

CITY OF OAKLAND
SPECIAL RESIDENTIAL DESIGN REVIEW
STANDARDS AND CRITERIA

Guidelines and Detailed Instructions
for
Additions & Alterations

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**CITY OF OAKLAND
SPECIAL RESIDENTIAL DESIGN REVIEW**

**Guidelines and Detailed Instructions
for
Additions and Alterations**

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1. INTRODUCTION

Purpose and Intent

The Special Residential Design Review Procedure is intended to promote a more sensitive and site-specific approach to the design of one and two-unit residential buildings in order to achieve the general purposes of the City's Zoning Regulations. Among other goals, the Regulations are intended to provide for desirable, appropriately located residential spaces with adequate access to usable open space; and to encourage excellence and originality of design in all future developments. The provisions of the Zoning Regulations are considered the minimum requirements necessary to accomplish these purposes.

The following design review standards attempt to bridge the gap between these minimum standards and the achievements of positive growth in the City within a framework of practicability and reasonableness.

Features of Special Residential Design Review

1. A two-track review process for each type of construction including a checklist or a discretionary procedure, (for eligibility for checklist review, please refer to the specific section for the type of proposal)
2. No posting or notification of adjacent property owners.
3. Shorter processing time than for permits which require Zoning Administrator or Planning Commission review.
4. No appeal.

<i>Type of Project</i>	C	D	E
NEW CONSTRUCTION			
Two one-family facilities in separate structures on a single lot		X	
One-family facility on a parcel with an existing residential facility		X	
Residential facilities moved onto a parcel		X	
Development by same owner or designer on 5 or more parcels that are contiguous or across the street from each other		X	
All other one- and two- family facilities on a single parcel of land	X		
ADDITIONS AND ALTERATIONS			
Construction not requiring building permits			X
Roof repair or replacement which does not involve a change in design			X
Replacement-in-kind of architectural elements including restoration of original architectural elements which have been removed or replaced since the time of original construction			X
Additions which: 1. Involve an increase or decrease in wall area, floor area, or footprint of no more than 10 percent; and, 2. Match existing building in terms of exterior treatment			X
Additions which: 1. Involve an increase or decrease in wall area, floor area, or footprint of between 10 and 20 percent; and, 2. Match existing building in terms of exterior treatment	X		
Extensive reconstruction to an existing building	X*	X	
All other additions and alterations		X	
BOTH			
Mixed-use Projects			X
Projects subject to C.U.P., P. U. D., S-11, or regular design review procedures			X

C - Checklist D - Discretionary E - Exempt

* New Construction Checklist may be used for certain extensive additions. This determination will be made by the Design Reviewer

Project Eligibility

The Special Residential Design Reviews relevant to the following projects:

If a project involves or results in one or two dwelling units on a lot (New Construction),

or

If the project involves the alteration of a one or two unit residential facility, and such alterations involve changes affecting the exterior appearance (Additions and Alterations),

or

If the project is not otherwise subject to a Conditional Use Permit, Planned Unit Development Review, or other Design Review procedures such as in the S-10 or S-11 zones.

Some projects may be exempt from Special Residential Design Review. Consult the chart on the left for projects that are subject to review, and what track(s) may be used.

II. ADDITIONS AND ALTERATIONS

The Additions and Alterations Design Review Process applies to all applications involving additions, alterations, or other improvements to an existing single-family or two family building.

Two-Track Review Process

Except as indicated below, applicants may choose to have their applications processed under either the Additions and Alterations Checklist or Discretionary Procedure.

The following project types, however, must apply under the Discretionary Procedure:

1. Additions and alterations which involve an increase or decrease of the wall area, floor area, or footprint of more than 20 percent of the existing building:
2. Additions and alterations which do not conform to the existing building in terms of any of the following (as described beginning on page 6):
 - a. Windows (type, proportions, materials, trim, and composition)
 - b. Siding
 - c. Roof (shape, form, and materials)
 - d. Scale and proportions
 - e. Style and character
 - f. Eaves and overhangs
 - g. Decorative elements

Finally, applicants with proposals that involve the extensive reconstruction of existing Residential Facilities may, with the permission of the City Planning Department, have their applications processed pursuant to the New Construction Checklist Procedure.

