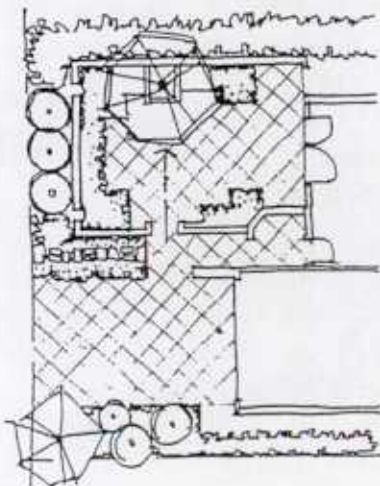


**CRITERION 10: LANDSCAPING**

- (a) *The proposed landscaping shall complement the building design and the use of open spaces and yards, and provide visual interest and spatial definition to outdoor spaces and visual relief from building masses.*
- (b) *Landscape areas shall be provided wherever possible along property lines and the base of buildings to soften edges.*
- (c) *Fences, retaining walls, exterior stairs, other minor structures and site paving (hardscape) shall be consistent with the building architecture and landscaping and be sensitive to adjacent property conditions and public views.*
- (d) *Street-fronting yards shall be designed to highlight the pedestrian entry.*
- (e) *Water conservation shall be considered in the selection of plant material and irrigation systems.*
- (f) *Fire resistant vegetation shall be used in hill areas. (The booklet "Fireescape – Landscaping to Reduce Fire Hazard" published by the East Bay Municipal Utility District is available at the Zoning Counter.)*

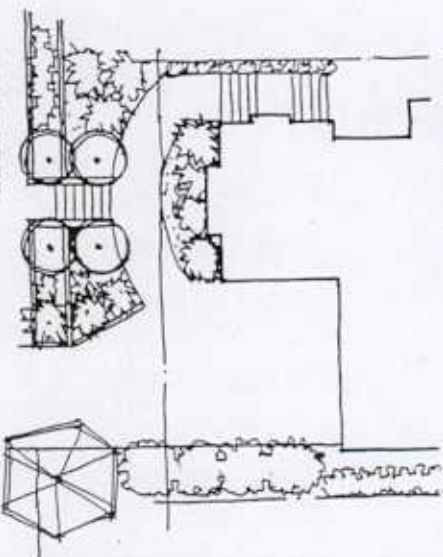
**GUIDELINES:**

- 10.1** Use a variety of small and large trees and shrubs, lattice and vines, and other techniques to soften, diffuse, define, or divide wall planes, building masses, or paved areas.
- 10.2** Design fences, garden walls, arbors, retaining walls, entry gates, guardrails, etc. to be consistent with the building architecture and/or landscape theme. The configuration and design of these elements should also allow views from the street to the house and entry. Give special attention to street-side landscaping and design details of street-fronting fences.
- 10.3** Use trees and tall shrubs to provide landscape screening between houses.
- 10.4** Use arbors, trellises, and garden planter boxes etc. to enhance the scale and visual character of wall planes, courtyards and other exterior spaces and larger landscape elements.



**ENCOURAGED**

- ▶ Landscaping that softens site walls
- ▶ Variety of plantings
- ▶ Feature trees in courts and at driveways
- ▶ Decorative paving



**ENCOURAGED**

- ▶ Landscaping and yard design that diminishes the dominance of the driveway
- ▶ Four trees or similar techniques that highlight entry

10.5 Provide street trees whenever possible. All street trees must be approved by the City of Oakland Tree Division.

10.6 Use trees, shrubs, and vines to enclose and embellish outdoor spaces such as patios, terraces, courtyards etc. and emphasize site circulation, e.g., a tree-lined entry path.

10.7 Landscape edges of improved public paths with trees, shrubs, vines etc. In addition, public amenities such as benches and arbors are encouraged.

**Special Guidelines for Hillside:**

10.8 In hill areas, use irregular plant spacings and plant trees in undulating groups to achieve a grove effect. Especially consider native, fire-resistant species such as coast live oak, etc. Plant shrubs of varying heights and sizes among trees.

10.9 In hill areas, maintain natural topography or use a series of stepped terraces/retaining walls to create grade transitions between the street and the house. Avoid tall retaining walls.

10.10 In the Upper Hill Area, space trees and other vegetation to avoid creating fire ladders. Plant trees 15' from structures where possible.

10.11 In high visibility hillside and canyon areas all graded surfaces should be fully landscaped and the structure buffered by quantities of vegetation beyond the basic landscaping requirements of the Zoning Regulations. Aim for a natural appearance on graded slopes.

