City of Alameda
Amended and Restated
Objective Design Review Standards

Adopted by Planning Board Resolution No. PB-23-14 on July 24, 2023

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INTRODUCTION

PURPOSE

The Amended and Restated Objective Design Review Standards (Objective Design Review Standards) serve as minimum architectural and site design requirements intended primarily for housing development projects (i.e., uses consisting of any of the following: residential units only, mixed-use development consisting of residential and nonresidential uses where at least two-thirds of the square footage is designated for residential use, and transitional or supportive housing).

The Objective Design Review Standards supplement the development standards of the Zoning Ordinance and further the goals, policies, and actions of the Alameda General Plan, which encourages high-quality design and the quality of life that an enhanced built environment fosters.

APPLICABILITY

Housing Development Projects under the HAA

Under the Housing Accountability Act (HAA, Section 65589.5 of the California Government Code), the City has limited ability to deny or reduce the density of "housing development projects" that are consistent with objective development standards. "Housing development projects" means residential only developments (minimum two dwelling units), transitional and supportive housing, and residential mixed-use development where at least two-thirds of the square footage is designated for residential use.

The HAA states that a local jurisdiction cannot deny a housing development project, reduce its density, or otherwise make it infeasible if the project complies with objective standards, unless the jurisdiction makes findings based on a preponderance of evidence that specific adverse health or safety impact exist and there is no feasible method to mitigate or avoid the impacts. For this reason, "housing development projects" will be checked for compliance with the Objective Design Review Standards in case compliance with objective standards becomes a factor in the process.

Projects Eligible for Ministerial Review

Where California law requires streamlined, ministerial review using only objective standards as a basis for decisions, the Objective Design Review Standards will serve as the standards for design review. Such projects include:

- Affordable housing projects eligible for streamlined ministerial review pursuant to SB 35 (Section 65913.4 of the Government Code).
- Affordable housing projects with at least 25% (or 12 units, whichever is greater) set aside for supportive housing, pursuant to AB 2162 (Section 65651 of the Government Code).
- Projects that contain no more than two residential units and meet the requirements of Government Code Section 65852.21 ("SB 9 projects" in single-family residential zones).
- Any other housing projects that current or future State law provides may only be reviewed against objective standards.

Noncompliant Designs and Discretionary Design Review

If a project that would otherwise be eligible for ministerial design review does not meet one or more of the Objective Design Review Standards, and the applicant wishes to propose an alternative design, the applicant may elect to go through the discretionary design review process described in Section 30-36, Design Review Procedure, of the Alameda Municipal Code (AMC). In such case, the project will be reviewed for conformance with the Citywide Design Review Manual and any other adopted design guidelines that apply to the site. Discretionary design review may only be approved if the findings for design review approval of Section 30-37.5, Findings, of the AMC are made.

Accessory Dwelling Units

Under Government Code Section 65852.2 and AMC Section 30-37.2, Accessory Dwelling Units (ADUs) and junior ADUs are exempt from discretionary design review. ADUs and Jr ADUs are subject to the development and design regulations of AMC Section 30-5.18, and undergo a ministerial review as part of the building permit process without a public notice or a public hearing.

RELATIONSHIP TO OTHER LOCAL REGULATIONS

All development must comply with the standards of Alameda Municipal Code Chapter XXX, Development Regulations (the Zoning Ordinance). Accordingly, projects subject to these Objective Design Review Standards must also comply with the Zoning Ordinance.

ADOPTION, EFFECTIVE DATE, AND REVISIONS

The Objective Design Review Standards were adopted by the Planning Board on July 24, 203 and supersedes all previously adopted Objective Design Review Standards. The revised standards will go into effect as of the date of adoption.

City staff will make miscellaneous minor administrative, clarifying, and technical revisions that facilitate implementation of the adopted standards. Examples of such revisions include word substitutions for clarification purposes, changes to graphics, formatting, and other typographical changes that do not substantially alter the intent, meaning, or purpose of any particular standard.