Exemptions

The following projects are exempt from Special Design Review:

1. Projects that do not require a building permit.
2. Roof repair or replacement.
3. Replacement-in-kind of architectural elements. (Note that projects that restore original architectural elements which have been removed or replaced since the time of original construction will also be exempt if documentation of the original design can be provided.)

An addition or alteration may also be exempt from Special Design Review if it meets all of the following criteria:

1. It satisfies all applicable zoning requirements;
2. It involves an increase or decrease of the wall area, floor area and footprint of no more than 10 percent of the existing building; and,
3. It conforms to the existing building in terms of all of the following (as described beginning on page 6):

- a. Windows (type, proportions, materials, trim, and composition)
- b. Siding
- c. Roof (shape, form, and materials)
- d. Scale and proportions
- e. Style and character
- f. Eaves and overhangs
- g. Decorative elements

If my project is exempt, do I need to have my exempt status verified?

Yes. Prior to applying for a building permit, you will need to bring your building permit application, plans, and photographs to the Planning & Zoning Department for review and approval. A review fee is charged for design review exemptions (DRX applications).

Exterior Treatment Conformance Standards

In order for a project to be exempt from Special Design Review or to be reviewed under the Checklist Procedure, the following standards must be met. Note that projects to be reviewed under the Discretionary Procedure may, but need not conform to these standards.

Windows:

Windows are important elements in the composition of architectural elevations. In most cases, it is desirable to maintain consistency in window design. A facade of varied window types, proportions or materials, if not carefully designed, can easily end up looking unbalanced or poorly composed. Often windows incorporate detail found in other facade elements or proportions similar to those of the building as a whole. Through this practice, an overall balance and integration of forms and proportions can be achieved.

With this in mind, new windows should match those existing in terms of type, proportions, materials, trim, and composition and should conform as closely as possible to the appearance of existing windows.

Often windows on the front facade are given special treatment. Therefore, if windows are to be added on the front facade, and there is a difference between the design and treatment of existing front-facing windows and those on other parts of the building, then the new windows should conform to those on the front wherever feasible and appropriate.

First, note the predominate window type used in the existing structure (or on the front facade): casement, fixed, double-hung (sash), horizontal sliding, Venetian (Paladin), or other. If windows contain mullions creating individual panes or lights, note the number, proportions and configuration of lights. If there is a consistent use of one (or more) window type(s), then additional windows should be of the same type(s).

Second, note the predominate window proportions used in the existing structure (or on the front facade): square, rectangular or arched; horizontal or vertical: or other. If there is a consistent use of windows of substantially similar proportions, then additional windows should be of similar proportions.

Third, note the predominate window material(s) used in the existing structure (or on the front facade): wood, aluminum or other. If there is a consistency in window material(s), then additional windows should be of the same material(s). Note that if, in the opinion of the Design

Reviewer, the detailing and treatment of the new windows conform in appearance to those of the existing building, this criterion will be determined to have been met.

Fourth, note the predominate trim design: painted wood 1x3's, 1x4's or similar: painted wood trim incorporating projecting sills and headers; trim incorporating classical columns, colonettes, pilasters, window shields, keystones, garlands, patera, fluting or other architectural features; or other. If there is a consistent use of a particular trim design, then additional windows should incorporate a similar trim design. Note that proportional reproductions may be allowed if, in the opinion of the Design Reviewer, they will be consistent in appearance with that of the existing building.

Finally, note the predominate window composition: vertical windows grouped in pairs, narrow vertical windows flanking a larger vertical or square window (e.g. bay or Palladian windows), long horizontal series of windows (e.g. band windows), windows with fanlights or transoms above, windows centered under gables, or other, if there is a consistency in window groupings or composition, then additional windows should be grouped or composed similarly.