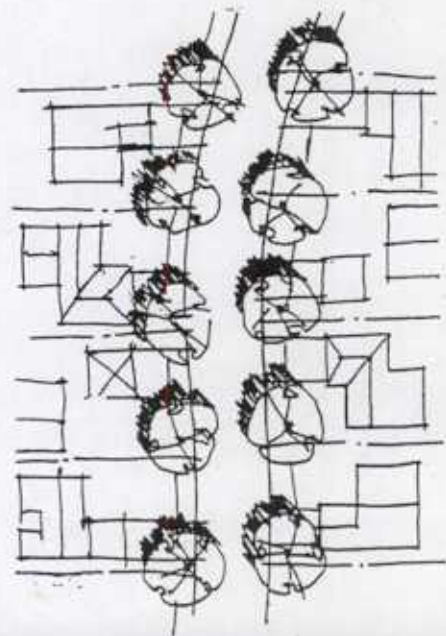
10.12 In hill areas, highlight the entry path by using landscaped courtyards, stepped terraces, colonnades to define space and movement.

10.13 In hill areas, use naturalistic materials such as brick, turf block, unit pavers or other textured or decorative surfaces for walkways etc.

10.14 In hill areas, heavy timber, decorative metal and natural materials such as stone, brick etc. are encouraged to improve fire resistance of site structures.

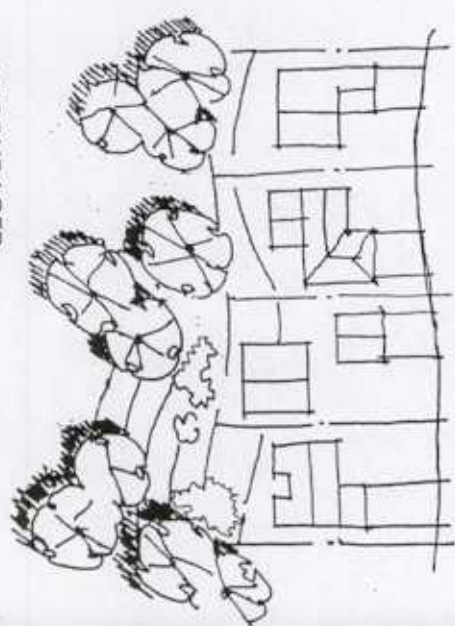
10.15 In hill areas, consider the visual impact on neighborhood appearance and natural hillsides in the siting and design of long fences. Fences should not be dominant visual elements on hillsides. Tall fences around the property perimeter are often discouraged.

See also Criterion 11 (Street Fronting Fences and Freestanding Walls).



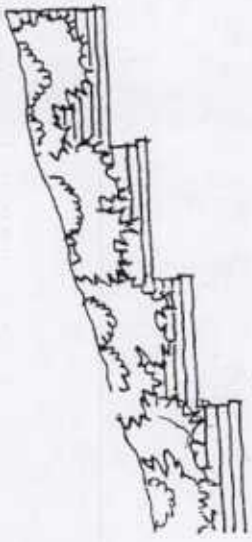
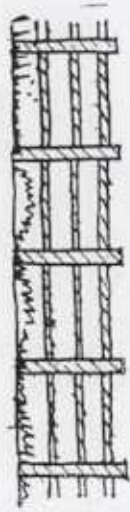
**ENCOURAGED**

▶ Street trees spaced to give continuity to neighborhood and frame the street without touching canopies



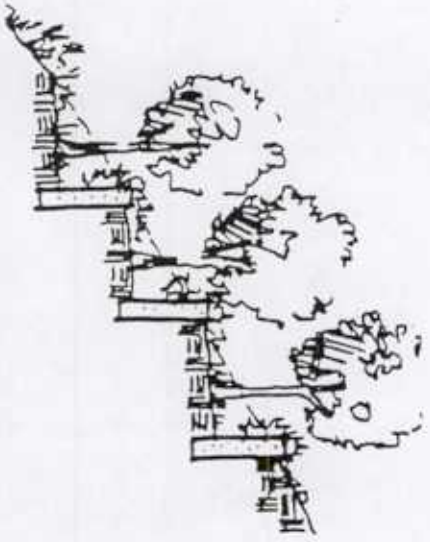
**ENCOURAGED**

▶ Irregularly shaped and adequately spaced groupings of trees on steep hillsides



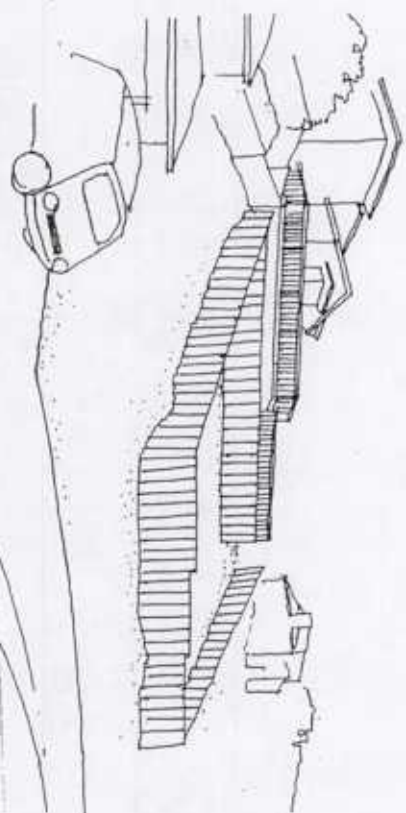
ENCOURAGED

- ▶ Low open fences on visible hillsides (no fencing also encouraged)
- ▶ Fences that step with topography