DOCUMENT ORGANIZATION

This document is organized into twelve topic areas related to site and architectural design. Each section includes statements of design principles, followed by specific standards related to the principles. **The principles are provided for orientation and reference only; they are not criteria for review. By contrast, the standards are requirements that must be met.**

Illustrations, including diagrams and photographs, are provided to help explain and clarify the standards and make the document easier to use. In any case of conflict between the text and an illustration, the text shall control.

MULTIFAMILY AND MIXED USE DEVELOPMENTS

1. SITE DESIGN

Principles

Site design facilitates pedestrian access, interaction between the public and private realms, and attractive streetscapes. Vehicle access and parking do not dominate street frontages. Instead, vehicle access and parking are subordinate in location and appearance to other site elements such as buildings, pedestrian facilities, landscaping, and yards.

Children's play areas are designed with adequate facilities and protection. Residential projects are designed to provide visibility into children's play areas.

Appropriate landscaping enhances the built environment and provides environmental benefits.

Standards—Site Design	Project Complies		
	Yes	No	N/A
1A. No Gates/Barriers. Public and private streets into new developments shall not be gated or otherwise closed off to vehicles.	☐	☐	☐
1B. Parking Location.			
1. ***Surface Parking and Carports.*** Surface parking areas and carports must be located behind or to the side of buildings in relation to the primary street[1] frontage.	☐	☐	☐
2. ***Garages.***			
a. *Parking Entry Location*. If a project site fronts on two or more streets, vehicle entries to parking garages shall be located on a secondary street[1].	☐	☐	☐
b. *Street-facing Garages*. Any garage door facing and visible from a primary street[1] shall meet the following standards:	☐	☐	☐
i. Width. Garage doors shall not occupy more than 50% of the width of any building façade. This limitation does not apply to detached garages located in the rear half of a lot.	☐	☐	☐
ii. Recess. Garage doors shall be recessed at least six inches from the surrounding wall surface.	☐	☐	☐
c. *Rear and Side Garages*. Garage doors and openings for shared parking facilities located on side or rear façades shall be no wider than a maximum of 26 feet.	☐	☐	☐

[1] **Primary and Secondary Streets.** For lots with frontage along more than one street (e.g., corner lots, through lots), the primary street will be considered the street abutting the "front yard," as defined in AMC Section 30-2. The other street shall be considered the secondary street. However, Park and Webster streets, as well as any street classified as a Main Street in the Street Classification Appendix of the Mobility Element (Appendix A) will always serve as primary streets, regardless of the location of the subject property's front yard.

Standards—Site Design	Project Complies		
	Yes	No	N/A
1C. Landscaping.			
1. ***Landscaping of Street-facing Yards.*** In accord with Section 30-5.7 of the AMC, front yards and corner side yards shall be landscaped, except for areas used for walkways, driveways, and staircases. (*For treatment of required yards for mixed-use development, see Section 5, Mixed-Use Development, of these standards.*)	☐	☐	☐
2. ***Materials.***			
a. *Bay Friendly and WELO Compliance.* Planting may consist of any combination of groundcovers, shrubs, vines, and trees that meets the Bay Friendly and Water Efficient Landscape Ordinance (Article IV of Chapter XXX of the AMC).	☐	☐	
b. *Components.*			
i. Live Plant Materials. At least 50% of any required landscaped area must include live plant materials rather than be occupied by gravel, cinder, paving stones, or similar non-plant materials.	☐	☐	
ii. Features. Benches, fountains, sculptures, or other ornamental features may be included within and counted as part of landscaped areas.			
3. ***Trees.***			
a. *Street Trees.* Street trees shall be provided according to the recommendations for species, sizes, and spacing in the City of Alameda Master Tree Plan.	☐	☐	
b. *Prohibited Species.* Palm trees are not permitted unless the City's solid waste program accepts palm fronds for composting.	☐	☐	
1D. Design of Children's Play Areas. If open space on a project site includes children's play areas, such areas shall be designed to meet the following standards:			
1. ***Equipment.*** Play areas shall include equipment for children under the age of five.	☐	☐	☐
2. ***Protection.*** Play areas shall be protected from any adjacent streets or parking lots with a fence or other barrier at least four feet in height.	☐	☐	☐
3. ***Visibility.*** Any dwelling unit abutting the open space containing the play area shall include at least one window located to overlook the open space area.	☐	☐	☐
4. ***Facilities for Adults.*** Benches or picnic tables shall be provided for adults who are supervising children.	☐	☐	☐