Siding:

Siding can be used to unify a building composition, to help reduce scale or perceived bulk, and/or to differentiate different building parts or individual dwelling units. Sometimes different siding is used to strengthen a building's base, to lighten the uppermost parts of a building, to articulate floor levels or window bands, or to emphasize an entrance. Care should be taken, however, that treatments are employed consistently and that they harmonize with adjacent treatments. When a variety of treatments are to be used, their selection and placement should be governed by a strong design rationale in order to avoid the appearance of a piecemeal application.

With this in mind, new siding should match the existing in terms of treatment (e.g. material; color; texture; orientation or pattern; and size, width and/or spacing of units) and should conform as closely as possible to the appearance of the existing building.

First, note the existing siding material: dimensional lumber, board and batten, wood shingles, stucco, brick, stone, pre-cast concrete masonry units, pressed hardboard resembling wood siding, T-111, glass or other. If siding is unpainted or stained wood, note variety: cedar, redwood, oak, pine, or other.

Second, note the color pattern used on the existing building.

Third, note the siding texture(s): smooth, rock-faced or vermiculated, plain or rusticated, polished or rough, glossy or matte, fine or course, striated, swirled, or other.

Fourth, note the siding orientation, pattern or type (if applicable): vertical, horizontal, or diagonal (dimensional lumber, T-111); square butt, sawtooth, octagon, diamond, fishscale, or chisel (shingles); coursed or un-coursed rubble or bonded or random ashlar (masonry); drop, bevel, clapboard, or board and batten (wood); Flemish or American bond (brick); or other.

Fifth, note the size, width, or spacing of siding units (if applicable).

Finally, if more than one material, color, texture, orientation, pattern, type, size, width, or spacing exists, note their respective locations on the building and their relationship to one another. Identify the predominate siding characteristics for each part of the building: the base,

first floor, second floor, attic, entrance, trim, accents, and other. If there is a consistent use of a particular treatment on a particular building part, then new siding on a similar part should share that treatment.

Roof:

The design of a building's roof determines a building's basic form and its profile against the sky. The various massing elements of a building can be successfully integrated through the use of similar roof designs. Often the main roof design is repeated in the design of minor roof elements over wings, entryways and dormers. Elements with roofs that vary substantially from the design of the main roof run the risk of appearing tacked on.

With this in mind, new roofing should match the existing in terms of shape, form, and materials and should conform as closely as possible to the appearance of the existing roof.

First, note the predominate roof shape: gable, hip, mansard, gambrel, shed, flat, or other.

Second, note the predominate roof form: steeply sloped, moderately sloped, shallowly sloped, flat, or other.

Third, note the predominate roof material: wood shingles (or shake), asphalt shingles, brick tile, pre-pre-cast units, metal, or other. Note that if, in the opinion of the Design Reviewer, the proposed roof material conforms in appearance to that of the existing building, this criterion will be determined to have been met.

Scale and proportion:

Architectural balance and integration can also be achieved through the incorporation of similarly sized and shaped elements.

With this in mind, additions and alterations should match the existing in terms of scale and proportions. Note height of building, arrangement of masses, shape and form of roof, location of setbacks, width of bays, extent of wall and roof planes, size and placement of major facade elements (e.g. porches, bays, dormers, balconies and other recesses and projections), and continuity of vertical and horizontal lines.

Style and character:

Architectural style refers to a building's look or character and results from the consistent use of a rationally selected combination of architectural treatments, forms and details. Successful building design often owes itself to a strong consistency in character. If the character of a building is not consistently maintained, or if ornament is not rationally applied, a building which lacks architectural integrity and unity may result.

With this in mind, additions and alterations should match the existing in terms of style and character. Note the predominate architectural style of the existing structure (e.g. Mission Revival, New England or Georgian Colonial Revival, Mediterranean Revival, Victorian, Italianate, Stick, Eastlake, Craftsman or Shingle, Queen Anne, Bungalow, Prairie, International, or other) by identifying the elements which lend the building 'its character: building form, material, treatment, texture, detailing, ornament, and design and composition of architectural elements such as columns, pilasters, pediments, cornices, friezes, moldings, soffits, brackets, fascias, roofs, windows, doors, porches, porticos, banisters, and balustrades. Whenever any of these devices are consistently employed in the existing building, their use should be continued in the addition or alteration wherever feasible and appropriate.

