



July 24, 2024

*By electronic transmission*  
City of Oakland  
City Planning Commission Design Review Committee (DRC)

**Subject: Objective Design Standards (ODS) for 4–8 story residential and mixed use multifamily buildings– Oakland Heritage Alliance (OHA) preliminary comments—Item 1 on DRC’s 7-24-24 agenda**

Dear DRC members:

Oakland Heritage Alliance (OHA) would like to thank staff for developing an impressive objective design review standards document for 4–8 story buildings that addresses many of the design conditions found in Oakland, and for staff’s robust public outreach. We especially thank staff for incorporating a number of our previous recommendations into the draft and appreciate their availability to answer questions and discuss the standards.

However, there are a number of loose ends as listed below. We are still reviewing the document, so the following comments may be incomplete or subject to modification and are therefore considered preliminary.

Attachment 1 is a 4/30/21 statement of OHA’s recommended objectives and strategies (including four exhibits) for the ODS that we presented to staff. The recommendations were directed to the RFP, but also applied to the standards themselves. We are providing Attachment 1 as background for the comments below, and as resource material that expresses our recommendations in greater detail. Some of Attachment 1’s components are already reflected, at least in part, in the draft standards.

Here are our comments:

- 1. Continue DRC consideration of the draft ODS to a follow-up meeting** to ensure that the DRC has had an adequate opportunity to review the draft and make recommendations to the full City Planning Commission. There are many complex design issues addressed in the draft, which was released on July 16, giving the DRC only eight days for review prior to the July 24 meeting.
- 2. Provide additional consideration of ASIs.** We appreciate the draft ODS provisions to promote contextual compatibility with Local Register properties (which include Areas of Primary Importance (APIs)), but at least some contextual compatibility provisions should also apply to Areas of Secondary Importance (ASIs). Many ASIs have architectural interest comparable to APIs that the ODS should recognize. See Attachment 2, photos of representative ASIs.

Page 17 of the staff responses to public comments explains that applying contextual standards to ASIs could exclude areas outside ASIs that warrant contextual consideration for certain design parameters, while at the same time greatly expanding the number of properties that could be subject to contextual standards. This could add to the burden on applicants and staff.

OHA believes that adding the ASIs can be manageable if the contextual standards are limited to windows, surface materials and roofs. See our comments for these elements below for specifics.

3. **Façade composition.** Façade composition should be more comprehensively addressed to ensure that new buildings do not have an architecturally intrusive impact on the neighboring context, especially within (APIs and ASIs). See Attachment 1, Exhibit A for examples of overly assertive or contextually problematic designs. These should not be permitted under the ODS, at least in certain situations. Such designs can use discretionary design review. Attachment 1, Exhibit B provides examples of standards to help avoid such designs.

Some of the Exhibit B statements are included in the draft ODS, but not all. Omitted statements which we continue to recommend include:

a. *For all street-facing doors and windows:*

- (i) *Arrange ...the tops of doors and windows in horizontal alignments.*
- (ii) *Use consistent shapes and dimensions.*
- (iii) *For at least two-thirds of the windows on each floor on each elevation except for ground-floor non-residential space:*

- (a) *horizontally align the bottoms of the windows; and*
- (b) *provide window heights of at least 4 feet or 50% of the floor-to ceiling height (whichever is greater).*

(iv) *Do not use random fenestration patterns.*

b. *Do not set back portions of floors below cantilevered upper floors or roofs without corner columns. Any such setbacks shall not exceed one story.*

Exhibit B includes rudimentary sketches illustrating some of the above standards.

4. **Section 2.2 (Mitigation of Blank Walls)** should be expanded to specify the percentage of wall surfaces that should be open or transparent. Here is possible text:

a. ***Minimum Transparency of Residential Floors.*** *At least 25 percent of the area of each street facing facade must consist of windows or other transparent openings. This requirement applies to portions of buildings backed by residential uses. (For*

*ground-floor transparency requirements for nonresidential portions of mixed-use development, see below.)*

- b. ***Ground-floor Transparency of Nonresidential Floors.*** *Ground floor street-facing windows, doors, or other openings shall constitute at least 75 percent of the ground-floor street-facing building wall area. Openings fulfilling this requirement shall have transparent glazing (not tinted glass, or reflective film or coating) and shall provide views into window displays at least five feet deep or into sales areas, lobbies, work areas, or similar active commercial spaces.*
5. **Definition of “immediate context area.”** The draft ODS defines immediate context area as the five closest lots on each side of the project site and the closest ten lots across the street. But the previous draft also set a boundary of 150 feet from the project site, the immediate context area boundary therefore being either the greater of 150 feet or the nearest five or 10 lots. Staff deleted the 150 foot provision in the current draft to align the context area definition with the Planning Code, which uses only the five lot/ten lot method. We understand this is desirable for consistency, but recommend continuation of the 150 foot method (we previously recommended 250 feet) since it provides a more accurate representation of which neighboring buildings can be seen concurrently with the project site. The Planning Code definition could be modified as part of a future Planning Code amendment to incorporate the 150 foot standard.
6. **Treatment of altered buildings within the immediate context area and existing context.** This issue is not addressed in the draft ODS. Many of Oakland's architecturally distinguished buildings have experienced adverse alterations, such as: wood or shingle siding covered with stucco, asbestos shingles, vinyl or other material; windows replaced with architecturally incompatible window types and/or designs; and architectural detailing, porches, and other elements removed, or (in the case of porches) replaced with architecturally inconsistent elements. The city should promote at least partial restoration of these buildings over the long term as discussed in *Rehab Right*, the General Plan's Historic Preservation Element and other city publications. For purposes of identifying altered buildings' architectural characteristics relative to context, we recommend, at least as a starting point, the following approach, similar to that used by the City of Alameda:

***Altered Buildings.*** *If a pre-1945 building within the context area has had its surface materials, windows, architectural detailing, or other features altered, the features selected for incorporation into the design of the project shall be characteristic of the building's original architectural style. For example, a Victorian house that has been covered with stucco or vinyl or aluminum siding will be considered to have horizontal wood siding for the purpose of establishing a context for exterior materials.*

Staff is concerned that staff and applicants will be excessively challenged to identify original architectural treatments of altered buildings when defining context. But such treatments are highly predictable for elements such as windows and surface materials. For example, window materials for circa pre-1945 residential and non-industrial

commercial buildings were almost always wood, with steel sash coming into use around 1920. Similarly, as noted above, Victorian wood-frame buildings almost always used predominately horizontal wood siding (sometimes with shingles and/or stucco panels on portions of exteriors). The architectural style guides in *Rehab Right* and the Oakland Cultural Heritage Survey Manual describe materials, window treatments, and other architectural elements characteristic of various architectural styles that could be used to assist staff and applicant in determining original materials, windows, and other missing or altered elements of context buildings.

- 7. Windows.** We very much appreciate inclusion of the following window material provision:

*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.*

However, we recommend that the text be modified to emphasize that windows of *any* material (such as fiberglass) can be used that visually match the wood or (for some buildings usually constructed after circa 1920) steel windows characteristic of API and ASI contributing buildings. In addition, can this provision be expanded to ASIs?

See Attachment 1, Exhibit D for recommended text, which emphasizes conformity with the *dimensions* typical of wood or steel sash windows (rather than the material itself) and using the typical wood and steel sash window diagrams provided that include these dimensions. Exhibit D also includes provisions, which we continue to recommend, regarding muntins/grids and sash configuration.

- 8. Materials.** We also greatly appreciate the materials context provision in Section 4.8.5. Here is that text with our recommended revisions:

*4.8.5 Materials Context. ~~For proposals outside of Corridors, i~~ 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%~~ 50% of its façade unless the prominent material is one of the prohibited materials listed in 4.8.2.*

We are recommending at least 50% rather than 30% of the principal façade to maintain consistency with the context building material. In addition, it should be clarified that if the context material is wood siding, an alternative material such as cement fiber siding, (e.g. Hardiplank) that visually matches the context siding is acceptable.

- 9. Fine tune detail-oriented standards.** Some of the detail-oriented standards promote elements that will be too underscaled and may look kitschy and/or need clarification. For example, Standard 4.5.6 requires cornices on buildings five stories or less to be at least 12 inches tall and project at least 6 inches from the face of the building. A 12 inch projection would be better. Many context buildings, such as Victorian, Colonial Revival, Beaux Arts

and Craftsman structures will have cornice projections of 18 inches or more. In addition, the cornice projection, especially the projection's fascia, should be distinguished from the non-projecting cornice elements below (such as a frieze) with a fascia height 4-8" rather than 12". An illustration would be helpful, which we can provide.

Alternatively, a cornice design derived from a building rated at least "C" by the OCHS with the same architectural style as the proposed building could be used.

10. There must be a provision requiring **consistency with architectural detailing of contributing buildings within APIs and ASIs**. The architectural detail provisions of the 1-2 unit Residential Design Review Manual Section 8 as modified by Attachment 1, Exhibit C, Pages 2 and 7 could be a starting point.
11. **Percentage of buildings/features to establish a "context" condition within the "context area" or "existing context."** Page 4 states "The 'majority' of buildings or features in the 'immediate context' is defined as 60% of these features or buildings". "Majority" is also used elsewhere in the draft ODS. This is confusing. We recommend that references to "60%" be deleted, leaving "majority" (i.e. at least 50%). But if 60% will be retained, then replace "majority" with 60% wherever it occurs.
12. **Show defined terms in italics or other distinctive font** to make sure that users are aware that these terms have specific definitions. Also provide a note at the beginning of the OS and the definition section explaining this.

We have other comments that we plan to submit on marked up pages from the ODS draft.

Thank you again for the opportunity to comment. Please contact Christopher Buckley at (510) 523-0411 or [cbuckleyaicp@att.net](mailto:cbuckleyaicp@att.net) or Naomi Schiff at (510) 910-3764 or [Naomi@17th.com](mailto:Naomi@17th.com) if you would like to discuss these comments.

