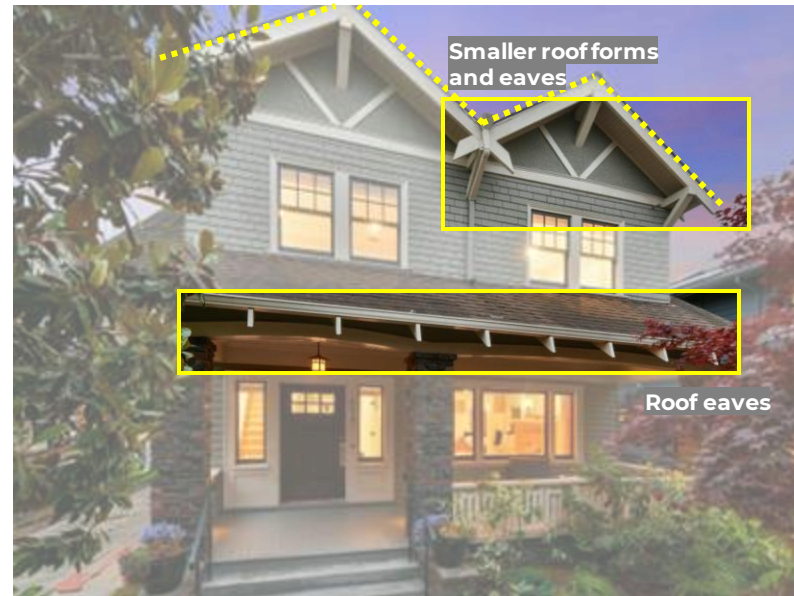
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1-4 Units:

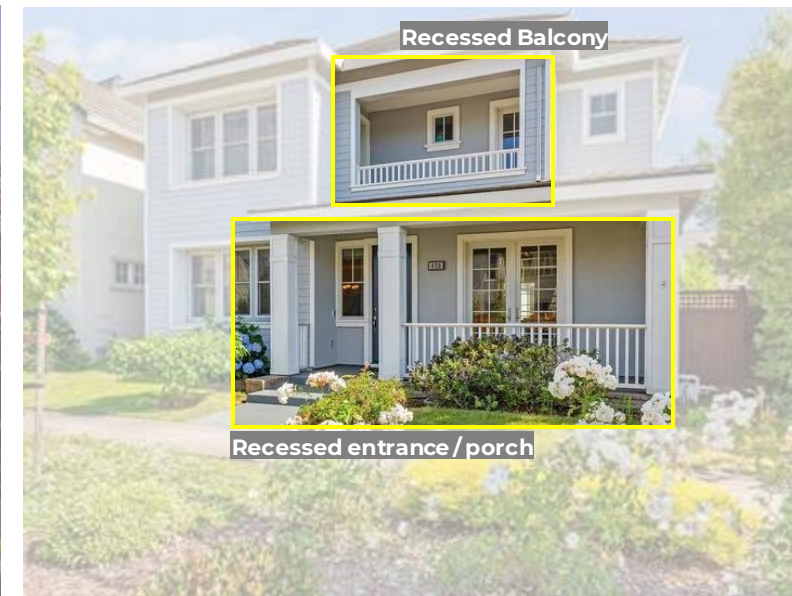
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Source: Realtor.com



Source: Realtor.com



Source: Realtor.com

Bulk

Low-rise Residential Multifamily

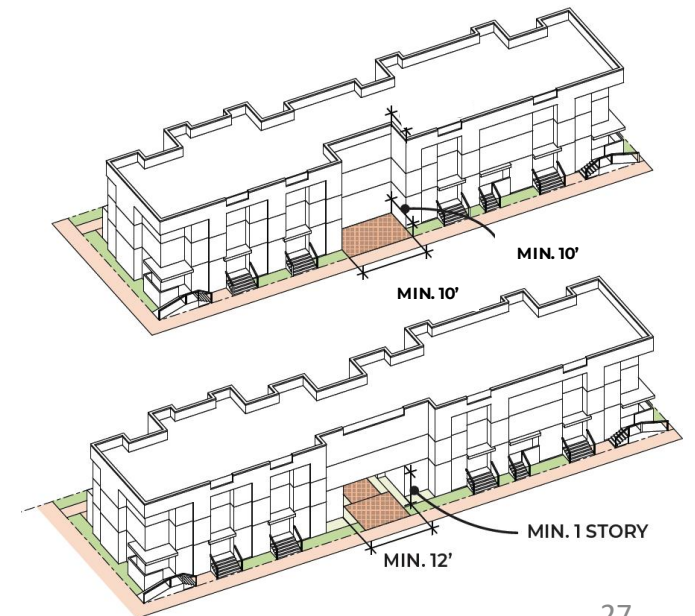
- **Massing Breaks.** For building frontages and continuous streetwalls up to eight stories tall and greater than or equal to 150 feet but less than 300 feet in lengths, massing breaks shall be provided as at least one of the following:
 - A recess or projection in the building massing that is at least 15 feet wide and 10 feet deep and extends the full height of the building, including a break in the roofline.
 - An exterior court at the street level that is a minimum of 10 feet by 10 feet, is open to the sky, and 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.
 - An portal that is at least 12 feet wide and has a vertical clearance of 12 feet. Fences are allowed if they comply with Zoning.



