



PROPOSED DESIGN REVIEW PROCEDURE CHANGES

Review Procedures	Project Types	Review Process	Decision Criteria <i>(INCLUDING NEW "LOT COVERAGE" AND "FLOOR AREA RATIO (FAR)" STANDARDS)</i>
<p>DESIGN REVIEW EXEMPTION (DRX)</p> <p><i>Processing Time: 1 day</i></p>	<ul style="list-style-type: none"> <input type="checkbox"/> Projects not requiring a Building Permit. <input type="checkbox"/> Projects involving only repair or replacement-in-kind of existing building components. <input type="checkbox"/> Changes to existing non-residential buildings as specified in Section 17.136.025. 	<p>Design Review Exemption (DRX):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Over-the-counter review by Zoning staff. 	<ul style="list-style-type: none"> <input type="checkbox"/> The project conforms to all applicable zoning code standards, and all exterior treatments match the existing building.
<p><u>Design Review Type 1:</u></p> <p>SMALL PROJECT DESIGN REVIEW (SPDR)</p> <p><i>Typical Processing Time: 1-10 days</i></p>	<ul style="list-style-type: none"> <input type="checkbox"/> Signs and storefront changes as specified in Section 17.136.020. <input type="checkbox"/> Front yard fences over 42 inches in height, but not exceeding 6 feet. <input type="checkbox"/> A Secondary Unit of 650 square feet or less on a lot with only one existing or proposed primary dwelling unit. The secondary unit should not exceed 50% of the floor area in the primary unit. <input type="checkbox"/> Projects certified by Zoning staff to involve only <u>one</u> of the following: <ol style="list-style-type: none"> (1) A one-story structure and/or addition located to the rear and/or side of a primary facility. (2) An increase in floor area or footprint of no more than 15 percent. <p>Note: Item (2) above will not apply if the sum of all additions on site over the previous three years has already exceeded 15% of floor area or footprint.</p> 	<p>Small Project Design Review (SPDR):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Zoning reviews project plans for conformance with all applicable zoning standards, and the 'Oakland Small Project Design Guidelines'; <input type="checkbox"/> Zoning then issues a decision (usually at counter), which is final immediately; <input type="checkbox"/> Zoning's issued decision will include a completed courtesy notice, and instructions to the applicant that such notice must be displayed on site until the Building Permit is issued. 	<ul style="list-style-type: none"> <input type="checkbox"/> Existing: 'Oakland Small Project Design Guidelines' – with new sections added for small residential additions (exterior treatments must match existing building); and for front- and street-side yard fences over 42 inches in height but not exceeding 6 feet. <p>If project does not meet the SPDR thresholds and/or review criteria, the applicable Design Review process listed below shall apply:</p>
<p><u>Design Review Type 2:</u></p> <p>BASIC DESIGN REVIEW (BDR)</p> <p><i>Typical Processing Time: 42-47 days</i></p>	<ul style="list-style-type: none"> <input type="checkbox"/> Additions or alterations to a site with no more than 1 or 2 units which exceed the Small Project Design Review (SPDR) thresholds. <input type="checkbox"/> New construction of a single-family home, duplex, or >100% footprint addition on a footprint slope of less than 20%. <p>Note: Projects accompanied by a Variance or CUP, involving a designated City Landmark, or located in any Reg. Design Review zone will not qualify for Basic Design Review, but will instead require Reg. Design Review (as described below.)</p>	<p>Basic Design Review (BDR):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Applicant submits BDR application; <input type="checkbox"/> Zoning mails applicant a prepared courtesy notice poster that must be displayed on site until Building Permit is finalized; <input type="checkbox"/> Applicant provides (by mail or hand delivery) reduced sets of plans to all adjacent neighbors; <input type="checkbox"/> Zoning reviews plans for conformance with codes and criteria, and issues a written decision, which is final immediately. 	<p>For 1 or 2 units only:</p> <ul style="list-style-type: none"> <input type="checkbox"/> New: "Design Review Manual for One- and Two-Unit Housing" (Organized as a handout manual, w/ chapters such as: 'View, Privacy, and Solar Access Impacts'; 'Site Planning'; 'Parking'; 'Building Design'; and 'Neighborhood Compatibility'). Chapter titles are subject to change.
<p><u>Design Review Type 3:</u></p> <p>REGULAR DESIGN REVIEW (DR)</p> <p><i>Typical Processing Time: 57-62 days</i></p>	<ul style="list-style-type: none"> <input type="checkbox"/> Projects accompanied by a Variance or Conditional Use Permit. <input type="checkbox"/> Projects involving a Micro and Mini Telecommunications Facility. <input type="checkbox"/> A Secondary Unit between 650-1200 sq. ft. in floor area on a lot with only one existing or proposed primary dwelling unit. The secondary unit should not exceed 50% of the floor area in the primary unit. <input type="checkbox"/> Projects exceeding the Small Project Design Review (SPDR) thresholds when involving: <ol style="list-style-type: none"> (1) Any business, civic or residential sign; (2) Any zone or project requiring Regular Design Review*, including Designated City Landmarks; (3) Projects involving or resulting in 3 or more units on site; (4) New construction of a single-family home, duplex, or >100% footprint addition on a footprint slope of 20% or more. <p>* Proposed changes include turning the S-18 Mediated Design Review overlay into one of the zones requiring Regular Design Review.</p> 	<p>Regular Design Review (DR):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Applicant submits DR, Var. and/or CUP app.; <input type="checkbox"/> Zoning mails applicant a prepared notice poster that must be displayed on site; then mails notice to all property owners within 300 feet. Public has 15 days to respond; <input type="checkbox"/> Concurrent with mailed notice, applicant provides (by mail or hand delivery) reduced sets of plans to all adjacent neighbors; <input type="checkbox"/> Zoning reviews plans for conformance with codes and criteria, and issues a written, appealable decision. <p>Additional Procedure in the S-18 Zone:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Parties with concerns about a project have the right to request a dispute resolution meeting attended by the applicant and chaired by staff. 	<ul style="list-style-type: none"> <input type="checkbox"/> Design Review findings (17.136); <input type="checkbox"/> Variance findings (17.148); and/or <input type="checkbox"/> Conditional Use Permit (CUP) findings (17.134). <p>Plus, as applicable –</p> <p>For 1 or 2 units:</p> <ul style="list-style-type: none"> <input type="checkbox"/> New: "Design Review Manual for One- and Two-Unit Housing" (same as above) <p>For 3 or more units:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Existing: "Design Review Criteria for High Density Housing" (High-Density Criteria to be revised at a later date)