Sincerely,



Daniel Levy  
President

Attachments:

1. OHA 4-30-21 Statement of Recommended Objectives and Strategies for the Objective Design Standards RFP with exhibits.
2. ASI photos

cc: City Planning Commission

Bureau of Planning/Zoning: William Gilchrist, Ed Manasse, Laura Kaminski, Ruslan Filipau, Catherine Payne, Heather Klein, Neil Gray, Pete Vollmann, Betty Marvin, Audrey Lieberwort



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

All project locations:

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

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

2. For projects located within APIs, ASIs or within visual proximity of a PDHP, DHP or API/ASI:
  - a. Write the objective standards to require projects to be visually subordinate and deferential to neighboring DHPs, PDHPs and API/ASI, including projects located within APIs/ASIs.
    - i. Apply Criterion 8: “Neighborhood Compatibility (Context)” from the Interim Design Review Manual for 1-2 Unit Residences to projects in all areas as a basis for ensuring compatibility not only with APIs/ASIs but existing neighborhoods in general.
    - ii. Consider modifications to Criterion 8, such as those shown in Exhibit C, so that Criterion 8’s provisions read as objective standards and more effectively ensure compatibility with the surrounding context. If the project site is in an API or ASI, delete the requirement that Criterion 8 applies only if there are at least 10 houses (buildings) within the context area.
    - iii. See also Exhibits A and B.
  - b. Define “visual proximity” as:
    - i. Within 200 feet of the boundaries of a DHP/PDHP with an existing or potential rating of B or higher or an API or ASI and having the same street frontage as an API/ASI contributor or DHP/PDHP.

- ii. Adjacent to a street-facing elevation of any other PDHP and having the same street frontage(s) as the PDHP.
  - c. See Exhibit D for possible window provisions for projects within APIs/ASIs or within visual proximity of an API/ASI.
3. Related strategies.
- a. Use the Interim Design Review Manual for 1-2 Unit Residences and the Small Project Design Guidelines as starting points for the objective design standards for all projects. Revise and expand these documents as needed. Incorporate provisions such as those shown in Exhibit B to avoid overly assertive designs. (The 1-2 Unit Manual should be fairly easy to adapt to smaller (3-5 unit) multifamily projects, but could also apply to larger projects, including those within predominantly nonresidential areas.)
  - b. Use key sections of Oakland's other design review manuals and guidelines as starting points for all projects. The context section of the Commercial/Corridor Design Guidelines is especially relevant.

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

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

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

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

# ATTACHMENT B

April 30, 2021 Objective Design Review Standards

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











# ATTACHMENT B

April 30, 2021 Objective Design Review Standards

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

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

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

- B. On street-facing elevations and except for ground floor non-residential space:
  - (i) Use window sash with vertical rather than horizontal proportions (taller than wide), although grouping of such windows may be in horizontally-proportioned openings; and



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



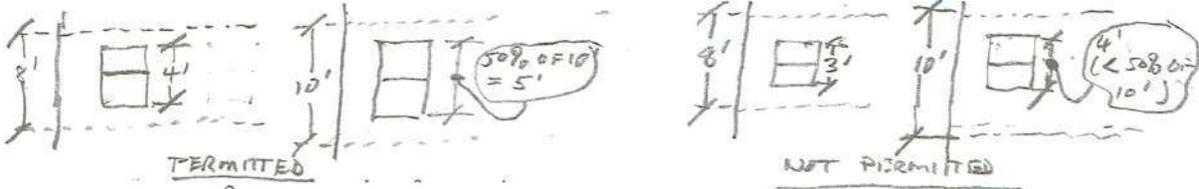
# ATTACHMENT B

C. For all street-facing doors and windows:

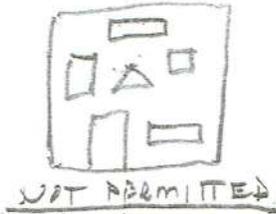
- (i) Arrange doors and windows in vertical alignments between floors and the tops of doors and windows in horizontal alignments;



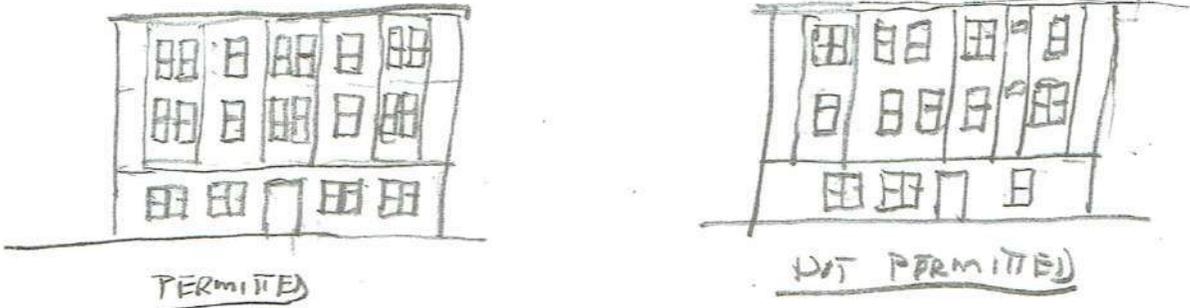
- (ii) Use consistent shapes and dimensions;
- (iii) For at least two-thirds of the windows on each floor on each elevation except for ground-floor non-residential space: (a) horizontally align the bottoms of the windows; and (b) provide window heights of at least 4 feet or 50% of the floor-to-ceiling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



- (iv) Do not use random fenestration patterns;

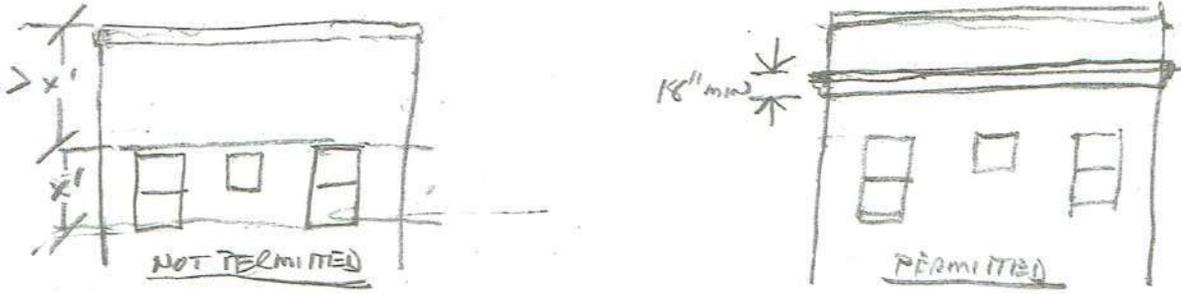


D. On street-facing elevations, arrange windows, bay windows and vertical facade articulations in a regular rhythm, with equal spacing between windows or window groups and between vertical articulations.



# ATTACHMENT B

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

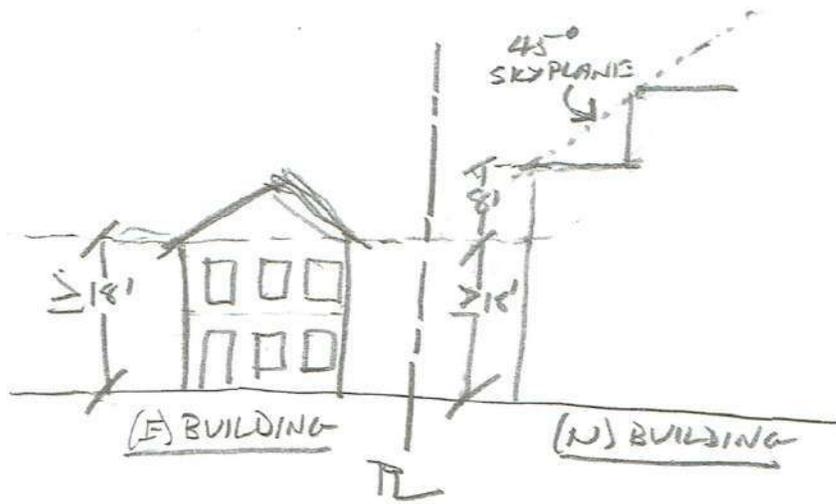


F. Limit parapet heights to 3 feet, except for open parapet railings.

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

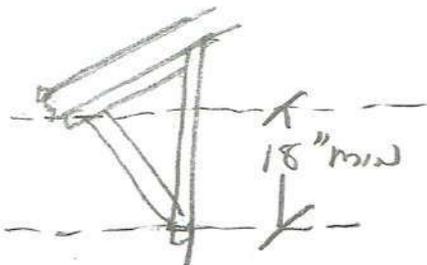


H. If the wall height of a new building exceeds the wall height of an adjacent building across a side lot line by at least 8 feet (approximately one story) and the adjacent building's wall height is at least 18 feet (approximately two stories), set the new building's walls that face the adjacent building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

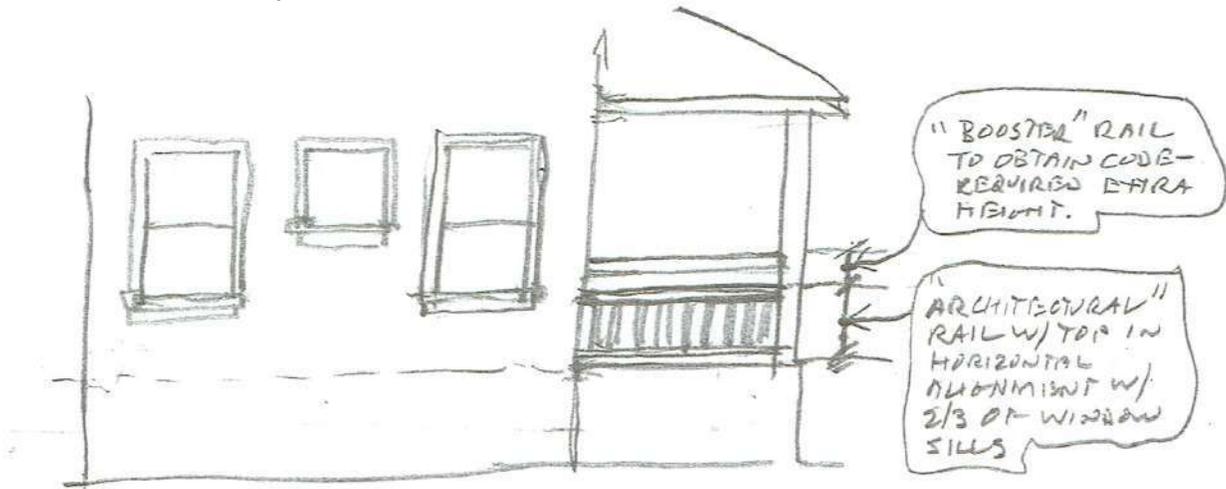


# ATTACHMENT B

- I. For new buildings over three stories with sloped roofs, enclose the top floors within the roof envelope, using dormers and, for gable roofs, gable ends to maximize floor area.
- J. If brackets are used under roof eaves, balconies and other projections: (i) the bracket height from the base of the strut (or similar outward and upwardly angled supportive element) to the edge of the roof eave shall be at least 18 inches; and (ii) the width of each bracket member at least 3 1/2 inches and the thickness of each bracket member at least 2 1/2 inches.