Note that different materials or proportional reproductions may be allowed if, in the opinion of the Design Reviewer, they will be consistent in appearance with that of the existing building.

Eaves and overhangs:

One of the most important considerations in the design of a house involves the edge condition where the exterior wall and roof planes meet. Scale, style and sense of protection and enclosure all are affected by the roofs configuration relative to the walls below. Employed consistently, the design of eaves and overhangs can also act as unifying elements and may be used to provide desirable shadows creating interest on and relief from blank, unbroken wall planes.

With this in mind, additions and alterations should match the existing in the design of eaves and overhangs. Note distance of overhang and design and composition of purlins, rafters, brackets, soffits, cornices, and/or fascia.

Decorative elements:

Well composed and unified architectural designs are often marked by a consistency in placement, pattern (or rhythm), and design of decorative elements. Even the most ornate designs usually rely on a limited number of decorative elements used repeatedly in original or slightly adapted form. Piecemeal embellishments applied with no rationale on the one hand and flat unadorned additions, which fail to reproduce the richness of the original design on the other hand, should be avoided.

With this in mind, additions and alterations should match the existing in terms of use of decorative elements wherever feasible and appropriate. Note design and composition of columns, capitals, colonettes, pilasters, cresting, brackets, panels, keystones, fanlights, sunbursts, garlands, dentils, scrolls, patera, festoons, fluting, friezes, pediments, banisters, balustrades, and the like.

Note that different materials or proportional reproductions may be allowed if, in the opinion of the Design Reviewer, they will be consistent in appearance with that of the existing building.

Additions and Alterations - Checklist Procedure

Purpose and Intent

The purpose of the checklist process is to allow an expedient review of additions or alterations that constitute a relatively small change in the existing overall conditions of the building and its immediate surroundings. The checklist standards generally promote the use of identical building elements, similar massing and proportions, and use of identical exterior materials and treatments. Emphasis is placed on efficient use of the site and the visual integration of the addition or alteration with the existing structure.

Standards and Detailed Instructions

Special residential design review approval of applications submitted under the Additions and Alterations Checklist Procedure may be granted only upon determination that:

1. The proposal involves an increase or decrease of the wall area, floor area, or footprint of no more than 20 percent of the existing building;
2. The proposed exterior treatment matches the existing building in all areas listed below (and as described beginning on page 6):
 - a. Windows (type, proportions, materials, trim, and composition)
 - b. Siding
 - c. Roof (shape, form, and materials)
 - d. Scale and proportions
 - e. Style and character
 - f. Eaves and overhangs
 - g. Decorative elements: and
3. The proposal scores at least 75 percent of possible points when measured against the checklist standards listed below:

1. NEIGHBORHOOD CONTEXT

Context is defined as an existing environmental setting, the character of which is determined by a set of strong positive visual characteristics exhibited in the surrounding urban landscape. For our purposes here, context will be the setting comprised of the visual pattern created by the nearest surrounding one-unit and two-unit houses.

1.1 Height Context

The final building height from the street is within 4 feet of the context area's average height, or as close to it as zoning requirements allow. (The building may be taller if the higher level is stepped back 12 feet from the exterior face of the building.)

Yes 10 _____
 No 0 _____

The intent of this standard is to encourage sensitive transitions between neighboring structures in terms of perceived height and bulk as seen from the street and other public places. It is most applicable when there is a strong consistency among existing building heights in the vicinity.

With this in mind, the applicant and the Design Reviewer note the height of the twenty closest single family and two-family homes as shown in the photographs which the applicant has provided as part of the completed application. If at least 50% of the existing building heights are within 4' of one another, then in order to score points under this section, the building height of the proposal must also fall within this four foot range.