ENCOURAGED

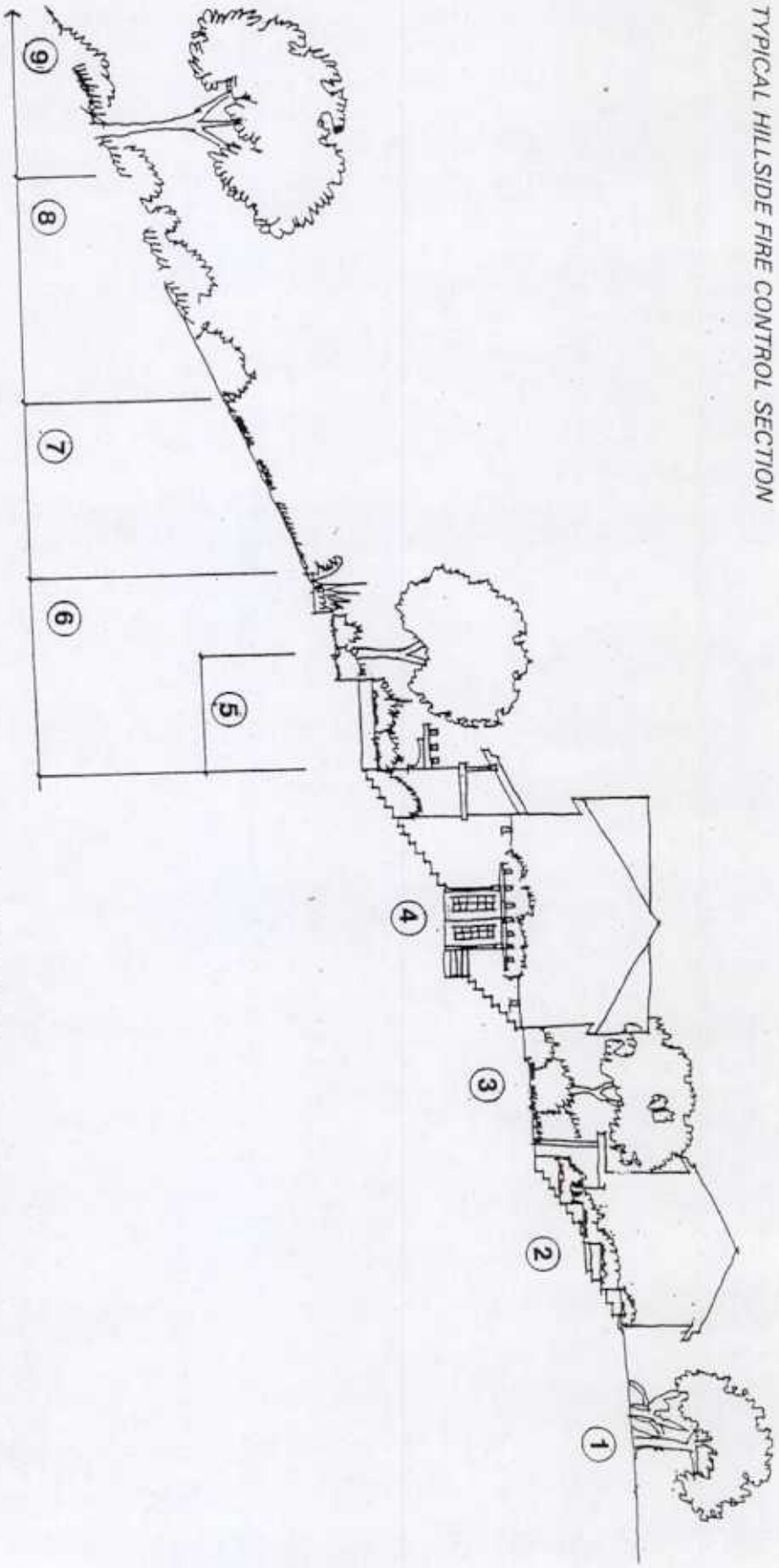
- ▶ Low stepped retaining walls with landscaping



DISCOURAGED

- ▶ Solid fences along property perimeter on steep visible hillsides and canyon areas