Corresponding existing design guidelines and policies on parking location and access:

- *Northern Waterfront General Plan Amendment Policy 10.6.v;*
- *Citywide Design Review Manual policies on auto access in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.C Parking Structure, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, and 2.2.H Courtyard Housing;*
- *Guide to Residential Design, New Construction, Garages.*

Corresponding existing design guidelines on landscaping and use of setbacks:

- *Citywide Design Review Manual policies on landscape and open space in 5.2 Setback Areas and 5.3 Plant Materials.*

2. BUILDING MASS AND ARTICULATION

Principles

Provide façade articulation or significant architectural details in order to create visual interest. Avoid buildings with a bulky or monolithic appearance.

To create articulation, building facades can be varied in depth through a pattern of offsets, recesses, or projections. Façade articulation elements should be in proportion to building mass. Create buildings that are well proportioned, elegant, cohesive, and harmonious with their surroundings.

Incorporate features that generate interest at the pedestrian level. Avoid blank walls and dull facades that create an uninviting pedestrian environment.

Utilize windows and other transparent openings to provide sufficient light for occupants and create a sense of interaction between residential uses and the public realm.

Standards—Building Mass and Articulation	Project Complies		
	Yes	No	N/A
2A. Façade Articulation. All building facades, except side facades that are five feet or closer to interior side property lines or other buildings on the same property, shall meet **at least two** of the following standards:	*Projects must meet two or more of the following:*		
1. At least 25% of the area of each façade is offset (through recesses or projections) at a depth of at least two feet from the remainder of the façade.	☐	☐	
2. For every 50 horizontal feet of wall, facades include at least one projection or recess at least four feet in depth, or two projections or recesses at least two feet in depth. If located on a building with two or more stories, the articulated elements must be greater than one story in height.	☐	☐	
3. For every 50 feet of horizontal building wall, there is a vertical feature such as a pilaster at least 12 inches in both width and depth and extending the full height of the building.	☐	☐	
4. Windows are recessed at least four inches from surrounding exterior wall surfaces, measured from window frame to finished exterior wall.	☐	☐	
5. Individual unit balconies that are at least 60 square feet and a have a minimum horizontal dimension of 5 feet and are partially recessed (to at least 25% of each balcony's depth) from the exterior building walls adjacent to the sides of the balconies.	☐	☐	

Standards—Building Mass and Articulation	Project Complies		
	Yes	No	N/A
6. On buildings three stories or taller the ground level of the building is distinguished from upper levels through a material such as stone, concrete masonry, or other material that is distinct from the remainder of the façade, along with a change in plane at least one inch in depth at the transition between the two materials.	☐	☐	
7. On Buildings three stories or taller, the top floor of the building is distinguished from lower levels by a change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials.	☐	☐	
8. The building includes a horizontal design feature such as a water table, belt course, or bellyband, applied to the transition between the ground floor and upper floors.	☐	☐	
9. Cornices or similar moldings and caps are provided at the top of building facades.	☐	☐	
2B. Limitation on Blank Walls. 1. ***Ground-Floor Features.*** Any wall (including the wall of a parking structure) that faces a public street, public sidewalk, public pedestrian walkway, or publicly accessible outdoor space shall include **at least one of the following features** on the ground floor. No wall may run in a continuous plane of more than 15 feet on the ground floor without at least one of the following features.	*Projects must include one or more of the following three features:*		
a. A transparent window or door that provides views into building interiors, or into window displays at least five feet deep.	☐	☐	
b. Decorative features and artwork, including but not limited to decorative ironwork and grilles, decorative panels, mosaics, murals, or relief sculptures.	☐	☐	
c. A permanent vertical trellis or planters with climbing plant materials.	☐	☐	
2. ***Minimum Transparency.*** At least 30 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 commercial portions of mixed-use development, see Section 5, Mixed-Use Development.)*	☐	☐	☐

Corresponding existing design guidelines and policies on building mass and articulation:

- *Alameda Point Town and Waterfront Precise Plan, guidelines on bulk, massing, and façade and entry design;*
- *Citywide Design Review Manual guidelines on building articulation in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, 2.2.H Courtyard Housing, and 4.2.3 Building Articulation.*

3. BUILDING ORIENTATION AND ENTRIES

Principles

Orient buildings to face public streets or public open space in order to create a sense of interaction between residential uses and the public realm.