If at least 50% of the existing building heights are not within 4' of one another, this issue is not applicable.

2. SITE DESIGN

The following design elements address various issues related to the project's site design, including the configuration of building on the lot, the design of open spaces, and their relationship to one another.

2.1 Open Space

The proposed design creates usable open spaces rather than left-over spaces.

Yes 5 _____

No 0 _____

The intent of this standard is to encourage good site planning including the preservation of existing open spaces of appropriate size, configuration and location, positive connections between interior and exterior spaces, and maintenance of adequate yards opposite required windows.

With this in mind, if the addition or alteration involves an increase in the building footprint, then in order to score points under this section, the following criterion should be met wherever feasible and appropriate:

- 1. No open space, which is primarily outside a required side yard, in which a 10'x10' square can be inscribed, should be reduced by the addition or alteration such that a 10'x10' square can no longer be inscribed within it unless, in the opinion of the Design Reviewer, mitigating measures have been taken.

If the proposal does not involve an increase in the building footprint, this issue is not applicable.

2.2 Sun and light

The proposal minimizes blocking of sun and light to adjacent outdoor spaces and primary interior rooms to the maximum extent feasible.

Yes 5 _____

No 0 _____

The period between September 21st and March 21st will be used for considering the impact of shadows cast onto adjacent properties. Measures should be taken to preserve solar access during this period to at least 50% of all significant indoor and outdoor areas that depend on solar access for their functional and aesthetic character. Such areas include, but are not limited to, living rooms, bedrooms, family rooms, bay windows, solariums, porches, and patios.

If the addition or alteration involves an increase in floor area, building footprint, or above-grade open space, then in order to score points under this section, the following criteria should be met wherever feasible and appropriate:

- 1. To minimize the casting of shadows into adjacent outdoor spaces and the blocking of sun and light into interior rooms below, new construction should not substantially overhang exterior walls. Exceptions to this rule may be granted in the case of minor overhangs, which are well integrated into the existing building and do not block sun to any appreciable extent. Such exceptions may include, but are not limited to, uncovered balconies of up to 5' deep by 10' wide, bay windows of up to 3' deep by 8' wide, and roof eaves which may overhang any amount as appropriate.
- 2. To minimize the casting of shadows into adjacent outdoor spaces, if the proposal involves the addition of floor area on an upper floor, it should be set back from the exterior wall below

on any facade facing northeast, north or northwest wherever feasible and appropriate. Exceptions to this rule may be granted if doing so would be out of character with the existing building or not consistent with other checklist standards, or, if in the opinion of the Design Reviewer, mitigating measures have been taken.

3. To minimize the blocking of sun and light into interior rooms, a yard should be maintained opposite any existing or proposed legally required window of this or any adjacent structure wherever feasible and appropriate. Such yards should have a minimum width of five feet for bedroom windows and ten feet for living room windows, and should be provided opposite said windows for a distance of not less than 10 feet in both directions from the center line of such windows as described in Section 17.108.080 of the Oakland Zoning Regulations. (The spirit of this standard is best met when living rooms face onto the street and bedrooms face onto front or rear yards.)

If the addition or alteration does not involve an increase in floor area, building footprint, or above-grade open space, this issue is not applicable.

2.3 Parking

If parking layout is altered, the resulting parking areas are garaged or located on the side or rear of the building and are effectively screened.

Yes 10 _____

No 0 _____

The intent of this standard is to minimize the negative impact of open parking on the street and other public spaces.

With this in mind, if additional parking is located, un-enclosed, on the side or rear of the building, then in order to score points in this section, screening, in the form of dense landscaping or fencing, should be provided pursuant to Section 17.110.020 of the Oakland Zoning Regulations wherever feasible and appropriate.

(Note that while a garage on the front of the building will satisfy this standard, care should be taken that it does not dominate the front facade and that pedestrian entrances are emphasized over vehicular entrances wherever possible.)

If parking layout is not altered, this issue is not applicable.

2.4 Landscaping

Landscape areas are created wherever possible.