TYPICAL HILLSIDE FIRE CONTROL SECTION

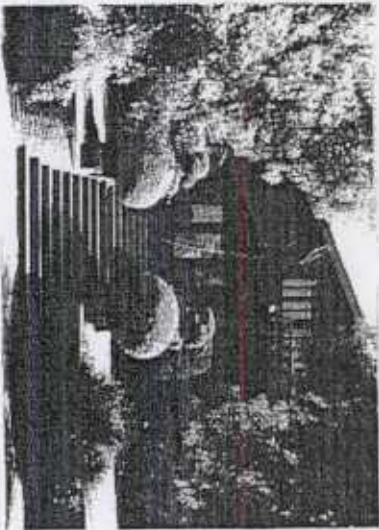


- 1 Feature tree
- 2 Landscape and planter at skirt wall
- 3 Controlled ornamental landscape in court yard
- 4 Well maintained trellis and vine at side entry
- 5 Plant major trees, where possible 15 feet from house
- 6 Garden landscaping
- 7 Fuel break zone, low plants up to 18" (plant in non-continuous groupings, keep clear of leaves and brush)
- 8 Transition zone - shrubs ok
- 9 Indigenous planting - trees ok

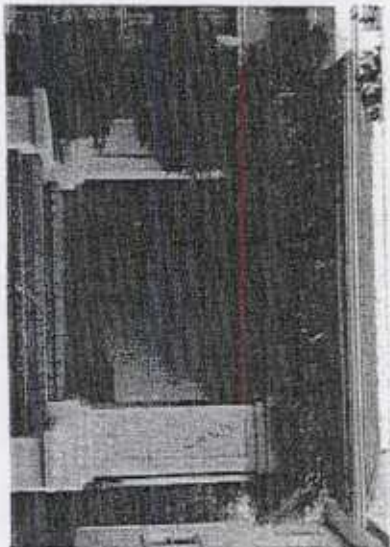
Notes:

Drip Irrigation system recommended  
Trim and thin all vegetation

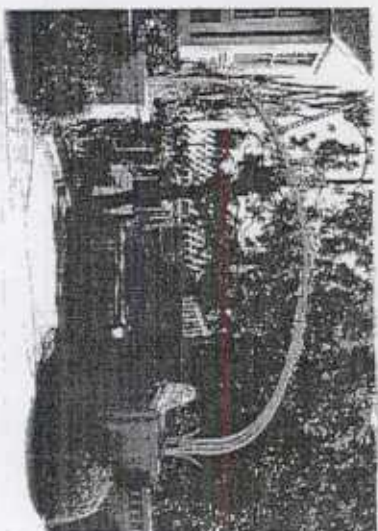
OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES  
Criterion 10: Landscaping



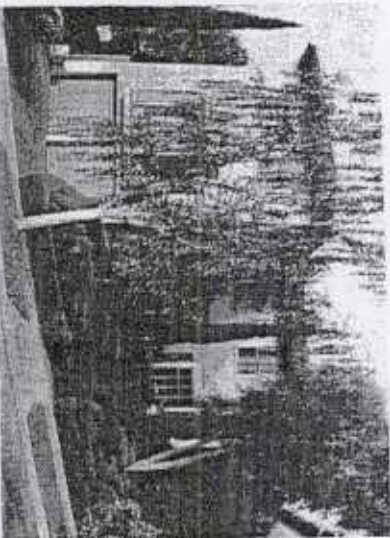
▶ *Formally shaped bushes frame entry*



▶ *Vine embellishes entry porch*



▶ *Trellis with vine creates gateway*



▶ *Shrubs sculpted to soften grade transition and mark entry*  
▶ *Trees asymmetrical to entry soften landscape composition*



▶ *Feature tree diffuses building mass*  
▶ *Gateway design same style as house*

OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES  
**Criterion 11: Street Fronting Fences and Freestanding Walls**

**CRITERION 11: STREET FRONTING FENCES AND FREESTANDING WALLS**

- (a) Street fronting fences and freestanding walls shall not be overly dominant within the streetscape and shall relate well to buildings, landscaping and other streetscape design features.
- (b) Fences and freestanding walls within front yards and the front portions of street side yards on corner lots shall complement the architectural style of the adjacent residence.

"Front portions of street side yards" refers to the portions of street side yards adjacent to the main residence and does not refer to portions at the rear of the main residence.

See Criterion 10 (Landscaping) for general provisions concerning fences and walls, including retaining walls.

**INTRODUCTION:**

The Oakland Planning Code's standards for street fronting fences and freestanding walls are found in Section 17.108.140 and are summarized as follows:

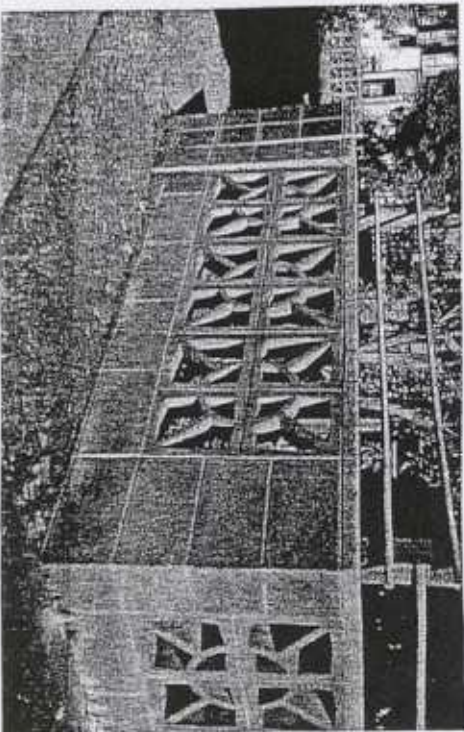
Height Limits for street fronting fences and freestanding walls:

1. Front yards and front portions of street side yards: 42" by right and six feet with a Conditional Use Permit.  
One entry gateway, trellis or other entry structure is allowed by right in front yards if the structure's height or width does not exceed ten feet.
2. Rear yards on double frontage lots and rear portions of street side yards: Six feet.