Include prominent building entries that contribute to visual interest and are welcoming and pedestrian friendly. Facilitate pedestrian access to buildings by providing direct connections to primary entrances.

Standards—Building Orientation and Entries	Project Complies		
	Yes	No	N/A
3A. Main Entry Orientation. Buildings adjacent to a street shall be oriented to face the street, according to the following standards. **1. *Entry Location for Different Types of Sites and Developments.*** a. *Interior Lots.* If a project site has frontage on only one street, the main building entry shall face the street.	☐	☐	☐
b. *Corner and Through Lots.* If a project site fronts on two or more streets, the main building entry shall:	*Meet one of the following two:*		
i. Face the corner; or	☐	☐	☐
ii. Face the primary street.[2]	☐	☐	☐
c. *Multiple Building Developments.* In multiple building developments in which residential buildings are located in the interior of a block, entries may face interior courtyards, common open space, walkways, and paseos. However, those buildings and units that are adjacent to or closest to a street shall have a main entry facing the street. ***Exceptions for Campus-style Housing Developments with Services.*** Housing developments meeting certain criteria qualify for alternate site designs. See Section 6.	☐	☐	☐
d. *Mixed-Use Buildings.* In mixed-use buildings with ground-floor commercial space, the main entry to the commercial space must face a street. The entries to residential units are not required to face the street and instead may be located on a side or rear façade.	☐	☐	☐
2. *Door and Porch Orientation.* In order to be considered to "face" a street, a building entry shall consist of a door that either:	*Meet one of the following two:*		
a. Faces the street; or	☐	☐	
b. Opens onto a porch with an entrance that faces the street. The porch shall meet the minimum area specified in 3B below.	☐	☐	
3. *Pedestrian Access.* Direct pedestrian access shall be provided between the public sidewalk and the main building entry.	☐	☐	

[2] The primary street will be considered the street abutting the "front yard," as defined in AMC Section 30-2. The other street shall be considered the secondary street. However, Park and Webster streets, , as well as any street classified as a Main Street in the Street Classification Appendix of the Mobility Element (see Appendix A), will always serve as primary streets, regardless of the location of the subject property's front yard.

Standards—Building Orientation and Entries	Project Complies		
	Yes	No	N/A
3B. Entry Configuration and Cover. Main building entries shall be configured according to **one of the following options**:	*Project must meet one of the following three:*		
1. A shared entry door (serving multiple units) located at the ground floor of the building. The door shall either be a double door or a single door with side-lites or full-length windows to achieve the same width (at least 6 feet) as a double door. The door shall be covered with a roofed projection or recess with a minimum depth of five feet and a minimum area of 60 square feet.	☐	☐	
2. Individual entry doors (serving individual ground-floor units) located at the ground floor of the building. Each entry door may be a single-width door and shall be covered with a roofed projection or recess with a minimum depth of five feet and a minimum area of 25 feet.	☐	☐	
3. A breezeway, the entrance to which shall be shall be framed by vertical elements and covered by a roofed projection or trellis with a minimum depth of five feet and a minimum area of 60 feet.	☐	☐	

Corresponding existing design guidelines and policies on building mass and articulation:

- *Alameda Point Town and Waterfront Precise Plan, guidelines on bulk, massing, and façade and entry design;*
- *Citywide Design Review Manual guidelines on building articulation in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, 2.2.H Courtyard Housing, and 4.2.3 Building Articulation.*

4. ARCHITECTURAL DESIGN, DETAILS, AND MATERIALS

Principles

Incorporate architectural details in order to create visual interest and avoid flat or monolithic-looking building facades.