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



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

EXHIBIT C:

CRITERION 8: NEIGHBORHOOD COMPATIBILITY (CONTEXT)

OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES  
Criterion 8: Neighborhood Compatibility (Context)

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

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

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

- a) At least 75% of the sites (including vacant lots) within 300 feet of and on the same street as the project site are 4,000 square feet or less in area; OR
- b) Within 1,000 feet of the project site, there is a grid system of multiple streets, or the system of streets forms a pattern of a nearly rectilinear grid or the intersection of more than one grid.

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

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

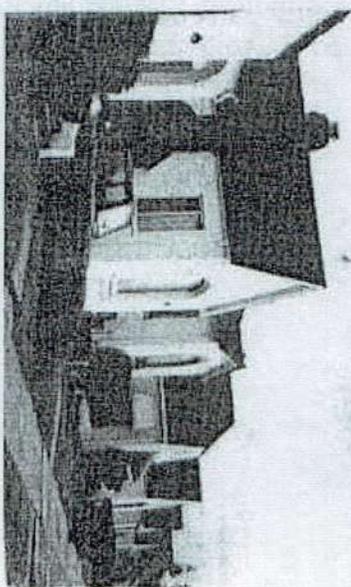


Fig. 8-1. The consistency in setbacks, scale, roof forms, entry ways, materials, and architectural elements provide for a strong neighborhood context.

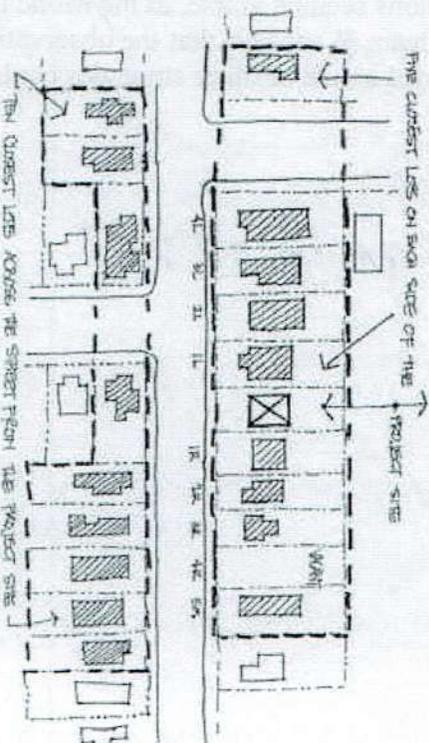


Fig. 8-2. The "context area" consists of the five lots on each side of the project site and the ten closest lots across the street.

## INTRODUCTION

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

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

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

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

OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES  
**Criterion 8: Neighborhood Compatibility (Context)**

*Appropriate*

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

From these photographs, City staff will determine which context ~~houses~~ apply. At least 80% of the surrounding houses must exhibit similar characteristics in order for a context to apply. Characteristics for which context has been established but not considered positive attributes (such as materials not on the approved list in Criteria 8 or dominance of open parking in the front) will be eliminated from context consideration.

**-GUIDELINES- STRADDLES**

**8.1 Roof Pitch and Form Context**

To determine if there is a ~~strong~~ roof pitch and form context, at least 80% of the buildings must have similar shapes (gable, hip, gambrel, mansard, etc.), and similar slopes as defined by four categories:

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

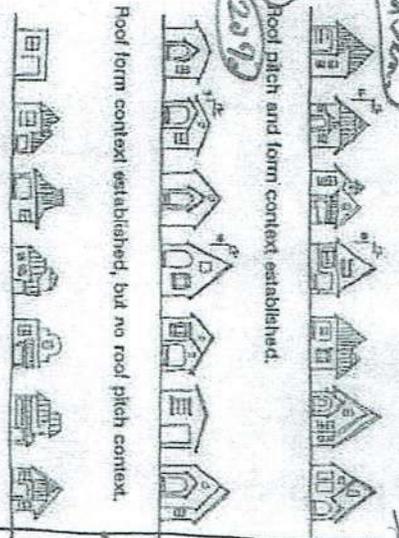
If there is a roof shape and/or a roof slope context, the proposal should conform to all established contexts, including overhangs if established in the context. In order to be considered as a successful response to this context, the roof form and shape context must apply to at least 75% of the project's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

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

*buildings within the context area*

*RESOURCES WITH APPROPRIATE SECTION #.*

*"CHANGE ALL SHAPES TO 'SHALL'"*



No roof context.

Fig. 8-3. Roof form context is established if at least 80% of the buildings, in the context area, have similar shapes such as gable, hip, jekka, mansard, gambrel, mansard, etc. Roof pitch context is established if at least 80% of the buildings in the context area have similar roof slopes as defined by the four categories at left.



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

*REVIS TO 20% TRASHED*

8.2 Principal Entryway Context

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

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

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

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

within 30' of

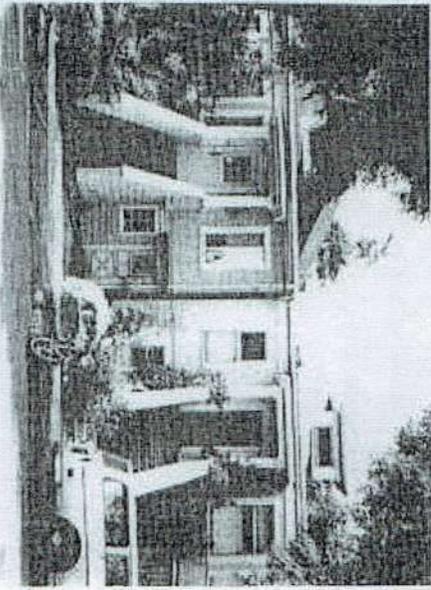


Fig. 8-5. The raised entry porches in this neighborhood create a strong transition between public and private spaces. In addition, all entry units are prominently located relative to the street.

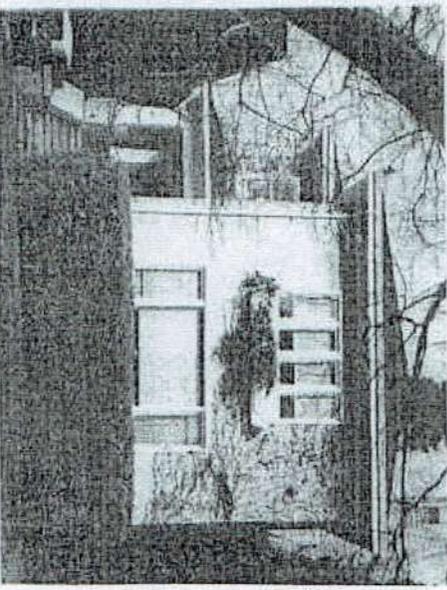


Fig. 8-6. The size, shape and orientation of the porch relative to the dwelling and the integral stairway projecting beyond the front facade of the dwelling provides for a prominent entryway.

OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES  
**Criterion 8: Neighborhood Compatibility (Context)**

8.3 Building Setback Context

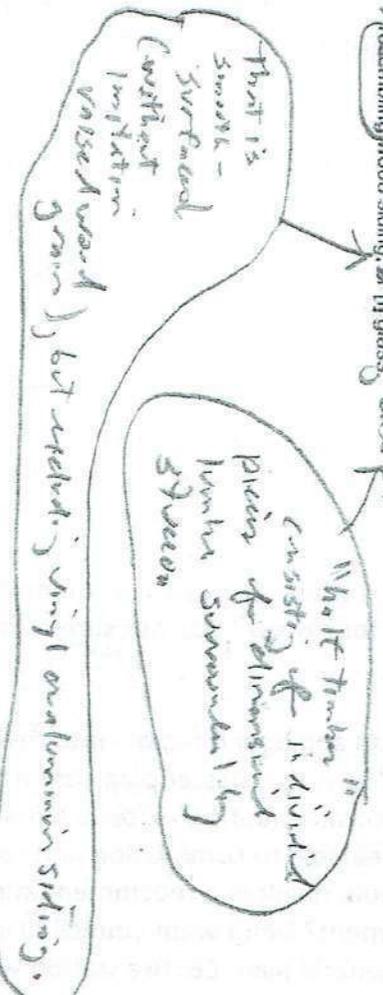
If there is a setback context, the proposal's setback should be within 3 feet of the context's average setback, or as close to it as zoning requirements allow.

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

8.4 Building and Surface Materials Context

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

That visually matches



And having the same texture as context

Consists of two or more of

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

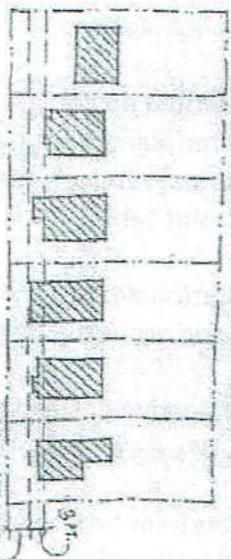


Fig. 8-7 The setback context is established if, within the context area, at least 50% of all front facades are located within 3 feet of each other.

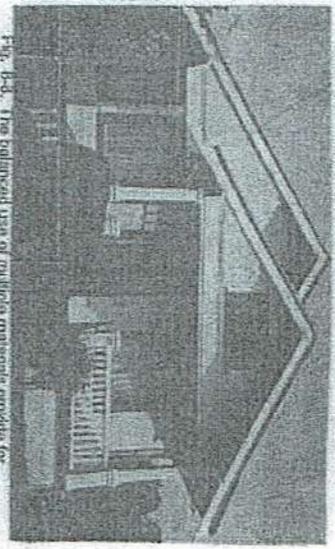


Fig. 8-8 The balanced use of multiple materials provides for houses well integrated into a context of either stucco or horizontally sided wood houses.

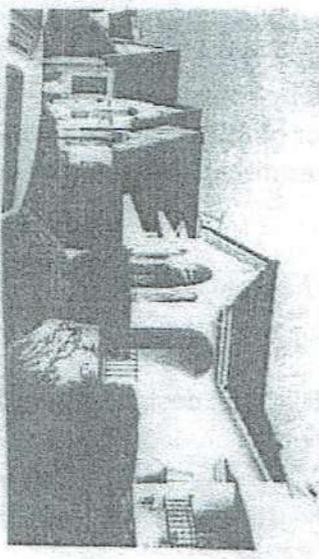


Fig. 8-9 Because more than 50% of the buildings in the neighborhood have stucco facades, the building material context is established.

OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES  
Criterion 8: Neighborhood Compatibility (Context)

8.5 Windows and Openings Context

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

If there is a windows and openings context, the proposal ~~should~~ <sup>may exhibit a pattern of</sup> respond to it ~~appropriately~~ <sup>in a way that is consistent with the</sup> prevailing characteristics identified in the context.

shall incorporate

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

type (double hung, casement, etc.)

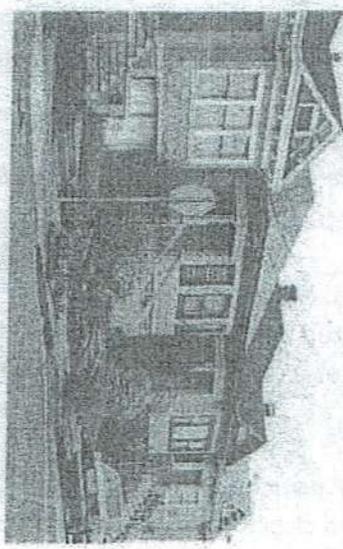


Fig. 8-10. The consistent use of windows facing the street create a more unified streetscape and foster a sense of community.

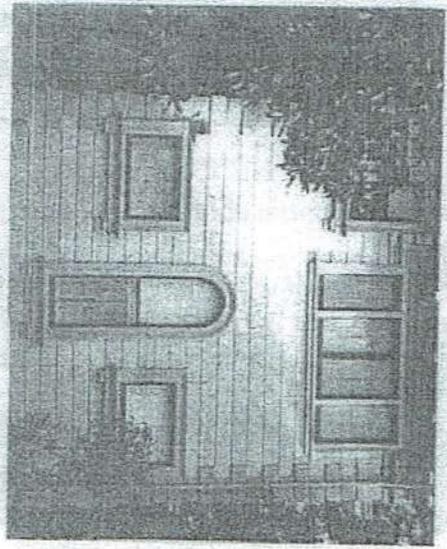


Fig. 8-11. Despite the rectangular window context, the proportions and attention to detail of the arched window create a rich visual character.

OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES  
Criterion 8: Neighborhood Compatibility (Context)

8.6 Architectural Detail Context

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

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

*Should incorporate*

8.7 Landscaping Context

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

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

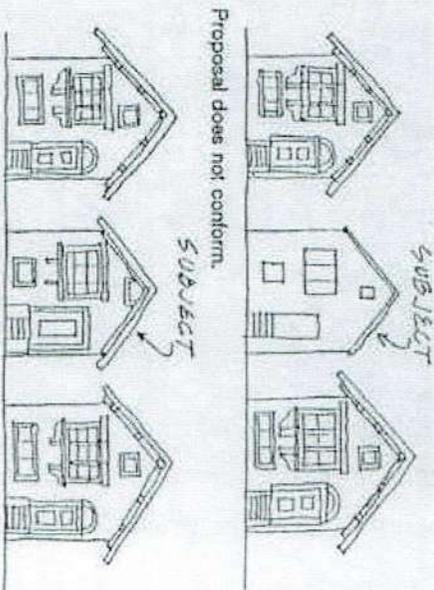


Fig. 8-12. The use of door and window trim, window sill detailing, detail of the door, and detailing of the entry stairs establishes an architectural detail context.

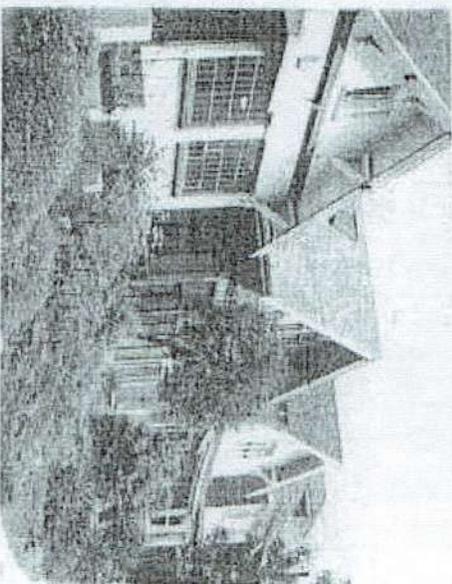


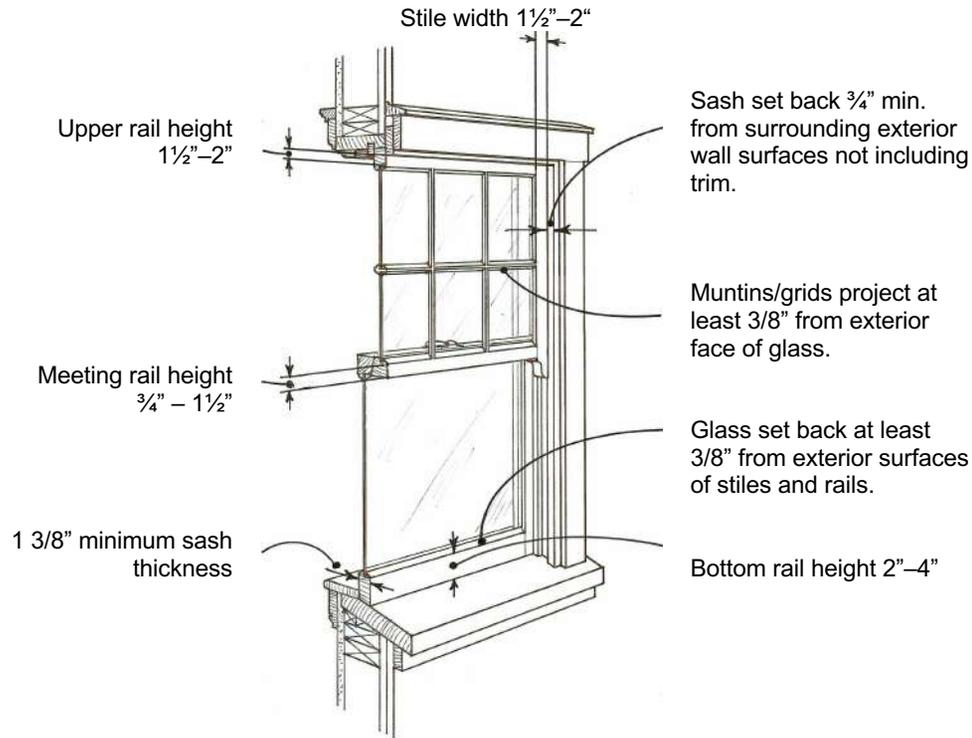
Fig. 8-13. A visually rich neighborhood character is created through the successful use of landscaping.

## **8.7 Architectural Style Context.**

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

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

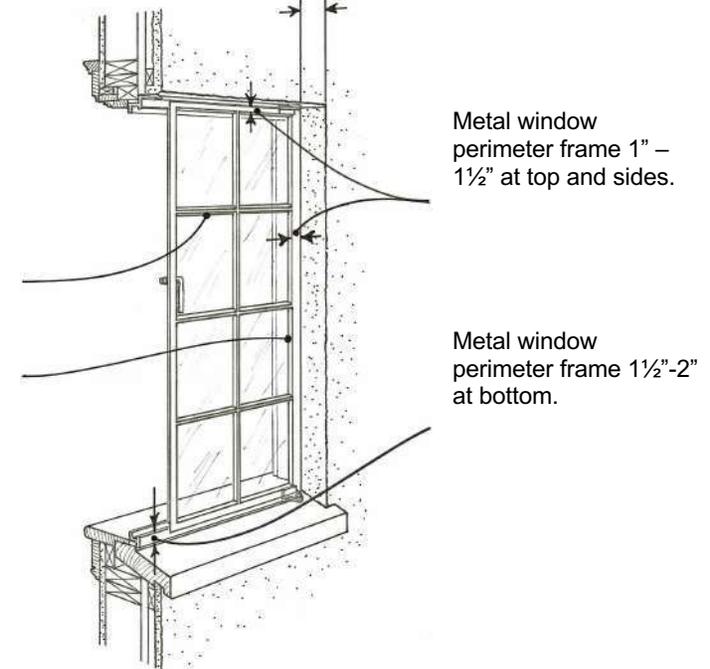




**WOOD DOUBLE HUNG SASH**  
Typical Dimensions

Sash set back from face of surrounding exterior wall surfaces:

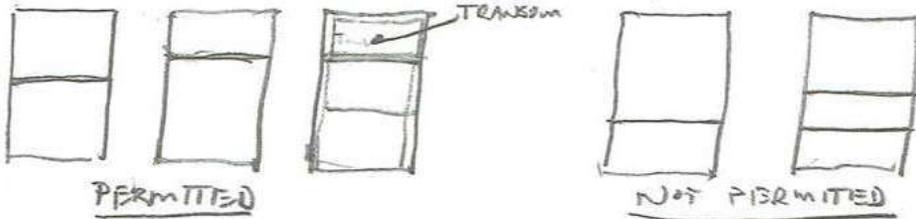
- ¾" min.--wood or simulated wood siding
- 1" min.--cement plaster
- 3½" min.--masonry



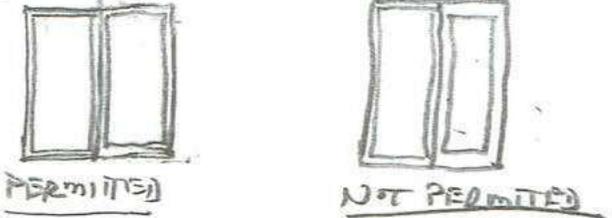
**METAL CASEMENT SASH**  
Typical Dimensions

# ATTACHMENT B

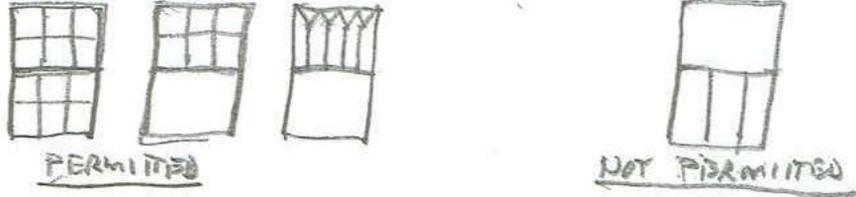
E. Meeting rails for double hung or single hung windows and horizontal mullions for all windows shall be positioned in the upper 50% of the window opening.



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



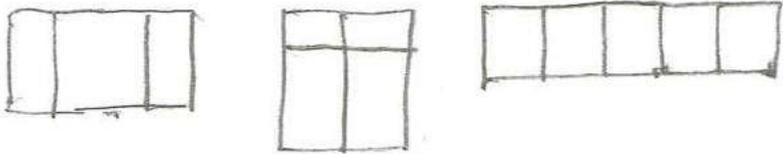
G. Muntins, if used, shall be distributed in either a uniform pattern within each window opening or concentrated in the upper 50% of each opening.