Restricted Materials:

1. Chain link fences higher than 42" are not allowed in front yards and front portions of street side yards.
2. Barbed wire and razor wire are not allowed.
3. Plain concrete block is not allowed unless capped and finished with stucco or other material approved by the Director of City Planning.

**Note:** Criterion 11 and the Guidelines listed below apply *only* to street fronting fences/walls that: (a) are taller than 42" and require a Conditional Use Permit; or (b) are part of a landscape plan requiring City approval.



Plain concrete block is not allowed as a fence/wall material under the Oakland Planning Code.

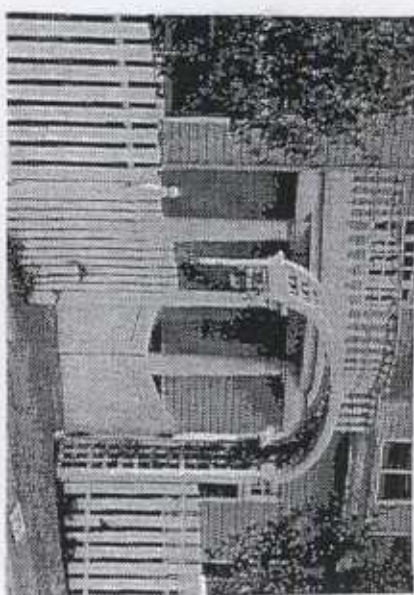
**OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES**  
**Criterion 11: Street Fronting Fences and Freestanding Walls**

**GUIDELINES:**

- 11.1** A front or street side yard fence/wall should not call attention to itself, but instead focus and direct attention to the residence. Avoid fences/walls in the front or street side yard that are overly dominant features within the streetscape.
- 11.2** Use front and street side yard fence/wall designs that complement and are consistent with the architecture of the building. For example, wood fences are usually inconsistent with Mediterranean architecture, but low solid stucco walls or iron picket fences often work well.

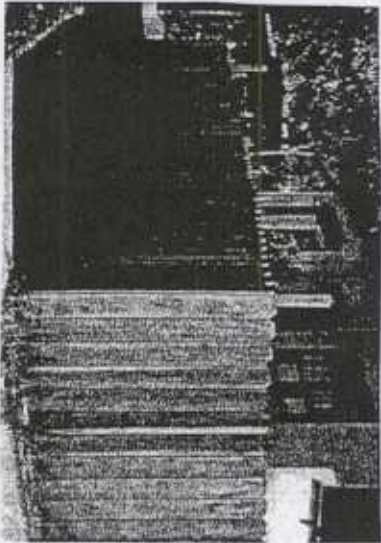


11.1 Avoid fences that are overly dominant features within the streetscape.

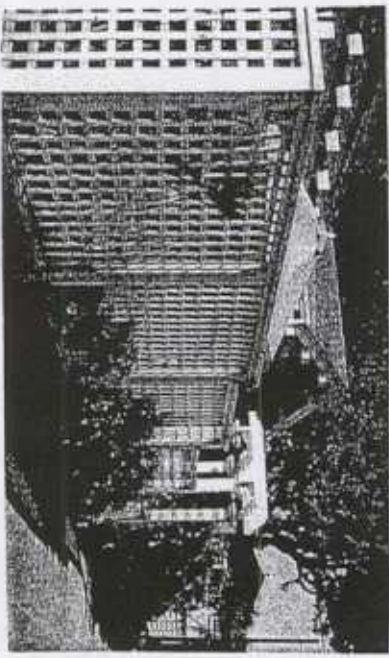


11.2 Use fence/wall designs that complement and are consistent with the architecture of the building.

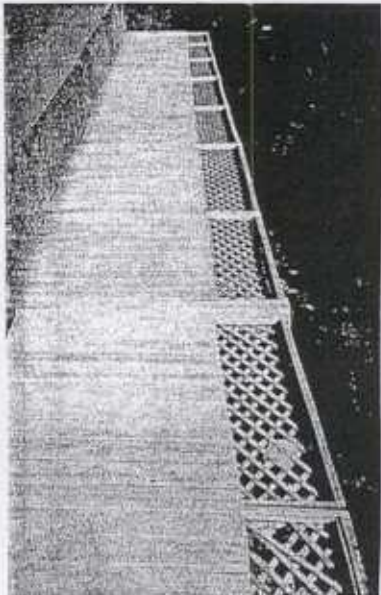
**11.3** Avoid solid wood fences in front and the front portion of street side yards. Portions of fences/walls that are in these yards and taller than 42" should be at least 70% transparent, and the fence/wall as a whole should be at least 60% transparent.