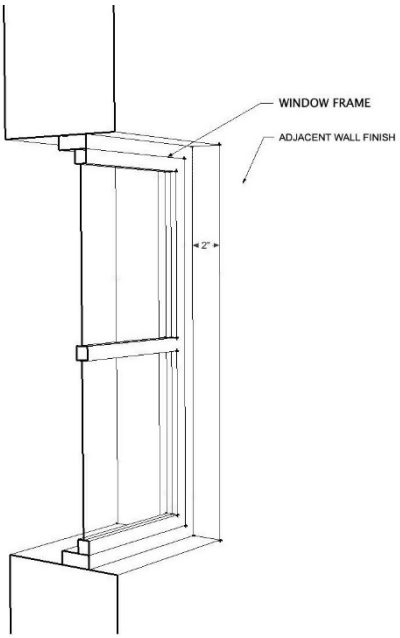
Create shadow lines around windows.

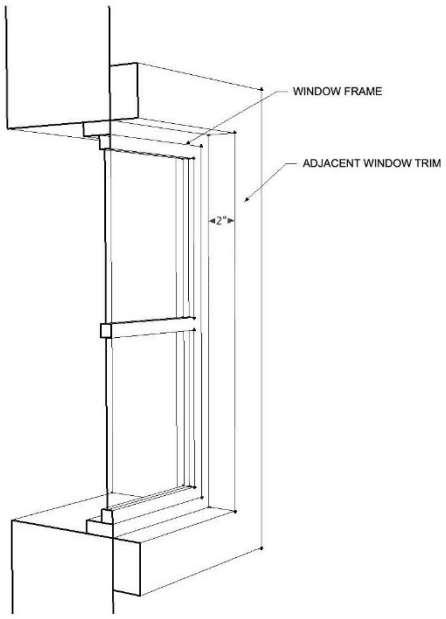
Provide exterior materials that enhance architectural character and quality.

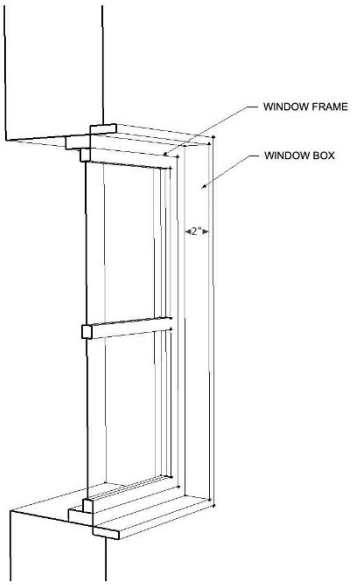
Incorporate balconies as integral components of building facades. Avoid balconies that appear simply attached to or hanging from the exterior.

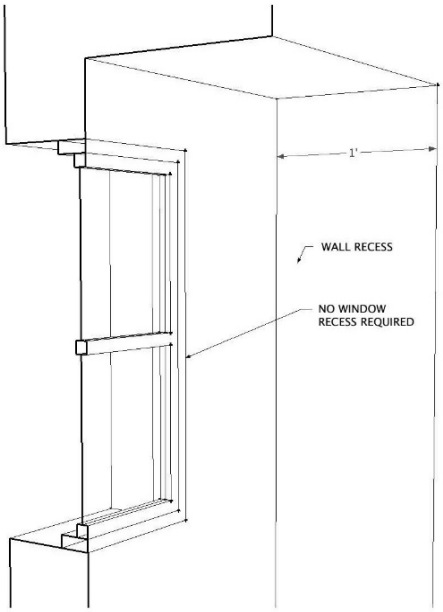
Minimize visual clutter by locating mechanical and electrical equipment away from public view, coordinating and integrating such equipment into the design of buildings, or screening it with materials that match building exteriors.