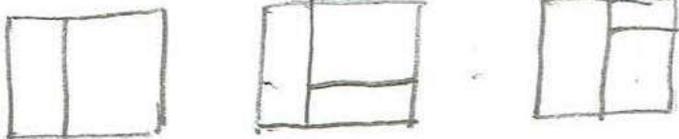
H. Horizontal slider windows are not permitted.

# ATTACHMENT B

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



PERMITTED



NOT PERMITTED

# ATTACHMENT B

## Landmarks Preservation Advisory Board April 3, 2023—ASI Photos for discussion

Cleveland Heights ASI, Newton Ave.:



3<sup>rd</sup> Avenue, Clinton Park ASI



# ATTACHMENT B

32<sup>nd</sup> St., Telegraph-Grove-Shafter ASI



28<sup>th</sup> St., Telegraph/28<sup>th</sup>/Merrimac ASI



Castello-Cordova ASI, Castello St.



# ATTACHMENT B

Trestle Glen-Lakeshore ASI, Longridge Rd.



Rockridge/Woodlawn Park ASI – Ocean View Dr.





August 5, 2024

*By electronic transmission*  
City of Oakland  
City Planning Commission and staff

**Subject: Objective Design Standards (ODS) for 4–8 story residential and mixed use multifamily buildings– Oakland Heritage Alliance (OHA) supplemental comments**

Dear City Planning Commission members and staff:

The attached marked-up pages from the draft ODS and the following comments supplement the comments in our 7/24/24 letter package to the City Planning Commission’s Design Review Committee (DRC):

- 1. **Carry through the horizontal lines from neighboring buildings in cornices, tops and bottoms of windows, storefronts and other horizontal elements.** This statement is on page 66 of Oakland’s Design Guidelines for Corridors and Commercial Areas, but is not reflected in the draft ODS. These horizontal alignments are important in promoting individual buildings that relate well to another and creating architectural ensembles.

Prior to the mid-20th century, such horizontal alignments were common practice in most situations with attached buildings and/or buildings with narrow side yards. It is highly evident in the older parts of European cities and older US cities and it is still discernible in older parts of Oakland, especially Downtown and Old Oakland.

Since the Corridor and Commercial Area Guidelines language is somewhat subjective, here is a modified version that is more “objective”:

*On new building street elevations, continue horizontal lines from adjacent buildings of:*

- a. *Any cornice/crown molding at the top of the street elevations;*
- b. *Tops and bottoms of windows, and*
- c. *Any belt cornice or other horizontal molding at the top of first floors or architectural base.*

*Exceptions to this standard are permitted when it is not possible to horizontally align the new building’s floor elevations and other horizontal elements of the new building with adjacent buildings due to differing floor levels or uses between the buildings. In these cases, the new building shall align the above horizontal elements within 18" of those of adjacent buildings. Alternatively, such horizontal alignment may take the form of a horizontal element on the new building that does not exist on the adjacent building, e.g. a belt course on the new building that*

*aligns with the tops of windows on the adjacent building or a sill course on the new building that aligns with a belt course or other horizontal molding on the adjacent building.*

Although continuing horizontal alignments are referenced in ODS Standards 3.3.1, 3.4.1, and 3.6.1a, it is an option rather than a requirement and/or applies only to the base treatments or top treatments rather than comprehensively. **The above standard should apply to all projects or at least to projects in APIs and ASIs.**

**Note:** The Corridor and Commercial Area Guidelines treat ASIs equally to APIs for context purposes, while the draft ODS considers only APIs and, along corridors, "Cs". **We continue to recommend more consideration of ASIs, especially since such recognition is consistent with past practice such as in the Corridor and Commercial Area Guidelines and the Small Project Design Review Guidelines.**

2. **Provide more complete window standards.** This reiterates Item 7 in our 7/24/24 letter, including using Exhibit D to our 4/30/21 letter as a starting point, especially Exhibit D Figure 1. In particular, the ODS should incorporate the following Exhibit D provisions concerning divided light windows:

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

- i. Muntins or grids shall project at least three-eighths (3/8) of an inch from the glass surface.*
- ii. Muntins or grids shall be used on both the exterior and interior of the glass.*
- iii. For simulated divided lites, spacers shall be used between panes.*
- iv. Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior or interior of the window, are prohibited.*
- v. Roll-on or tape muntins are prohibited.*

These standards address the all too common practice of using sandwiched or roll-on tape “muntins”, which look cheap and unconvincing imitations of real muntins. It is better to use no muntins at all than sandwiched or roll-on tape muntins. We are surprised that this simple and (given the no-muntins option) no-cost provision was not included in the ODS.

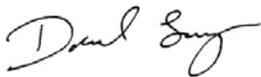
3. **Horizontally align the tops of windows, doors, and other openings on the same floor.** We have added this language to Standard 4.7.4 in the attached marked-up ODS pages. This recommendation was presented in Item 3.a.i of our 4/24/24 letter and initially received some support by at least one DRC member at the 7/24/24 DRC meeting. But staff demurred, commenting that: “there is a level of non-alignment in current projects unlike the past”; “current building practice” needs to be considered; staff did not “want to

stifle creativity”; and any shifting of horizontal alignments should be done “consistently”. Our response is: (1) “current building practice” and overly creative designs are often not appropriate for historic areas and possibly other contexts as shown in some of the photographs we have previously submitted; (2) there is no mention in the ODS of “consistency” in any variation of the horizontal alignment of the tops of windows and doors; and (3) allowing minor “consistent” changes in alignment creates a slippery slope if there are no limits placed on the degree of consistency.

4. **Include more provisions from the small Project Design Review (SPDR) Guidelines.** SPDR Guidelines 2.1.2d, 2.1.6, 2.1.7c, 2.1.8c and d and 2.1.9d are not reflected in the draft ODS. Can these SPDR provisions be included? They already read objectively or could be easily modified to do so.
5. **Rely less on volumetric articulations and more on materials, façade, composition, and detailing to provide architectural interest.** In the attached markups, we are recommending deletion of additional volumetric articulation standards. We also provide recommendations that give more priority to materials and detailing. See also item 3 of OHA 7/24/24 letter.
6. **We reiterate our recommendation from the 7/24/24 DRC meeting that the 4-8 story ODS be referred to the LPAB prior to CPC consideration.** The standards will significantly impact historic areas and individual historic buildings.

Thank you for the opportunity to comment. Please contact Christopher Buckley at (510) 523–0411 or [cbuckleyaicp@att.net](mailto:cbuckleyaicp@att.net) or Naomi Schiff at (510) 910-3764 or [Naomi@17th.com](mailto:Naomi@17th.com) if you would like to discuss these comments.

Sincerely,



Daniel Levy  
President

Attachment: Marked-up pages from the 7-15-24 Draft ODS

cc: Bureau of Planning/Zoning: William Gilchrist, Ed Manasse, Laura Kaminski, Ruslan Filipau, Catherine Payne, Heather Klein, Neil Gray, Pete Vollmann, Betty Marvin, Audrey Lieberworth



**OBJECTIVE DESIGN STANDARDS**

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

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*Base*  
*NOTE: Dimensions of architectural elements (e.g. window trim) that are made of wood are nominal. The actual dimensions may be based on what is commercially available. For example, a wood 2"x4" is typically 1 5/8" x 3 3/8".*

**GENERAL PROVISIONS**

*Base*  
**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.**

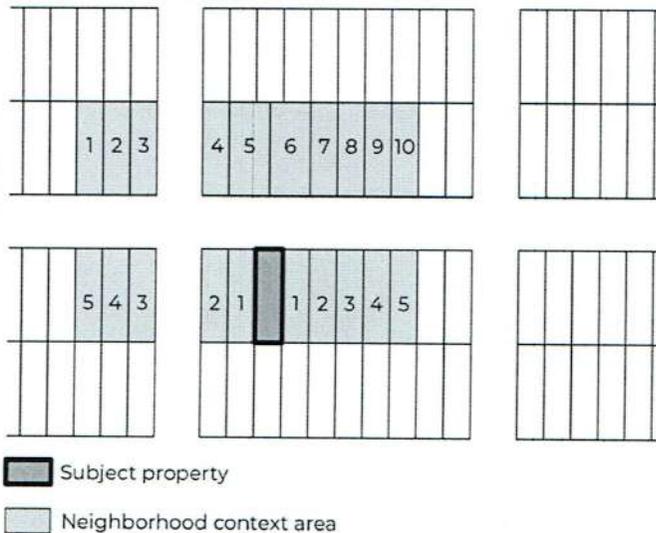
*50%*  
Some specific objective design standards require project applicants to survey the surrounding area and incorporate certain existing architectural elements or features from the "immediate context area" or "existing context" into the new project design. The "majority" of buildings or features in the "immediate context" is defined as 50% 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.

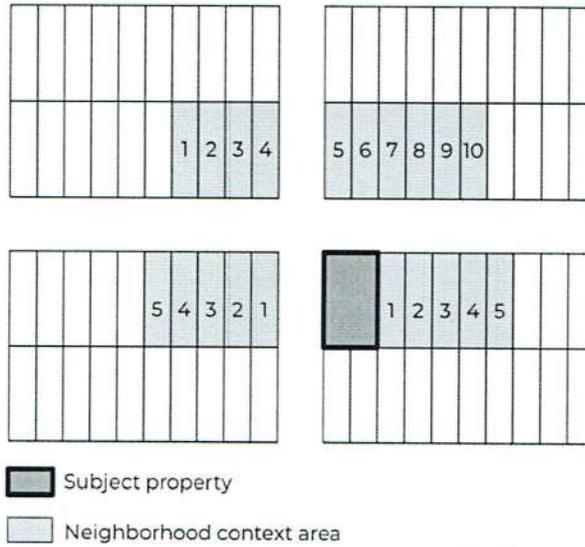
Note: If there are fewer than 5 lots on each side and 10 lots across, the immediate context area will be determined by the number of available lots.