11.3 Avoid solid wood fences in front yards and front portions of street side yards.



11.3 Fences that are taller than the Planning Code's 42" height limit should have an overall transparency of at least 60 percent to provide visibility of the building, promote security within street fronting yards by maintaining public surveillance and avoid walling in the streetscape.



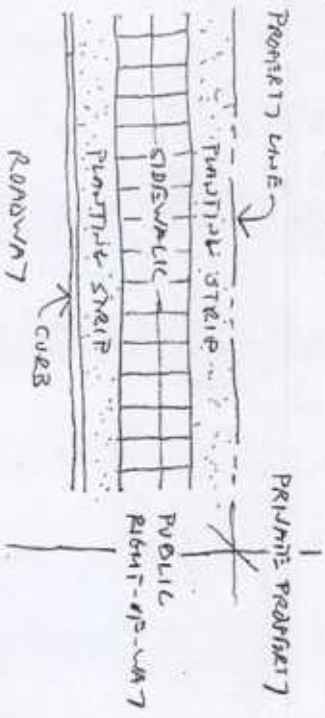
11.3 Avoid fences taller than the Planning Code's 42" height limit that have an overall transparency of less than 60 percent.

OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES  
**Criterion 11: Street Fronting Fences and Freestanding Walls**

11.4 Maintain a regular rhythm in the fence/wall design. Except for gates and other special situations, the length of fence sections between posts should be as equal as possible. Posts should usually all be the same height, except when the overall fence height changes.

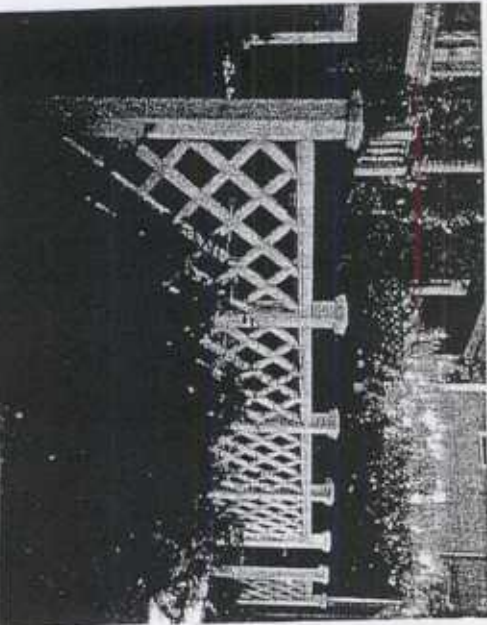
11.5 Design fence/wall entries to give visual prominence to the residence and direct attention to the building entry.

11.6 Set front or street side yard fences/walls out of the public right-of-way and at least 18" back from the edge of the sidewalk. Landscape the unpaved strip between the fence/wall and sidewalk. (Note: Fences/walls that are not set back at least to the lot line are within the public right-of-way and require an encroachment permit. On most streets, the sidewalk does not extend all the way to the lot line, resulting in a strip of unpaved right-of-way often over three feet wide that looks like it is part of the private property.)

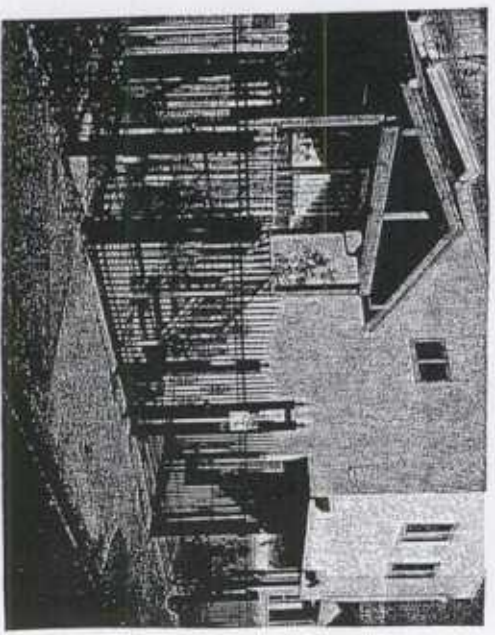


TYPICAL SIDEWALK RIGHT-OF-WAY CONFIGURATION

11.7 Whenever possible, maintain the same alignment as other street-fronting fences/walls along the block face. (Note: If all fences/walls were installed along the property line, they would automatically be aligned. However, since many street-fronting fences/walls are constructed within the public right-of-way, often illegally, maintaining such alignment will not always be possible.)