Source: Google Street View



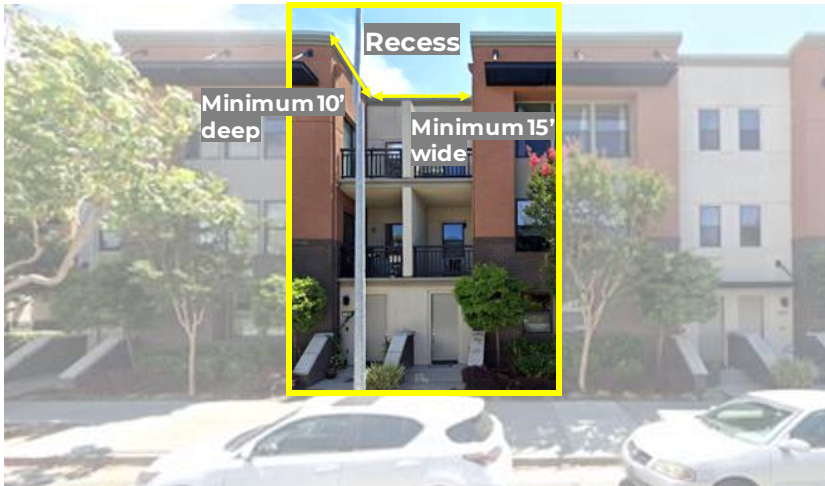
Source: VMWP



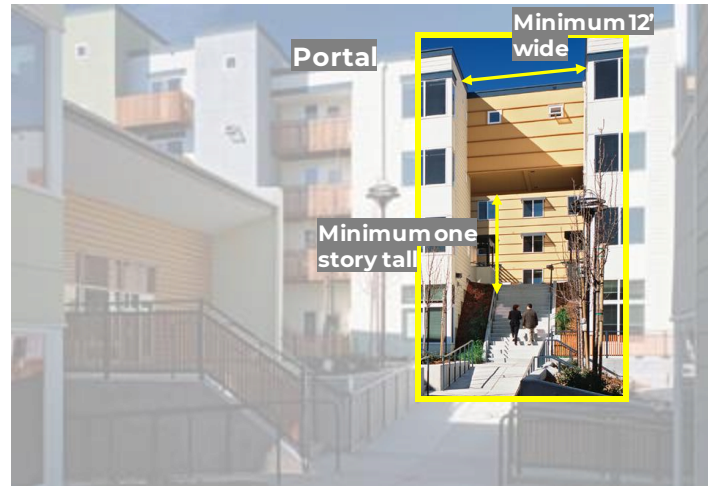
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Low-rise Residential Multifamily

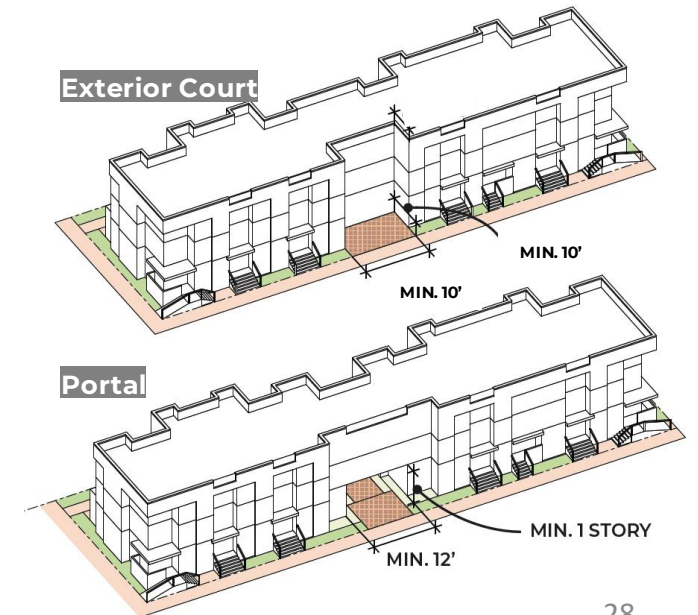
- **Massing Breaks.** For building frontages and continuous streetwalls up to eight stories tall and greater than or equal to 150 feet but less than 300 feet in lengths, massing breaks shall be provided as at least one of the following:
 - A recess or projection in the building massing that is at least 15 feet wide and 10 feet deep and extends the full height of the building, including a break in the roofline.
 - An exterior court at the street level that is a minimum of 10 feet by 10 feet, is open to the sky, and 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.
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Source: Google Street View