*DEFINE*

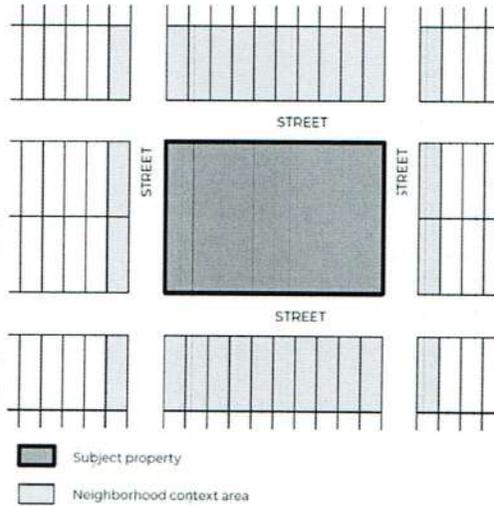


2. For corner lots, the "Immediate Context Area" shall be defined as:
  - a. 5 residential or mixed-use lots on each side of the subject lot, measured from the subject lot's side property lines on each side of the lot along the same side of the street.
  - b. 10 residential or mixed-use closest lots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

# ATTACHMENT B



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.



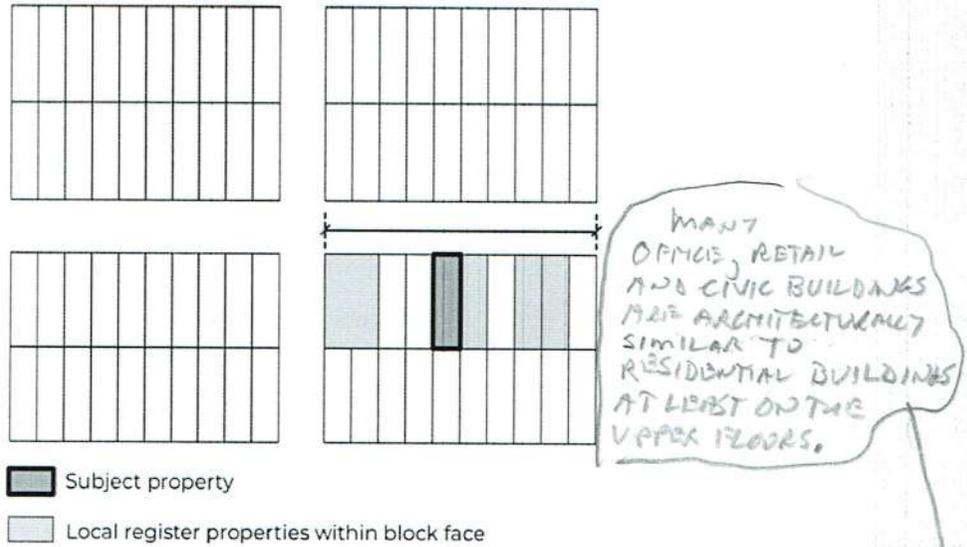
Note: If there are fewer than 5 lots on each side and 10 lots across, the immediate context area will be determined by the number of available lots.

"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.

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# ATTACHMENT B



\*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.

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# ATTACHMENT B

**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><b>2.1.1 Height Context Transition.</b> 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>	<p>DEFINE</p> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2.1.2 Contextual Massing Breaks.</b> 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><b>2.1.3 Massing Breaks.</b> 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> <p>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.</p> <p>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.</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2.1.4 Building Corners.</b> 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> <p>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.</p> <p>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.</p> <p>c. Corner building mass that is a minimum of 3 feet shorter than the adjacent building massing on the same development site.</p> <p>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).</p> <p>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.</p> <p>f. Window wall systems (full-glass and metal panels) at the corners.</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

45m

DELETE ?

at least 2 feet deep

COULD RESULT IN CLIPPING OR OVERLY ASSUMING DESIGN

MAY BE INCORPORATED w/ COURTYARD

PAGE 5 OF 20

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

SPE ITEM 4  
 7/24/24  
 OMA  
 LETTER

**2.2 Mitigation of Blank Walls.** *APPLIES IN ADDITION TO a.-d. AS PER 1-2 UNIT RESIDENTIAL DESIGN REVIEW MANUAL*

*tree and/or other*

**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><b>2.2.1 Blank Wall Length.</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2.2.2 Corner Blank Walls.</b> 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><b>2.2.3 Treatments.</b> 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"> <li>a. Murals that are at least 8 feet in any dimension and cover at least 75% of the blank wall area.</li> <li>b. Public art that complies with Municipal Code requirements for private development and cover at least 50% of the blank wall area.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul> <p><i>Note: if any treatments are proposed, they shall be clearly called out on the submitted drawings.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*c. Blind windows using spandrel glass and matching other ground floor windows.*

*d. Interlocking pressed brick, stone, architectural terracotta or tile surface materials.*

**3. FAÇADE TREATMENTS AND ARTICULATION**

**Purpose and Intent.** *THESE MATERIALS PROVIDE MORE VISUAL INTEREST THAN OTHER MATERIALS.*

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

PRIBABLY BETTER TO TREAT MIDDLE + TOP TOGETHER RATHER THAN SEPARATELY

rhythmic arrangement of windows and other details

# ATTACHMENT B

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
<b>Base Treatment Standards</b>			
<b>3.1.1 Base Articulation Context.</b> 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"/>
<b>3.1.2 Base Height Context Transition.</b> 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"/>
<b>3.1.3 Base Treatments.</b> 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, but only if combined with Option (d). 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"/>

AWNINGS ETC. ARE FOR EPHENORAL THE OPTIONS SHOULD BE LIMITED TO PERMANENT FACIATION TREATMENTS

COLUMNS OR PILASTERS WITHOUT A CORNICE COULD RESULT IN AN UNFINISHED LOOK

SAME AS OPTION 3.1.3(d)? DELETE?

NOT CLEAR BUT SEEMS SIMILAR TO (b) ABOVE

and do not project into the

# ATTACHMENT B

- 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 (50% or more) in the Immediate Context Area include covered and recessed entries outside of the Corridors.

WILL ADD UNNECESSARY CLUTTER, OPTION (A) IS SUFFICIENT.

### 3.2 Middle Treatments.

Middle Treatment Standards	Yes	No	N/A
<p><b>3.2.1 Middle Treatment.</b> 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: <i>in a rhythmic pattern</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>e. Rhythmic pattern of windows or window groupings articulated by trim that meet the standards mentioned in 4.7 Windows and Glazing.</li> <li>f. Rhythmic pattern of balconies that meet standards mentioned in 4.6 Balconies.</li> <li>g. Rhythmic pattern of columns, pilasters or fins that are at least 8 inches deep. <i>The more than 15 aspects</i></li> <li>h. Decorative molding, trims, artistic inlays or reliefs, or sculptures with a minimum depth of 8 inches. <i>in a rhythmic pattern</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WINDOW PATTERNS SHOULD ALWAYS BE RHYTHMIC

Pressed brick, stone or architectural terra cotta surfaces

CAN'T DETERMINE IF 1 OR 2 OPTIONS ARE SUFFICIENT WITHOUT KNOWING WHETHER THIRDS IS A MISSING OPTION OR NOT

### 3.3 Top Treatments.

Top Treatment Standards	Yes	No	N/A
<p><b>3.3.1 Top Articulation Context.</b> 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 element for at least 50% of the building frontage. <i>entire</i></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><b>3.3.2 Top Treatment.</b> 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> <ul style="list-style-type: none"> <li>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.</li> <li>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. <i>increasing the height</i></li> <li>c. 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.</li> <li>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.</li> <li>f. Exception: If a top section of 4 to 5 story buildings does not include a full story, then this standard does not apply.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3.3.3 Articulation and Materials.</b> Each street-facing building facade must have the same level of detailing and material quality.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IS (C) MISSING?

WILL ADD CLUTTER DELETE.

NOT CLEAR. THE TOP SECTION BY DEFINITION ALWAYS INCLUDES A FULL STORY. DELETE.

### 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><b>3.4.1 Ground Floor Context Transition.</b> 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><i>(5% (10%?) ← 30% IS USELESS)</i></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><b>3.4.2 Ground Floor Recess.</b> 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><b>3.4.3 Ground floor height.</b> 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><b>3.4.4 Commercial Space Viability.</b> 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><b>3.4.5 Building Corners.</b> 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><b>3.4.6 Finished Floor.</b> 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><b>3.4.7 Wall Plane.</b> 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><b>3.4.8 Outdoor Seating or Dining.</b> 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> <ol style="list-style-type: none"> <li>Unobstructed access is maintained at building entrances.</li> <li>Outdoor seating and dining areas shall include receptacles for refuse and recycling.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3.4.9 Outdoor Dining Barriers.</b> 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> <ol style="list-style-type: none"> <li>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.</li> <li>Barriers shall be securely attached to the ground or shall be weighted.</li> <li>Fences, walls, or railings fronting the street shall incorporate landscaped planters along a minimum of 20% of the linear frontage of the dining area.</li> <li>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.</li> </ol> <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><b>3.4.10 Ground Floor Architectural Detailing.</b> Commercial facades shall include at least two of the following for at least 60% of the façade length:</p> <ol style="list-style-type: none"> <li>A rhythmic pattern of columns or pilasters of at least 1 foot in width. <i>and no more than 15' apart.</i></li> <li>Surface detailing (tile, brick, or other artistic accents.) <i>TOO SUBJECTIVE. PROVIDES MORE EXPLANATIONS</i></li> <li>Bulkhead or belt course made of high-quality durable materials listed in standard 3.5.1 or Section 4.8 Materials.</li> <li>Mosaics or other art.</li> <li><del>Operable windows.</del> <i>INSUFFICIENT IMPACT ON BUILDING APPEARANCE</i></li> </ol>	<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.*

ADD SPDR PROVISIONS 2.1.2d, 2.1.6, 2.1.7c, 2.1.8 and d, AND 2.1.9d,

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Storefront Elements Standards	Yes	No	N/A
<p><b>3.5.1 Storefront Elements.</b> Commercial facades shall provide at least three of the following elements of a typical storefront:</p> <ul style="list-style-type: none"> <li>a. Transom or Clerestory window with a window trim. If transom windows are proposed, they shall be at least 18 inches high. <i>TOO SUBJECTIVE</i></li> <li>b. Lintel with piers that connect lintel to the ground. <i>recessed at least 3'</i></li> <li>c. <del>Entry</del> <i>P</i> bays with display windows and entry doors that are at least 50% transparent.</li> <li>d. <del>Where appropriate</del> <i>T</i> 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"> <li>1. <i>✓</i> If bulkhead is proposed, all materials must be durable and resistant to surface damage, such as tile, polished stone slabs, wood panels, pressed brick, <del>metal</del> <i>common brick + recessed metal panels</i> and formed concrete.</li> <li>2. <i>✓</i> Prohibited materials for bulkheads are stucco, wood shingles, board-and-batten siding, rustic materials such as rough-sawn wood, vinyl, and cultured stone.</li> <li>3. <i>✓</i> If any of the materials above conflict with Section 4.8, materials in this standard shall prevail for bulkheads only.</li> </ul> </li> <li>e. <del>Planters up to 24 inches in height, made of concrete, steel or similar durable material, set parallel to the street against storefront walls.</del> <i>TOO EASY TO REMOVE. ADDS CLUTTER. LIMIT OPTION TO ARCHITECTURAL ELEMENTS</i></li> </ul> <p><i>*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.</i></p>			
<p><b>3.5.2 Transom Window.</b> 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. <i>(Gates or Screens)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3.5.3 Rolling Security Doors on Storefronts.</b> When proposed for new or existing storefronts, the security facilities shall meet the following standards: <i>(be vertical (roll-up) rather than horizontal (rolling, sliding, scissors) and</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>b. New storefronts shall be constructed with an internally housed (in an enclosed housing box) or completely internal security gate system or <del>scissor gates</del>.</li> <li>c. The security gate housing must be located as follows in the matter of preference:               <ul style="list-style-type: none"> <li>1. On the interior of the storefront.</li> <li>2. The outer face of the security gate housing is set so as not to protrude beyond the building streetwall.</li> <li>3. The security gate tracks are recessed or set into reveals along the sides of the storefront.</li> </ul> </li> <li>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.</li> <li>e. Security gate housing and tracks shall be finished in a color to visually match with the storefront.</li> </ul>			
<p><b>3.5.4 Windows for Ground-Floor Commercial Uses and Common Areas.</b> 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.