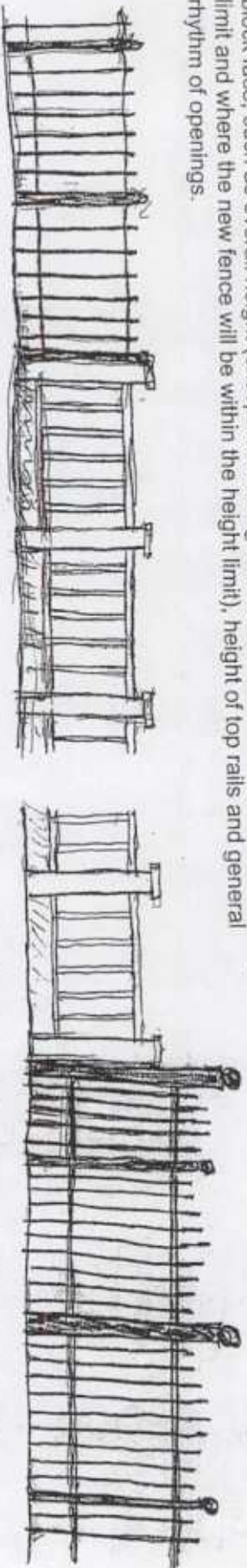
11.6 Set fences/walls out of the public right-of-way and at least 18" back from the sidewalk. Provide landscaping along the base of the fence/wall.



11.6 Avoid fences/walls in the public right-of-way.

OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES  
**Criterion 11: Street Fronting Fences and Freestanding Walls**

**11.8** Maintain the basic geometric characteristics of any other street fronting fences within the block face, such as overall height (except for existing fences over the Planning Code's 42" height limit) and where the new fence will be within the height limit), height of top rails and general rhythm of openings.



Maintaining the basic patterns of existing fences/walls promotes a unified and well-ordered streetscape.

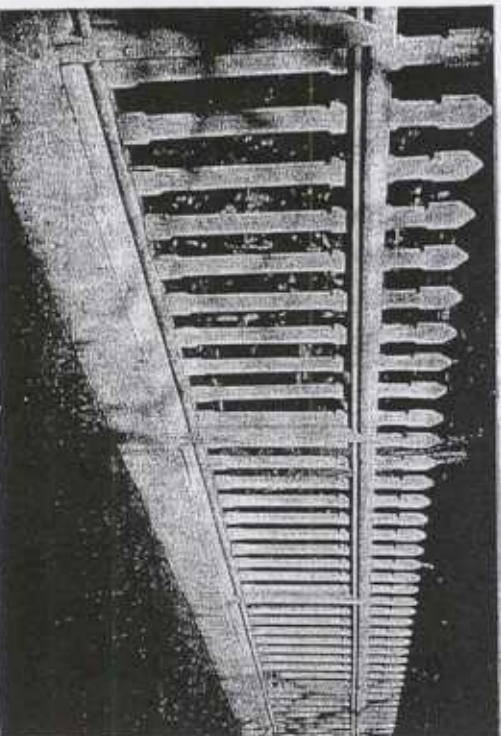
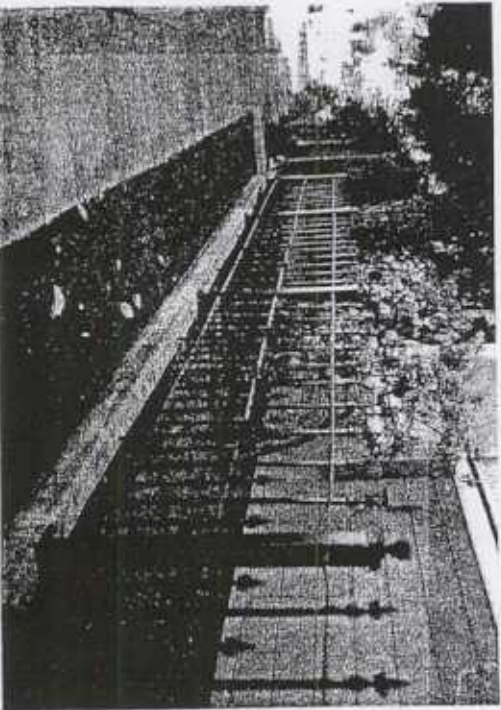
Significant changes from prevailing fence/wall patterns can be disruptive.

**11.9** Use dark colors for metal fences.

**11.10** Street-fronting chain link fences should either have a dark vinyl covering (available colors are usually dark green or black) or be painted a dark color. They should also be accompanied by climbing vines or other vegetation that will mask their visibility.

**11.11** For street fronting fences/walls taller than 42", the required vegetation along the street side base should have an ultimate height of at least one-third of the fence/wall height to reduce the structure's visibility.

**11.12** For wood or metal picket front and street side yard fences, consider a solid base up to about one-foot high. This gives a solid architectural quality to the fence and helps relate it better to surrounding buildings.