Source: VMWP



Bulk

Low-rise Residential Multifamily

- **Vertical Breaks.** For any continuous building facade longer than 50 feet that faces a public street shall provide vertical breaks at a spacing of less than 40 feet by using one or more of the following:
 - A change in material that is a minimum four feet wide.
 - A plane change of a minimum of two feet.
 - A change in roofline or roof pattern



Source: Newport Partners



Source: Google Street View



Source: Kava Massih Architects

Bulk

Low-rise Residential Multifamily

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



Source: Newport Partners



Source: Google Street View



Source: Kava Massih Architects

Privacy

Both 1-4 Units and Low-rise Residential

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



Source: Zillow

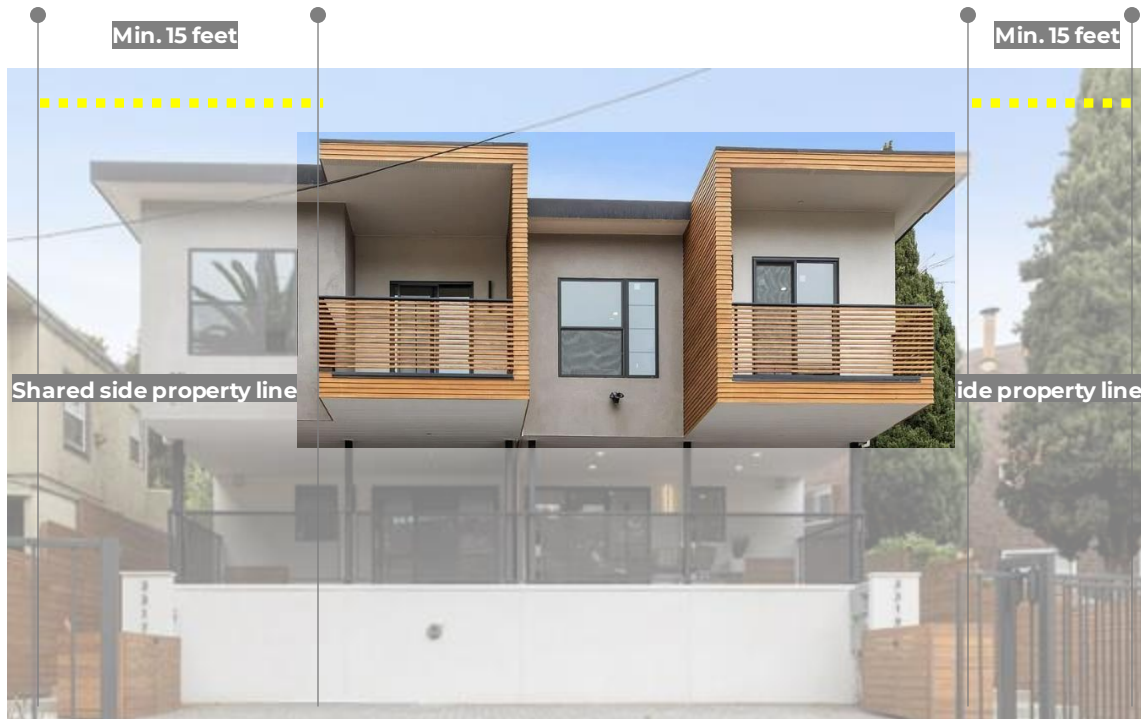


Source: Google Street View

Privacy

Both 1-4 Units and Low-rise Residential

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



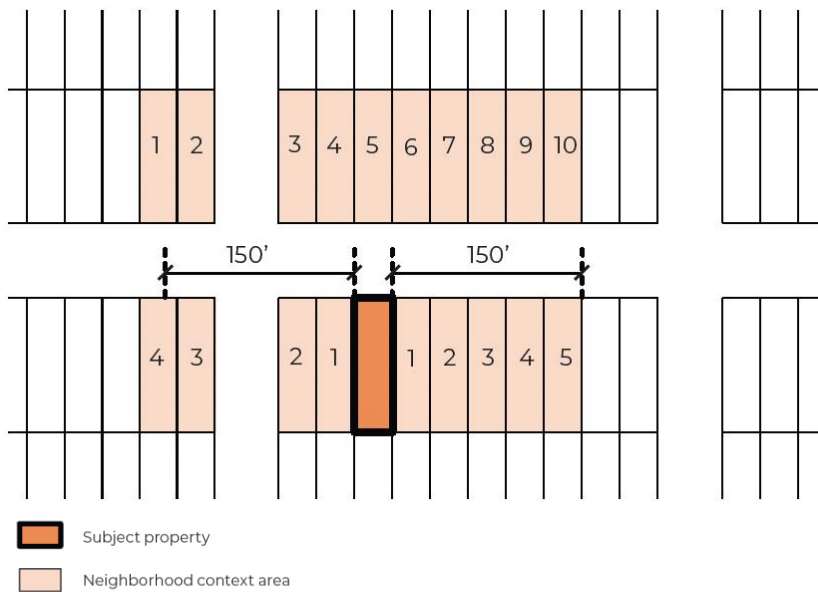
Source: Zillow