*OPTION (a) DOES NOT WORK FOR ONLY HALF OF THE PROVISIONS*

Ground Floor Residential Standards	Yes	No	N/A
<p><b>3.6.1 Ground Floor Context Transition.</b> 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"> <li>a. Provide a ground-floor horizontal <del>expression</del> <i>DEFINING</i> line formed by massing changes, material changes, architectural elements such as entry coverings, "eyebrows", trims, cornices, water tables, belly bands, or belt courses.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOT CLEAR. SEEMS TO ASSUME THAT THIS ENTIRE GROUND FLOOR IS THE ENTRY, WHICH IS NOT APPROPRIATE

# ATTACHMENT B

<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><b>3.6.2 Ground Floor Height.</b> 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><b>3.6.3 Ground Floor Access.</b> 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><b>3.6.4 Setback Treatments for Ground Floor Residential Units.</b> 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><b>3.6.5 Active Frontage Transparency and Entry Clearance.</b> 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><b>3.6.6 Ground Floor Unit Definition and Differentiation.</b> 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><del>a. Mural or public art.</del></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"/>

ARE THESE PROVISIONS REALLY NECESSARY?

TOO SUBJECTIVE. PROVIDE EXAMPLES, E.G. ZONING ALLOWS ZERO SETBACK.

DEFINE

## 4. BUILDING ELEMENTS

Building Entrances.

Purpose and Intent.

# ATTACHMENT B

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
<b>Shared Building Entrance Standards</b>			
<b>4.1.1 Primary Building Entrance for Lobbies or Shared Entries.</b> 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"> <li>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.</li> <li>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:</li> <li>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.</li> <li>d. In addition, an entry shall provide at least two of the following:                             <ul style="list-style-type: none"> <li>i. Door frame and/or trim of 4 inches minimum width.</li> <li>ii. Recessed entry area, minimum of 3 feet in depth.</li> <li>iii. Projected area consistent with standards in section 4.4 Awnings, Sunshades, Screens and Coverings.</li> <li>iv. A covered porch.</li> <li>v. Decorative entry trellis.</li> </ul> </li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.1.2 Exterior Access Limitations.</b> 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
	<b>4.2.1 Individual Ground Floor Residential Unit Entrances.</b> When street-facing ground floor residential units are provided, individual residential entrances shall meet all the following:		
<ul style="list-style-type: none"> <li>a. Individual ground floor units along the street-facing building facade shall have a unit entrance door that faces the street.</li> <li>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.</li> <li>c. When a wall is created by an entry stair parallel to the sidewalk, it shall not exceed 5 feet in height.</li> <li>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"> <li>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.</li> <li>ii. A low wall, or a fence, or other similar vertical transition feature (up to 42 inches in height).</li> <li>iii. A gate that meets all Zoning requirements if a direct unit entry is provided.</li> </ul> </li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.2.2 Recessed Entrances for Ground Floor Residential Units.</b> 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"/>

APPLIES ONLY WHERE THE BUILDING IS SET BACK FROM THE PL?

**4.2.3 Stoops for Ground Floor Residential Units.** When stoops are provided, they shall be designed such that they meet all following requirements:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

### 4.3 Commercial Entrances

Commercial Entrance Standards	Yes	No	N/A
<p><b>4.3.1 Commercial entrances.</b> Pedestrian entries to ground-floor and upper-floor commercial uses shall meet all following standards:</p> <ul style="list-style-type: none"> <li>a. All commercial active uses located at the ground level shall provide at least one at-grade entrance from the public right-of-way. Exception: Designated flood or sea level rise areas.</li> <li>b. For commercial use frontages that are equal or exceed 100 feet in length, there shall be a minimum of one entrance for each 100 feet of frontage or portion thereof.</li> </ul> <p>In addition, at least two of the following standards shall be met:</p> <ul style="list-style-type: none"> <li>a. Entrances shall be recessed in a vestibule 2 to 5 feet in depth.</li> <li>b. Entrances shall be covered by a roof, awning, or other architectural projection that provides weather protection consistent with standards in Section 4.4.</li> <li>c. The floors of exterior entry vestibules shall be paved with tile, stone, or other hard-surface material distinct from the adjacent sidewalk. This standard may also be met by scoring concrete and using integrated color.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SEE 4.4.2

at least 3'

AWNINGS CAN BE EASILY REMOVED

and using at least two colors.

INSUFFICIENT PEDESTRIAN INTEREST

### 4.4 Awnings, Sunshades, Screens and Coverings

*Purpose and Intent.*

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

Awnings, Sunshades, Screens and Coverings Standards	Yes	No	N/A
<p><b>4.4.1 Context Transition.</b> When proposed, awnings, canopies, cornices, coverings, and similar horizontal shade elements shall match the height of existing such elements on adjacent buildings. If there are no buildings adjoining the site or if the adjoining buildings lack such elements, refer to the Immediate Context Area or the Existing Context. Provide a valance if canopies of abutting or context buildings also include valance.</p> <p>Exception: If the awnings or other shade elements have varying heights within the Immediate Context Area, this standard shall not apply.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.4.2 Main Building Entrance Covering.</b> A projection or recess shall be provided at all building entrances to provide weather protection and visibility. If a recess is utilized, it shall be at least 3 feet deep and at as wide as the entrance itself. For residential entrances, including lobbies and individual units, the entrance projections shall extend out at least 3 feet from the entry façade (while meeting any OakDOT permitting requirements if projecting above public right-of-way).</p> <p>If a breezeway is provided, it shall be covered by a roofed projection or trellis with a minimum depth of 5 feet and a minimum area of 60 feet.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.4.3 Ground Floor Awnings and Sunshades.</b> When provided, the following standards shall be met:</p> <ul style="list-style-type: none"> <li>a. Awnings and sunshades at the ground level shall maintain a vertical clearance of at least 8 feet from the sidewalk unless a greater height clearance is required by the Building Code or OakDOT.</li> <li>b. When transom windows are provided, awnings, canopies, and similar weather protection elements shall be installed between the transom windows and display windows to allow for light to enter the storefront through the transom windows.</li> <li>c. Awnings shall not extend over columns or structural piers/pilasters. Individual segments shall be divided into sections to reflect the major vertical divisions of the facade and shall be installed over each storefront entry or set of storefront windows.</li> <li>d. Canvas and vinyl awnings are prohibited for residential entrances.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

may be recessed as described above or

within the

# ATTACHMENT B

with 4'-8" height of projecting portion above a non-projecting frieze and/or secondary projections below.

as defined in Section 5.3.3 at least the front 15' of each street elevation.

or Existing Context

along street frontages

## 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
<p><b>4.5.1 Roof Form Context.</b> 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.5.2 Roof Eaves/Overhangs Context.</b> 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.5.3 Roofline Edge Treatments.</b> Buildings shall be designed with at least one of the following roofline edge treatments:</p> <ul style="list-style-type: none"> <li>a. A three-dimensional decorative cornice treatment meeting the requirements of 4.5.6 (other than colored stripes or bands).</li> <li>b. A sloped roof with overhangs that extend a minimum 12 inches and maximum 36 inches, including the eave and gutter profile.</li> <li>c. A parapet that includes decorative detailing.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.5.4 Roof Articulation.</b> Rooflines longer than 50 feet shall be broken up into sections by using at least one of the following elements or methods:</p> <ul style="list-style-type: none"> <li>a. Plane changes of at least 5 feet in width.</li> <li>b. Roofline projections or changes in parapet heights of at least 2 feet in height and 5 feet in width.</li> <li>c. Provision of gables or other similar type of articulation.</li> <li>d. Exception: Provision of a cornice for the entire building roofline consistent with standard 4.5.6</li> </ul> <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"/>
<p><b>4.5.5 Flat roofs.</b> 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.5.6 Cornices.</b> When cornices are provided, they shall be:</p> <ul style="list-style-type: none"> <li>a. Minimum of 12 inches tall and shall project at least 12 inches from the face of the building for buildings of 5 story or less; or</li> <li>b. Minimum of 12 inches tall and shall project at least 12 inches from the face of the building for buildings above 5 stories.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.5.7 Parapet Coping/Caps.</b> 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4.5.8 Rooftop Mechanical Equipment.</b> 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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>c. Exception: Solar Energy Systems.</li> </ul>	<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
<p><b>4.6.1 Exterior Projecting Balconies.</b> When balconies project from 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# ATTACHMENT B

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.			
<b>4.6.2 Balcony Dimensions.</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.6.3 Transparency.</b> 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"/>
<b>4.6.4 Privacy.</b> 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"/>
<b>4.6.5 Stair and Elevator Penthouses.</b> 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"/>
<b>4.6.6 Balcony as Entrance Cover.</b> 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"/>
<b>4.6.7 Equipment on Balconies.</b> 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"/>
<b>4.7.1 Windows Context.</b> 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. <i>(On Corridors, this standard shall only apply when the Existing Context includes existing 4-8 story buildings.)</i>			
Orientation. <i>(or Existing Context)</i>			
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.			<i>at least 50% of</i>
Window groupings. <i>(or Existing Context)</i>			
If more than 50% 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. <i>(37" for the lower sash of double-hung or single-hung windows)</i>			
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.			
<b>4.7.2 Glazing.</b> Highly reflective or mirrored glazing shall not be used for any windows or doors on any public street-facing building facade. <i>(and sills)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.7.3 Window Inset.</b> 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. <i>All windows shall have sills. (each other and, for residential ground level windows with)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.7.4 Alignment.</b> 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"/>
<b>4.7.5 Privacy.</b> 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 60% of the resulting window columns shall be equally spaced or arranged symmetrically. The tops of at least 90% of the windows, doors and other openings on the same floor shall horizontally align.*

*NOT IMPORTANT DELETE*

*DELETE. RATIONALE IS NOT CLEAR*

*If the surface material is brick, stone, concrete or architectural terra-cotta the inset shall be at least 4"*

60 (eye-level)

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

## 4.8 Materials

USE OHA 4/30/21 EXHIBIT D TENT. SPEC ALSO ITEM 7 IN OHA 7/24/24 LETTER.