11.12 Consider a solid base up to about one foot high for wood or metal picket fences.

**CRITERION 12: S-10 SCENIC ROUTE COMBINING ZONE**

*Project design in the S-10 Scenic Route Combining Zone shall be aimed at achieving an atmosphere of harmony with nature. The following design considerations shall be given special attention:*

1. *Materials and architectural appointments;*
2. *Colors;*
3. *Landscaping;*
4. *Building mass and siting.*

*(Note: This section is based on the S-10 Scenic Route Combining Zone Guidelines for Development and Evaluation, adopted by City Planning Commission September 19, 1973 and amended September 24, 1975)*

**INTRODUCTION:**

The S-10 Zone is intended to create, preserve, and enhance areas where hillside terrain, wooded canyons and ridges, and fine vistas or panoramas of Oakland, neighboring areas, or the Bay can be seen from the road. The zone requires design review for all construction and changes of exterior appearance. It prohibits driveway access to Grizzly Peak Boulevard, Skyline Boulevard, Tunnel Road, and Shepherd Canyon Road, unless a Conditional Use Permit is granted. Along Grizzly Peak, Skyline, and Tunnel, it imposes a special height provision on downslope lots. Within the area covered by the Shepherd Canyon Corridor Plan, S-10 requires a Use Permit for all subdivisions and lot line changes, and also provides a procedure to waive or reduce lot area and certain other requirements. (See Planning Code Chapter 17.90 for the complete S-10 zoning text.)

Design Review should ensure that when man-made structures are introduced along the scenic route they are sensitively related to the natural setting and that special consideration has been given to their setting and design.

To facilitate siting and design of buildings, sensitively related to the natural setting, applications for design review of proposed development in the S-10 Zone should be accompanied by a Soils Report where suggested by the Office of Public Works.

Site plans should, in addition to normal siting, boundary and topographical information, show: (1) location of the paved portion of the public street adjoining the subject property; and (2) location, type, and size of the live trees on the property. Size is to be determined by measuring the diameter of the main trunk at a point four feet above the ground.

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**OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES**  
**Criterion 12: S-10 Scenic Route Combining Zone**

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**GUIDELINES:**

**12.1 Materials and Architectural Appointments.**

- (a) Natural building materials, such as brick, stone, masonry, or wood, should be emphasized in the design of the exterior.
- (b) Uneven textures should predominate.

**12.2 Colors.**

- (a) Preference should be given to "earth" colors, such as olive, ochre, sienna, gray, gray-green, gray-blue, etc. although warm colors may be appropriate in small accessory treatment, or as design counterpoints.

**12.3 Landscaping.**

- (a) Preference should be given to planting and encouraging the growth of desirable low-combustion plant types found in the area. Contrived, non-native landscaping, such as cactus gardens, brightly colored gravel, extreme plant shaping, etc., are inappropriate.
- (b) Wherever removal of large live trees is necessary, they shall be replaced by planting, prior to building occupancy, of trees elsewhere on the property within view from the road.

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**OAKLAND DESIGN REVIEW MANUAL FOR ONE AND TWO UNIT RESIDENCES**  
**Criterion 12: S-10 Scenic Route Combining Zone**

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**12.4 Building Mass and Siting.**

- (a) Foundations should be stepped to reflect the natural slope of the terrain. Excessive support members or mechanical systems should be covered or screened.
- (b) Large flat building planes should be avoided. The spatial arrangement of the building - including roof overhangs, for instance - should be used to achieve alternating light and dark building surfaces which will blend with similar contrasts found in the surrounding natural vegetation.
- (c) Rooflines and roof surfaces should be an important part of the building design. Sloped roofs should reflect the natural slope of the terrain. Flat roofs should be developed as open space, or as gardens serving nearby living space.
- (d) (For restrictions on the height of rooflines for buildings along Grizzly Peak Boulevard, Skyline Boulevard, or Tunnel Road, see Section 17.90.070 of the S-10 Zoning text.)
- (e) (For requirements on the siting of driveways, see Section 17.90.040 of the S-10 Zoning text.)
- (f) In the Shepherd Canyon Corridor, structures should be clustered or otherwise sited so as to maximize the conservation of those open portions of the property which are visually, recreational, or ecologically valuable or which pose topographical, geological, or hydrological hazards or problems. (See Sections 17.90.060 and 17.90.080 of the S-10 Zoning text, and the 'Illustrative Future Land Use Map' in the Shepherd Canyon Corridor Plan.) Every reasonable effort should be made to maximize the quantity, quality, and continuity of the open space along Shepherd Canyon Road.

**12.5 Accessory Equipment.**

- (a) Television or radio antennas should be placed so they are not silhouetted against the view, preferably not mounted on the roof.
- (b) Fencing placed near the street should be of a height to allow for view; on downslope lots, fences should not violate the special height provisions for the S-10 Zone.
- (c) Swimming pools and equipment sheds should not be placed in the front yard area.