

CITY OF OAKLAND
SMALL PROJECT DESIGN REVIEW
CHECKLIST CRITERIA FOR FACILITIES WITH 1-4 PRIMARY DWELLING UNITS

Applicant's Name: _____ Case Number: _____

Project Address: _____

Small Project Design Review (DS) applications involving additions or alterations to facilities with **one to four primary dwelling units** may only be granted if the Planning Department can check "YES" or "N/A" (Not Applicable) to each of the following criteria:

SITE DESIGN

YES NO N/A The pedestrian entrance for the primary unit(s) is identifiable from the street; and, where desirable, pedestrian entry paths are distinct and separate elements from parking pads and driveways.

YES NO N/A Outdoor spaces are an integral part of the overall design (distinct spaces and/or landscaped zones rather than left-over spaces).

BUILDING DESIGN

YES NO N/A The project has an architectural composition of forms that is well related to the existing building on site in terms of proportion, scale, and materials.

YES NO N/A The scale, bulk, and massing of the project is compatible with the existing neighborhood scale, development patterns, and orientation of structures.

YES NO N/A For proposals involving Local Register Properties or Potential Designated Historic Properties (PDHPs), the project will not substantially impair the visual, architectural, or historic value of the affected site or facility.

BULK - ALL PROJECTS

YES NO N/A The project manages mass, scale and composition, including materials and detailing, to minimize the building's actual and perceived bulk.

YES NO N/A The project avoids or de-emphasizes large boxy forms that are both broad and tall, and instead emphasizes smaller scale (human scale) elements - such as windows and other openings, building wings, detailing, and changes in materials.

BULK - SPECIAL METHODS FOR HILLSIDES

YES NO N/A The project steps building masses and rooflines with the terrain.

YES NO N/A The project places floor levels close to and/or partially inset into grade to avoid or minimize tall skirt walls and other tall support structures.

YES NO N/A The project maintains openness between structures, and avoids long and high building walls close to side lot lines.

NEIGHBORHOOD COMPATIBILITY (CONTEXT)

YES NO N/A The building or addition, if within 40 feet of a front lot line, relates well to any strong, positive visual patterns, or “contexts” presented by neighboring buildings within the context area. These visual patterns include those created by: (i) roof forms and pitch; (ii) principle entryway treatment; (iii) surface materials; (iv) windows and openings; (v) architectural detailing; and (vi) front yard landscaping.

The “context area” consists of the five lots on each side of the project site and the ten closest lots across the street.

This criterion applies only if there are at least 10 houses in the “context area”, the slope of the project site is 20% or less, and one of the following situations exists:

- a. 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; or
- b. 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.

SITE ACCESS AND PARKING

YES NO N/A Parking areas, garages, and driveways are sited to minimize their visual impact on the street, house, landscape, and pedestrian entrance. Any garage visible from the street is architecturally consistent with the residence.

YES NO N/A Where physically feasible, unenclosed parking spaces are visually screened from the street and other significant vantage points.

WINDOWS AND SIDING

(FOR PROPOSALS NOT INVOLVING LOCAL REGISTER PROPERTIES OR POTENTIAL DESIGNATED HISTORIC PROPERTIES)

YES NO N/A Window types, proportions, materials, detailing, and composition are compatible with, but not necessarily identical to, the property’s existing window designs.

YES NO N/A Siding material, texture, and orientation is compatible with, but not necessarily identical to, the property’s existing siding design.

WINDOWS AND SIDING

(FOR PROPOSALS INVOLVING LOCAL REGISTER PROPERTIES OR POTENTIAL DESIGNATED HISTORIC PROPERTIES)

YES NO N/A Window types, proportions, materials, detailing, and composition visually match the property’s existing window design(s); or if the existing window(s) are not original, conform in appearance with those traditionally associated with the building’s architectural style. *Different window materials may be allowed if the new material(s) will be compatible in appearance with the building’s architectural style.*

YES NO N/A Siding material, texture, and orientation visually matches the property’s existing siding design; or if the existing siding is not original, conforms in appearance with siding traditionally associated with the building’s architectural style. *Different siding materials may be allowed if the new material(s) will be compatible in appearance with the building’s architectural style and character, and its selection and placement is governed by a strong design rationale.*

FOR THE S-10 SCENIC ROUTE COMBINING ZONE ONLY

- YES NO N/A Natural building materials and “earth”-tone colors are emphasized in the design of the exterior.
- YES NO N/A Building foundations step to reflect the natural slope of the terrain. Excessive support members are covered or screened. Large flat building planes are avoided.
- YES NO N/A In Shepherd Canyon, structures are clustered or otherwise sited so as to maximize conservation of those open portions of the property which are visually, recreationally, or ecologically valuable. Every effort has been made to maximize the quantity, quality, and continuity of open space along Shepherd Canyon Road.