### 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
<b>4.8.1 High Quality Durable Materials for Ground Floor.</b> 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: <ul style="list-style-type: none"> <li>a. Natural stone (such as marble, granite or other).</li> <li>b. Cast stone. <i>Pressed</i></li> <li>c. Brick – real or veneer. <i>AS OPPOSED TO COMMON BRICK of 3.5-1 d-1.</i></li> <li>d. Ceramic tile.</li> <li>e. Glass.</li> <li>f. Heavy Timber or Mass Timber.</li> <li>g. Horizontal wood siding, and wood shingles * (see note).</li> <li>h. Board and batten siding with batten dimension at least 1"x2", and Z-bar covered by trim *</li> <li>i. Terracotta.</li> <li>j. Pre-cast concrete, glass-fiber reinforced concrete.</li> <li>k. High-quality, cast-in-place concrete, including board-form concrete.</li> <li>l. Cement plaster or Stucco (light sand or smooth trowel finish) above a bulkhead.</li> <li>m. Cement fiber or similar synthetic siding resembling wood siding or shingles that must be smooth surfaced (without imitation of raised wood grain). *</li> <li><del>n. Steel and metal panels.</del></li> <li>o. High-density fiber cement panels of minimum 7/16" inch thick.</li> </ul>			
<i>*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.</i>			
<b>4.8.2 Prohibited Materials.</b> T1-11 siding, foam/spray stucco, and vinyl siding and trim (not windows) are prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.8.3 Stucco.</b> 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"/>
<b>4.8.3 Material Transitions.</b> 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"/>
<b>4.8.4 Variation in Materials.</b> The following shall be met: <ul style="list-style-type: none"> <li>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. <i>if at least 60% of the Immediate Context Area or Existing Context - facades are no more than 50' in length</i></li> <li>b. At least two materials or textures shall be used on all street-fronting building facades, in addition to glazing and railings. <i>60%</i></li> <li>c. The primary material shall be used for a minimum of 30% of the building frontage, excluding windows, railings, base bulkheads, and trim. <i>60% OR EXISTING CONTEXT</i></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.8.5 Materials Context.</b> 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 50% of its façade unless the prominent material is one of the prohibited materials listed in 4.8.2.			

SIDE ALSO ITEM 8 IN OHA 7/24/24 LETTER

5093

For addition, the intent of these standards is for the addition to visually match the original architectural treatment of the existing building.

THESE STANDARDS SHOULD APPLY TO ALL BUILDINGS, NOT JUST HISTORIC BUILDINGS, BUT JUST HISTORIC BUILDINGS AS PER SEVERAL GENERAL PLAN POLICIES AND REHAB RULING

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.

or in a manner that visually matches

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.

However, Checklist Context Standards shall apply to all new buildings.

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.

within 40' of a street lines

5.2 Entrances. The following standards shall be met:

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

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

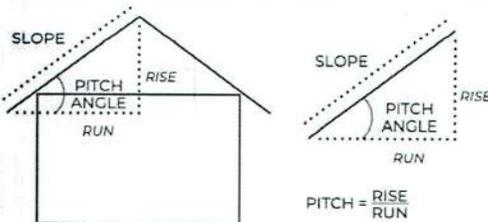
At least the front 15'

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.

the most prevalent

original

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 floors.

Good

original

match the typical dimensions of

50% original

original

or visually match

multiple materials shall be used in the same proportion as the original materials with a variation up to 10%

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 the 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.

the

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.

the original material(s) shall be used.

materials used for additions shall visually match the original materials of the building receiving the additions. (Other buildings on the site could have radically different surface materials.)

e.g. if the existing building is covered with non-original vinyl siding (prohibited by ODS), the addition should use the original material, not vinyl siding.

## 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. *projecting at least 12" or used as a horizontal articulation on a*

**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.

*facade, e.g. -  
a belt cornice  
Cornices are sometimes  
the  
top  
part of  
an entablature.*

# ATTACHMENT B

**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. *vertically oriented*

**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. *An equally spaced or other*

**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.

# EAST BAY FOR EVERYONE

July 22, 2024

Design Review Committee  
Planning Commission  
City of Oakland  
250 Frank Ogawa Plaza  
Oakland, CA 94610

RE: Draft 4-8 Story Multifamily Residential ODS

Planning Commissioners,

East Bay for Everyone provides these comments on the City of Oakland's (City) draft 4-8 Story Multifamily Residential Objective Design Standards (Draft ODS). Prior to commenting on specific portions of Draft ODS, we would first ask where Objective Design Standards (ODS) are necessary and where ODS may not be necessary or even unnecessarily raise the cost of housing, foster bad design, or detract from the livability of new apartments unintentionally.

With the 2017 amendments to the Housing Accountability Act, many local governments are creating ODS for the first time in order to retain an element of discretion in approving – or disapproving – housing development. EB4E has observed that many local governments in more suburban East Bay locations have proposed or adopted ODS that are basically identical in breadth, scope, and prescription. These ODS seem to be procured from a handful of planning consultants. Given Oakland's history and rich diversity of neighborhoods as well as values of housing inclusion, the adoption of ODS indistinguishable from more suburban jurisdictions with more exclusionary land practices in Alameda and Contra Costa counties would be a mistake.

The public realm is clearly the purview of planning and objective design standards by extension – this is undisputed. How 4-8 story multifamily residential relates to the street is worth public consideration where there are clear public objectives. But adding prescriptive requirements into ODS where there is either no clear public purpose or when the purpose is more about subjective taste is not costless. Such additional ODS can increase construction costs, reduce group and private open space, and result in a narrow band of poor-to-middling design.

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While we appreciate that staff has refined the Draft ODS from its May 2024 version – including increasing the threshold for massing breaks to 150' frontages, offering additional articulation options and the exclusion of ground floors from massing break requirements – there is still more work to be done to achieve quality design without imposing high costs.

## Exempt Smaller Sites

As a general matter, for smaller sites, design standards can often be difficult to meet without causing an awkward or inefficient plan. We recommend exempting small sites (less than 1/4 acre, or about 2-3 house lots) from the Draft ODS.

## Contextual Requirements

While we appreciate the clarification provided by staff as to the spatial scope of the contextual transitions requirements, we remain concerned that such requirements will have the effect of decreasing floor space, imposing higher hard costs through additional structural elements and reducing the viability of development on smaller lots in affected geographies.

## Balconies

Balconies are an excellent way to provide private open space in midrise multifamily developments. The City's Draft ODS should facilitate their construction, not saddle them with unnecessary restrictions. Oakland is full of existing apartment buildings with unrecessed "tacked on" balconies, and they look fine while providing a valuable amenity for building residents.

Requiring balconies to be inset will make them more difficult and costly to provide to residents of new multifamily structures, and for no clear public benefit. Staff's July Draft ODS public comment responses states: "[b]alconies integrated into the building design create a cohesive appearance, while "tacked on" balconies can make a building look overly busy and imposing." This is a purely subjective preference by staff and their consultants about the appearance of balconies. Other North American cities and developed countries with high quality design have lots of non-recessed balconies.

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If staff wish to reduce the “busy” quality of facades they can further reduce the massing breaks – which provide no benefit to the user of the multifamily unit – unlike a balcony.

The public benefit of requiring balconies to have transparent railings is similarly unclear. When paired with the restriction on balconies along the interior side property line, it gives an unfortunate suggestion that privacy is required for the neighbors of multifamily housing but not for the residents. Many existing Oakland buildings have balconies facing the side lot line, allowing their residents a quiet outdoor space of their own.

Thank you for your consideration of these comments.

Sincerely,

John Minot  
Co-Executive

East Bay for Everyone

# ATTACHMENT B

Dear City of Oakland Planning Department,

The RCPC board is committed to supporting housing production within Rockridge, and more broadly throughout Oakland, to address the Bay Area's current housing crisis and advance equity within our communities.

We appreciate the Oakland Planning Department's efforts to provide predictable, objective standards to expedite approvals for new housing. We recognize the challenge of creating a document that provides flexibility to developers while ensuring that projects make a positive contribution to the public realm. The "Public Draft 4-8 Story Multi-Family Residential Objective Design Standards" is a good start at achieving that balance.

As you finalize this document, we would appreciate consideration of the following comments, which aim to ensure that these standards remain as objective as possible and work for a broad range of site conditions, project types and scales of development.

1. Consider revising the name and applicability of this document to address buildings of 4-9 stories, up to 85'.

In recent years, many buildings, particularly on sloped sites, are using Type I concrete construction with thin floor-ceiling assemblies to provide 9 stories of housing within the "mid-rise" construction requirements of the building code. These buildings are typically about 85' tall, and should be covered by these guidelines, as they have the same urban design impact as an 8-story building at a similar height.

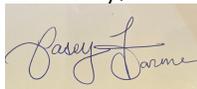
2. Consider providing more exceptions tied to building size/ parking count/ building frontage where this distinction is not already made, to provide more flexibility for smaller, space constrained sites.

Some of these standards feel more important for a one-to-two-acre site or sites with longer frontages. While some standards include provisions for this, others don't. Landscape and trees in driveways or parking areas, top treatment, and middle treatment are examples of sections that should provide exceptions or reduced requirements for smaller buildings and/ or narrower street frontages.

3. Consider concentrating design standards on aspects of the building that most impact the urban experience, such as ground floor pedestrian experience, including streetscape planting requirements. Standards should not unnecessarily add to costs. The requirements for the "middle treatment" in particular are problematic. One method of articulation is sufficient for most buildings. Consider reducing this requirement.

We welcome any questions related to points above, or discussion tied to optimizing the design standards for both economic efficiency and urban experience.

Sincerely,



Casey Farmer  
Chair, Rockridge Community Planning Council

CC: Planning Commission