Yes 5 _____

No 0 _____

The intent of this standard is to soften edges and provide buffering between habitable dwellings and open spaces on the one hand, and areas devoted to automobiles on the other. In general, dwelling units should be separated and buffered from the street, walkways from driveways, and usable open space from open parking.

With this in mind, if the proposal involves a change in the building footprint, then in order to score points in this section, the following criteria must be met wherever feasible and appropriate:

1. Excluding any paving required for driveways, parking spaces, and walkways, paving should not exceed 50% of the remaining open space, unless, in the opinion of the Design Reviewer, mitigating measures have been taken.
2. Landscaping should include grass, shrubs, and trees where appropriate and be in keeping with neighborhood character.

If the proposal does not involve a change in the building footprint, then this issue is not applicable.

2.5 Views

The siting and orientation of the proposed addition maintains views to adjacent properties wherever possible.

Yes 5 _____

No 0 _____

3. ARCHITECTURAL DESIGN

This section addresses various issues related to the architectural design of the structure and the level of detail and articulation displayed.

3.1 Entryway Location and Design

If the proposal alters entryways or circulation patterns, the principal entryway is clear and visible.

Yes 5 _____

No 0 _____

The intent of this standard is to encourage appropriate design and placement of building entrances. To accomplish this, pedestrian access from the street should be clear and direct and separated from vehicular access wherever feasible. Main entrances should be as close to the front lot line as possible, read strongly on the front elevation, incorporate projecting and/or recessed porch facilities, and be covered wherever feasible.

With this in mind, if the proposal alters entryways or circulation patterns, then in order to score points in this section, one of the following criteria must be met:

1. The principal entryway is located on the front of the building and is clearly visible from the street; or
2. The principal entryway is located on the side of the building within 15' of the front-most facade, incorporates a covered porch facility which projects from the building facade by at least two feet, and is clearly visible from the street.

If the proposal does not alter entryways or circulation patterns, this issue is not applicable.

3.2 Proportions and Composition of Architectural Elements

The proposal incorporates elements that have similar proportions to the existing structure.

Yes 10 _____

No 0 _____

The intent of this standard is to encourage the design of additions and alterations, which are well related to existing buildings in terms of proportions, and composition of architectural elements.

With this in mind, if the proposal involves any exterior changes, then in order to score points in this section, new architectural elements should have similar proportions to existing elements. Such elements may include windows, bays, arched openings, gables, and dormers.

If the proposal does not involve exterior changes, this issue is not applicable.

TOTAL POINTS POSSIBLE	_____
TOTAL POINTS SCORED	_____
FINAL SCORE (POINTS SCORED / POINTS POSSIBLE) . .	_____

**CITY OF OAKLAND
SPECIAL RESIDENTIAL DESIGN REVIEW - ADDITIONS AND ALTERATIONS
CHECKLIST SCORING WORKSHEET**

Applicant's Name: _____ Case Number: _____

Project Address: _____

1. <u>NEIGHBORHOOD CONTEXT</u>	Points Possible	Points Scored		
1.1 The final building height from the street is within 4 feet of the context area's average height, or as close to it as zoning requirements allow. (The building may be taller if the higher level is stepped back 12 feet from the exterior face of the building.)	_____	_____	(10)	YES
	_____	_____	(0)	NO
2. <u>SITE DESIGN</u>				
2.1 The proposed design creates usable open spaces rather than left-over spaces.	_____	_____	(5)	YES
	_____	_____	(0)	NO
2.2 The proposal minimizes blocking of sun and light to adjacent outdoor spaces and primary interior rooms to the maximum extent feasible.	_____	_____	(5)	YES
	_____	_____	(0)	NO
2.3 If parking layout is altered, the resulting parking areas are garaged or located on the side or rear of the building and are effectively screened.	_____	_____	(10)	YES
	_____	_____	(0)	NO
2.4 Landscape areas are created wherever possible	_____	_____	(5)	YES
	_____	_____	(0)	NO
2.5 The siting and orientation of the proposal maintains views from adjacent properties wherever possible.	_____	_____	(5)	YES
	_____	_____	(0)	NO
3. <u>ARCHITECTURAL DESIGN</u>				
3.1 If the proposal alters entryways or circulation patterns, the principal entryway is clear and visible	_____	_____	(5)	YES
	_____	_____	(0)	NO
3.2 The proposal incorporates elements that have similar proportions to the existing structure	_____	_____	(10)	YES
	_____	_____	(0)	NO
	_____	_____		
	TOTAL	POINTS		