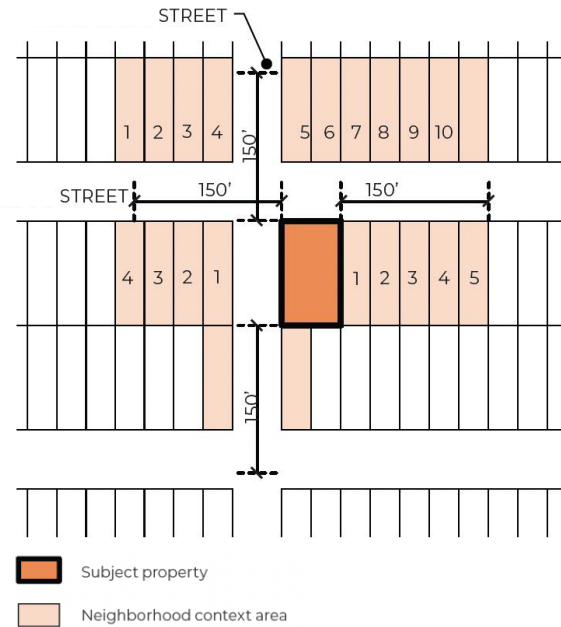
Source: Google Street View

Context

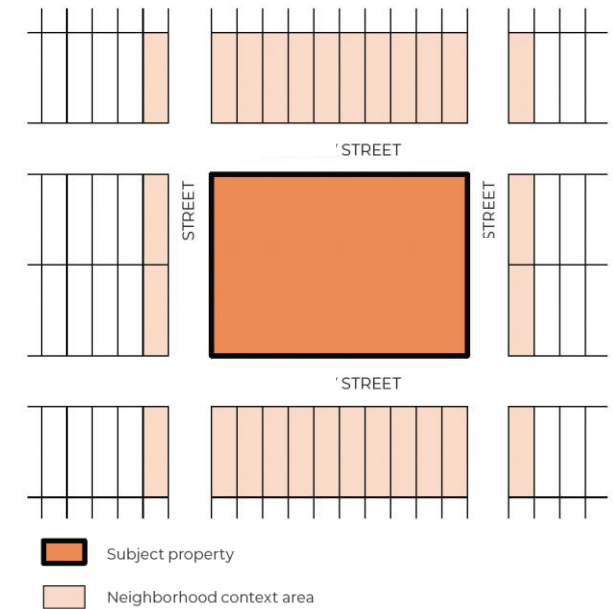
When specific objective design standards require the incorporation of design elements from the proposed project's context, the definition of the **Neighborhood Context Area (5-5-10)** for the Oakland ODS will be as follows:



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



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



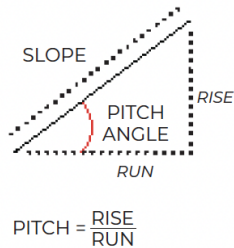
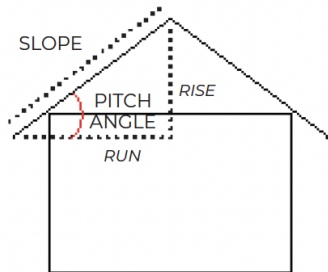
Whole-block lots: all lots across the street from each side

Context

Both 1-4 Units and Low-rise Residential

- **Roof Slope.** More than 50 percent of a new development's roof area shall exhibit the same slope category as:
 - The historic building(s) in the Neighborhood Context Area.
 - More than 50 percent of the street-fronting buildings in the Neighborhood Context Area.
 - If a single slope cannot be identified, the building shall either provide a flat roof or pick any of the slope categories from the Neighborhood Context Area.