STREET-FRONTING FENCES AND FREESTANDING WALLS
-(if all provisions in Zoning Section 17.108.140 are met)

- YES NO N/A Street-fronting fences and freestanding walls over the height allowed by right have an average transparency of 60% or greater.
- YES NO N/A The design of front yard and street-side yard fences and freestanding walls complement, and are consistent with, the architecture of the building.
- YES NO N/A Street-fronting fences and freestanding walls are placed out of the public right-of-way and set back *at least* 18 inches from the edge of sidewalk*. All unpaved areas between the fence/wall and sidewalk are fully landscaped.

***Note:** *Before building a street-fronting fence or wall, be sure to verify the location of the property's lot lines. Many people assume that the public sidewalk extends to the edge of the front lot line. However that is not the case on most streets, where there is often a strip of unpaved right-of-way that is three feet wide or more between the sidewalk and front lot line.*

RETAINING WALLS OVER 6 FEET IN HEIGHT AND NOT FLANKING A DRIVEWAY
-(if all provisions in Zoning Section 17.102.400 are met)

- YES NO N/A Retaining walls of excessive height and/or length are avoided.
- YES NO N/A The retaining wall is no higher than necessary to retain grade at the top of wall.
- YES NO N/A The proposal minimizes grading, and an acceptable grading and/or erosion and sedimentation control plan, where required, has been or will be submitted.
- YES NO N/A The retaining wall is located behind buildings, other permanent structures, or existing grade in such a manner as to visually screen* the wall from adjacent lots and from the street, alley, or private way providing access to the subject lot.

***Note:** *Whenever buildings or other permanent structures on the subject lot block most, but not all visibility of the wall, dense landscaping must be installed and maintained to screen the remaining views of the wall from adjacent lots and from the street, alley, or private way providing access to the subject lot.*

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IF THE PROPOSAL INVOLVES AN UPPER-STORY ADDITION OF MORE THAN 250 SQUARE FEET, THE PROJECT SHALL ALSO CONFORM TO THE FOLLOWING CRITERIA:

VIEWS

YES NO N/A The building or addition is oriented in a manner that maintains the most significant views from primary living spaces of existing residences on lots in close proximity to the project site. View protection is considered for views that are located within view corridors, subject to view protection limitations.*

***Note:** Refer to Pages 1-1 and 1-2 of the “Oakland Design Review Manual for One- and Two Unit Residences” for the definition of: “significant views”; “primary living spaces”; “view corridors”; and “view protection limitations”.

PRIVACY

YES NO N/A The building or addition is oriented in a manner that minimizes privacy impacts from upper-level decks or windows on primary living spaces of residential lots abutting the sides or rear of the project site.*

***Note:** Refer to Page 3-1 of the “Oakland Design Review Manual for One- and Two Unit Residences” for the definition of: “privacy impact”; “primary living spaces”; and “privacy protection limitations”.

SOLAR ACCESS

YES NO N/A The building or addition is oriented in a manner that minimizes solar access impacts on actively used outdoor or indoor areas of residential lots abutting residential properties.*

***Note:** Refer to Pages 2-1 and 2-2 of the “Oakland Design Review Manual for One- and Two Unit Residences” for the definition of: “actively used outdoor area”; “actively used indoor area”; “solar access impact”; and “solar access impacts not requiring mitigation”.

Comments:

I have reviewed the above “Checklist Criteria for Facilities with One or Two Primary Dwelling Units”, as well as the “Oakland Design Review Manual for One- and Two Unit Residences” on which they are based, and certify that the project conforms to all applicable criteria.

Applicant’s Signature

Date

Reviewer’s Signature

Date