_____ PASSED (75% of possible points) _____ NOT PASSED

Comments:

Reviewed by _____ Date _____

Additions and Alterations - Discretionary Procedure

Purpose and Intent

The discretionary process for additions and alterations is intended to accommodate the review of projects that constitute an extensive change to the existing building and its immediate environment. The criteria allow for designs that are compatible with, but not necessarily identical to, the conditions and treatments of the existing structure. Emphasis is placed on the following design features: harmonious relationships between the proposed changes and existing conditions; the provision and maintenance of usable open space; effective orientation to sun and other elements; and efficiency of land use. The application of the specific guidelines of the criteria shall be governed by the standards of practicability and reasonableness. Where the application of specific guidelines of these criteria is shown to produce impracticable or undesirable design solutions, those guidelines may be waived by mutual consent of the applicant and the reviewer. None of these criteria are intended to be more restrictive than that otherwise allowed by the Zoning Regulations.

Criteria and Detailed Instructions

Special residential design review approval of applications submitted under the Additions and Alterations Discretionary Procedure may be granted only upon determination that the proposal conforms to the discretionary criteria set forth below.

1. Site Design

- (a) That the addition is sited in a manner that is compatible with adjacent properties and existing site features, respects the configuration and natural amenities of the lot, and maintains or promotes useable open space.
- (b) That the building addition is oriented in a manner that provides solar access for interior rooms, where desirable, and maintains direct sunlight to adjacent properties wherever possible. (The period between September 21st and March 21st will be used for considering the impact of shadows cast onto adjacent properties. Measures should be taken to preserve solar access during this period to at least 50% of all significant indoor and outdoor areas that depend on solar access for their functional and aesthetic character. Such areas include, but are not limited to, living rooms, bedrooms, family rooms, bay windows, solariums, porches, and patios.)
- (c) That if the proposal creates or alters existing parking and/or entrance conditions, the new configuration separates parking and pedestrian entrances wherever desirable; and that stairways, accessways, and corridors are designed to ensure the privacy and security of residents without adversely affecting the residential amenity of adjacent properties.
- (d) That if the proposal affects the existing pedestrian entrance, it is identifiable from the street.
- (e) That the siting and orientation of the proposal maintains views from adjacent properties wherever possible.

2. Parking

If the proposal alters the existing parking configuration, the following criteria will apply:

- (a) That the new parking configuration is incorporated into the design such that it is a complementary element of the overall scheme.
- (b) That, where physically feasible, un-enclosed parking spaces are situated on the site in such a manner that they maintain or improve the character and integrity of the neighborhood and are visually screened from the street and other significant vantage points to minimize their visual impact.

3. Building Design

- (a) That scale, bulk, and massing of the addition or alteration are compatible with, but not necessarily identical to, the existing residence and the surrounding buildings.
- (b) That if new materials are introduced, they are integrated into the overall design even if they are not necessarily identical or similar to existing exterior treatments.
- (c) That garages are integrated into the overall design so that they are not dominant features of the facade.

That if the addition creates new units, the primary entrances are identifiable from the street and are in harmony with the rest of the building and with other existing conditions on the site.

4. Landscaping

- (a) That the proposed landscaping complements the design of the addition and the use of open spaces and yards.
- (b) That water conservation has been considered in the selection of plant material and irrigation systems.
- (c) That landscape strips are provided wherever possible to soften edges.

5. General

- (a) That the proposed design conforms in all significant respects with the Oakland Comprehensive Plan and with any applicable district plan or development control maps which has been adopted by the City Council.