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



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



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

Context

Both 1-4 Units and Low-rise Residential

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

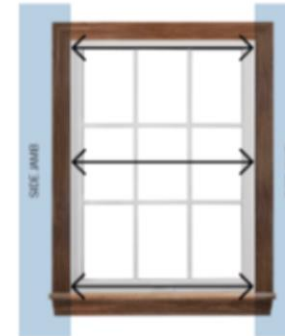


Neighborhood with strong historic characteristics

Source: City of Oakland

Measuring Window Proportions

1. Measure Horizontally



2. Measure Vertically

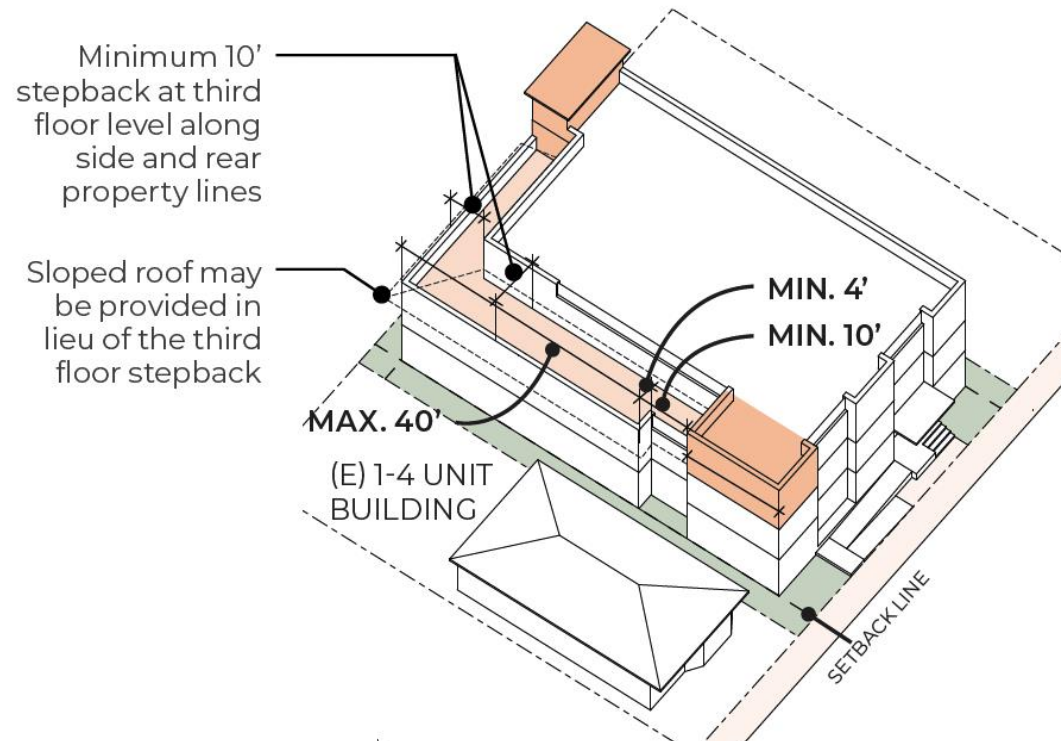


Source: Dalia Dai

Context

Low-rise Residential Multifamily:

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



Additions and/or Alterations

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

- **Materials.** For street-facing additions and alterations, materials shall match that of the existing street-facing building facade.
 - Exception: This standard is not applicable if the entire street-facing facade is being renovated concurrently with the addition and/or alteration.



Source: Dannex Construction



Source: Google Street View

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Source: Dannex Construction



Source: Google Street View

Additions and/or Alterations

Both 1-4 Units and Low-rise Residential

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



Source: Dannex Construction



Source: Dannex Construction

Additions and/or Alterations

Both 1-4 Units and Low-rise Residential

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



Source: Dannex Construction



Source: Dannex Construction

Case Study



1-4 UNITS

Case Study 1: Addition and New Detached Building



SITE INFORMATION	
Site area	0.14 acres
Parcel type	Corner
Modifier	N/A

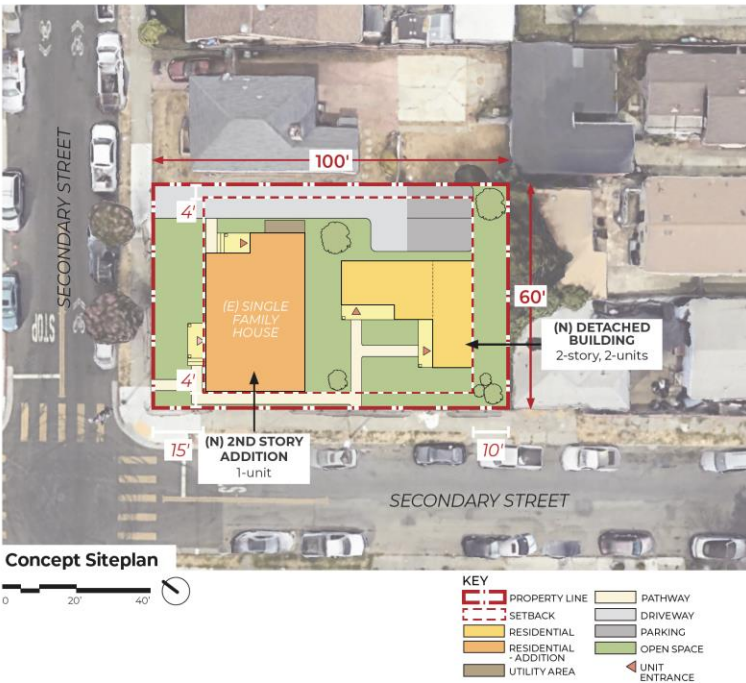
ZONING INFORMATION	
Zone	RD (Detached Unit Residential)



Context View

1-4 UNITS

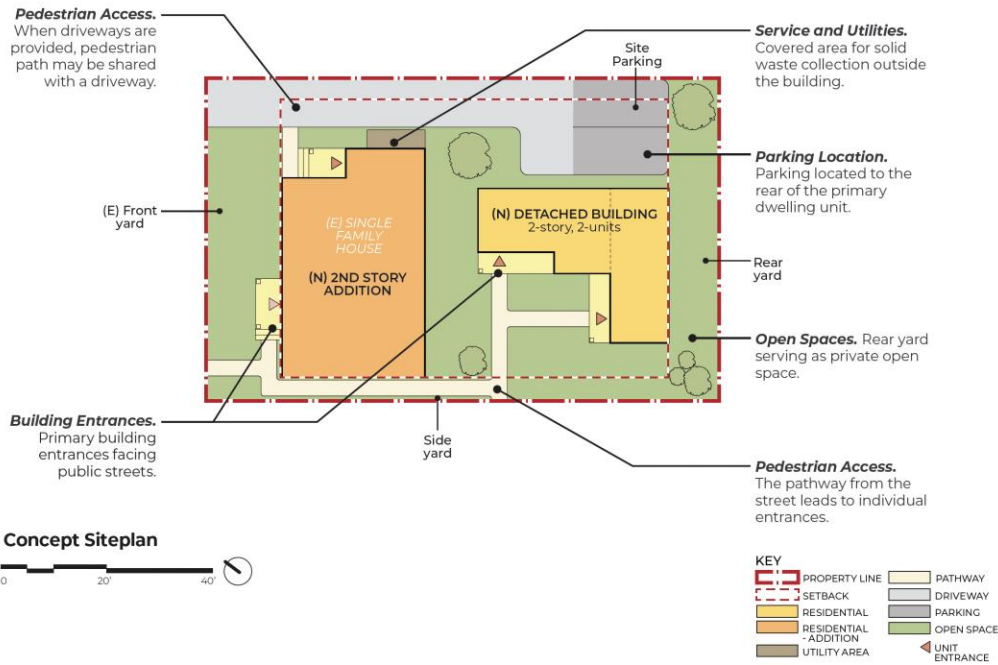
Case Study 1: Addition and New Detached Building



APPLICABLE PROPERTY DEVELOPMENT STANDARDS FROM ZONING	
Zone	RD
Height limit	35' (pitched roof)
Density (based on site area)	Max. 4 units
Setbacks	
Front	Min. 15'
Interior Side	Min. 4'
Street Side	Min. 4'
Rear	10'
Parking	Not Required
Bike parking	
Long term	1 space per 4 units
Open space	
Group open space per Primary Unit	100 Square Feet

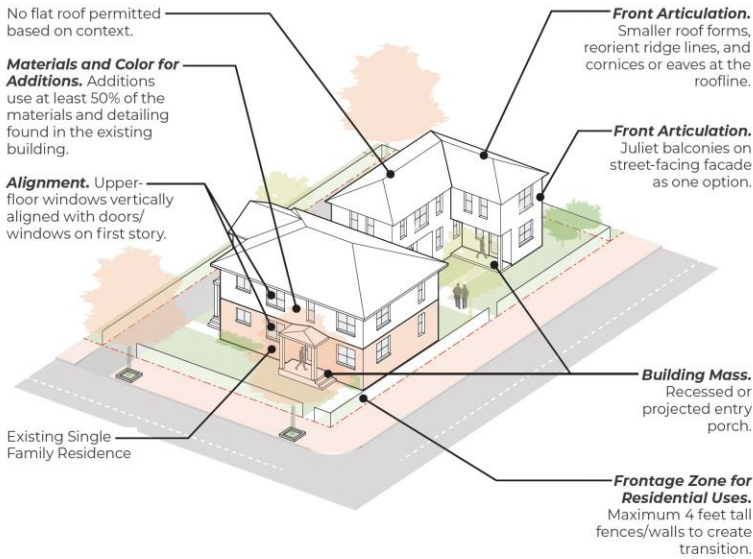
1-4 UNITS

Case Study 1: Addition and New Detached Building



1-4 UNITS

Case Study 1: Addition and New Detached Building



Conceptual 3D View



Front Articulation. Juliet balconies on street-facing facade.



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



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

Group Discussion



Next Steps

- Keep an eye out for the Public Review Drafts of the ODS website for all Residential building types to provide your comments
- A Community Workshop is coming soon, stay tuned for date and time
- Advisory Group meeting is coming soon and is open to the public
- Sign up for project email list to stay up to date on the process

Thank you for attending!

The City of Oakland values and appreciates your time and input

Follow-up questions or comments?

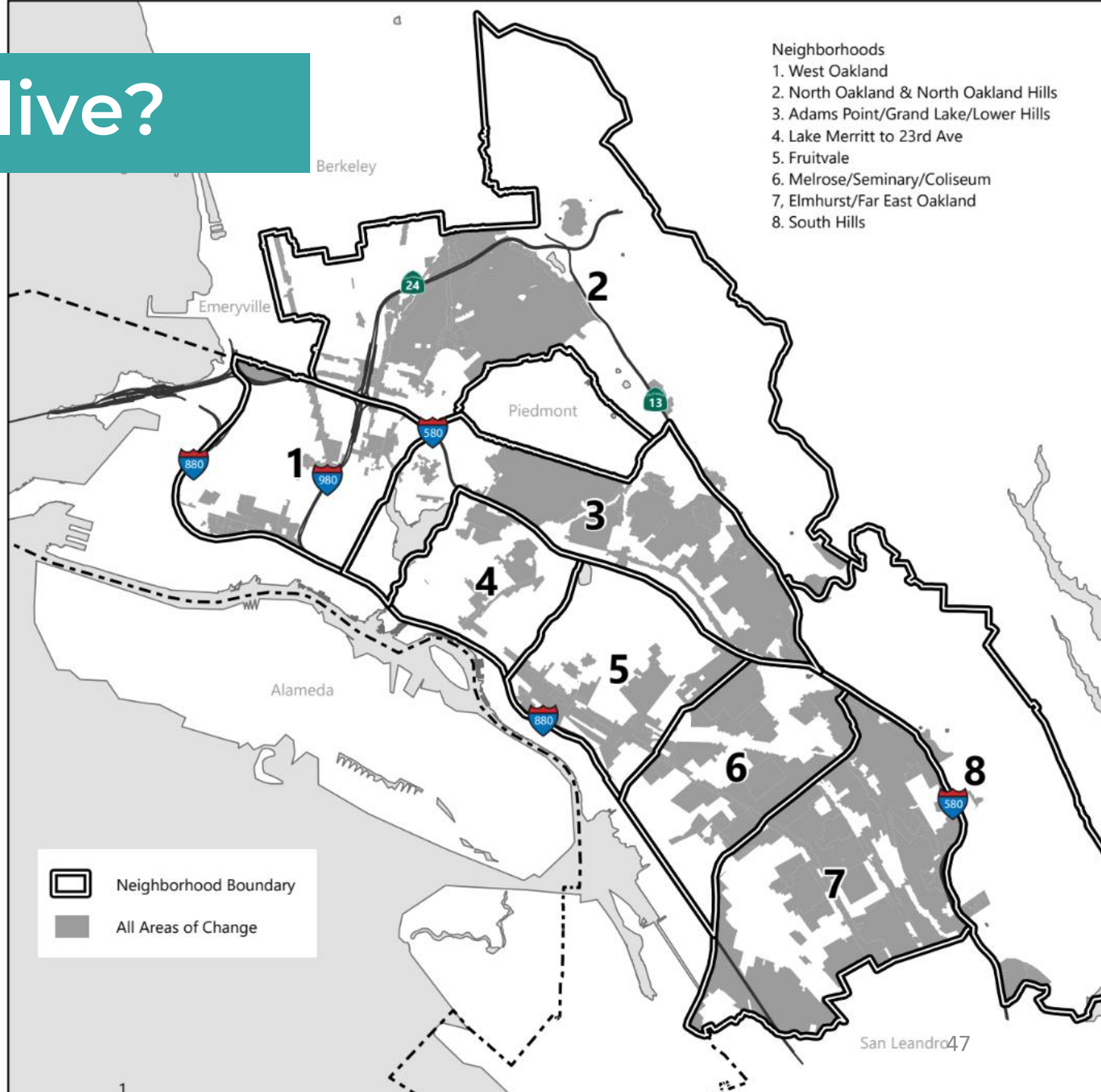
Email ODS@oaklandca.gov

www.oaklandca.gov/topics/objective-design-standards

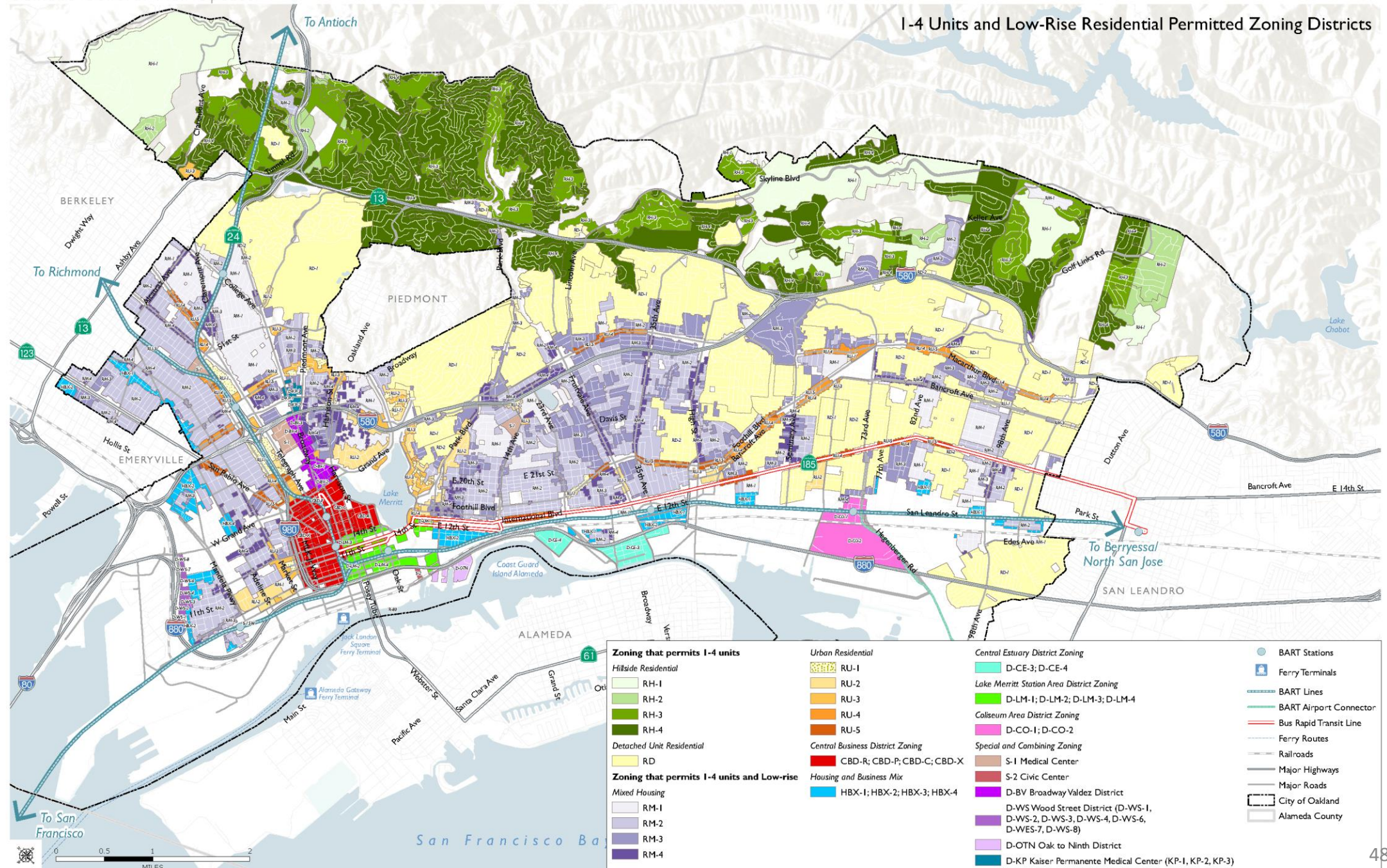
Appendix

Poll: Where do you live?

1. West Oakland
2. North Oakland & North Oakland Hills
3. Adams Point/Grand Lake/Lower Hills
4. Lake Merritt to 23rd Ave
5. Fruitvale
6. Melrose/Seminary/Coliseum
7. Elmhurst/Far East Oakland
8. South Hills



I-4 Units and Low-Rise Residential Permitted Zoning Districts



Discussion Questions (Focus Group #1)

Understanding Perspectives:

- What do you appreciate most about existing design and architecture of homes in our community?
- Are there specific design elements or characteristics that you find appealing or important in these types of dwellings?
- Have you encountered any design aspects in the neighborhood that you feel could be improved or are not desirable? If yes, what are they?

Objectives and Expectations:

- In your opinion, what should be the primary objectives of ODS for single-family homes, duplexes, triplexes, detached units (1-4) or low-rise residential multifamily buildings in our community?
- What are your expectations regarding the overall appearance, scale and compatibility of these types of dwellings with the existing neighborhood?

Design Elements:

- What are some specific design elements that you believe should be considered in ODS for these types of dwellings? (Ex. Building height, setbacks, roof designs, window placement, landscaping, etc.)
- Are there any design elements that you think should be avoided or restricted to maintain the character of the community?