Standards—Architectural Design, Details, and Materials	Project Complies		
	Yes	No	N/A
4A. Siding Materials. 1. ***Prohibited Materials***. The following shall not be used as siding materials:	*Checking "yes" for 1a – 1c indicates that prohibited material is **not** used.*		
a. Vinyl (plastic) siding.	☐	☐	
b. Corrugated aluminum panel siding.	☐	☐	
c. T1-11 wood siding.	☐	☐	
2. ***Specific Requirements for Certain Materials***. a. *Exposed Wood.* If exposed wood (other than wood shingles) is used, it shall be painted, stained, or treated and maintained to prevent noticeable weathering.	☐	☐	☐
b. *Thin Brick Veneers.* Thin brick veneers, where used, shall be selected to give the appearance of full brick. Wrap-around pieces shall be used at window recesses and building corners.	☐	☐	☐
c. *Fiber Cement and Other Synthetic Siding.* Synthetic siding shall have smooth textures. Simulated wood grain textures shall not be used.	☐	☐	☐
4B. Window Details. 1. ***Window Recess***. Windows must be recessed at least two inches from the surrounding wall, measured from the face of the finished exterior wall or trim to the window frame. Where trim is used to meet the recess requirement, it shall be at least two inches wide. This requirement applies on all sides of a window, not just on the top and bottom. a. *Exception.* Windows located in a section of wall that is recessed at least one foot from the remainder of the building façade need not be recessed from the wall in which they are located.	☐	☐	☐









Illustrations by Teresa Ruiz

Standards—Architectural Design, Details, and Materials	Project Complies		
	Yes	No	N/A
2. ***Divided Lites/Muntins***. Divided-lite windows, where utilized, may consist of true/full divided lites or simulated divided lites, in accord with the following standards:			

Standards—Architectural Design, Details, and Materials	Project Complies		
	Yes	No	N/A
a. Muntins or grids shall project at least three-eighths (3/8) of an inch from the exterior glass surface.	☐	☐	☐
b. For simulated divided lites, spacers shall be used between panes.	☐	☐	☐
c. Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior or interior of the window, are prohibited.	☐	☐	☐
d. Roll-on or tape muntins are prohibited.	☐	☐	☐
4C. Balcony Design. All balconies on street-facing building elevations shall meet **at least one** of the following standards.	*Meet one or more of the following:*		
1. Balconies are partially recessed (a minimum 25% of balcony depth) from the exterior building wall on either side; or	☐	☐	☐
2. Balcony railings are at a minimum 50% see-through.	☐	☐	☐
4D. Equipment Screening. All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings according to the following standards. 1. All ground-floor mechanical and electrical equipment, except utility meters and EV chargers, on a public street facing building facade shall be screened with landscaping or with screening materials that match the exterior materials, textures, and colors of the building(s) on the site.	☐	☐	☐
2. Window-mounted air conditioning units shall not be visible on the primary street facing building façade.	☐	☐	☐
3. Roof-mounted equipment shall be:	*Meet one or more of the following:*		
a. Located so as not to be visible from any adjacent street, which shall mean not visible from the sidewalk level of the opposite side of any street fronting the site;	☐	☐	☐
b. Located at least five feet from the edge of any roof of a street-facing building façade; or	☐	☐	☐
c. Screened with a device that matches the color and texture of the building exterior.	☐	☐	☐

Corresponding existing design guidelines and policies on building mass and articulation:

- *Alameda Point Town and Waterfront Precise Plan, guidelines on bulk, massing, and façade and entry design;*
- *Citywide Design Review Manual guidelines on building articulation in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, 2.2.H Courtyard Housing, and 4.2.3 Building Articulation.*
- *Citywide Design Review Manual 4.2.12, Mechanical Equipment and Screening.*

5. MIXED USE DEVELOPMENT

Principles

Create pedestrian interest, orientation, and access at the ground floor of mixed-use buildings.

Create attractive streetscapes, particularly on Alameda's most prominent commercial streets.

Ensure that development in Alameda's traditional business districts is compatible with the character of those districts by applying special standards within the "Traditional Design Area."

Standards—Mixed-Use Development, Citywide	Project Complies		
	Yes	No	N/A
5A. Applicability. In addition to meeting the other Objective Design Review Standards, mixed-use buildings with ground-floor commercial uses below residential units on upper floors located anywhere in the city shall meet the standards of Sections 5B through 5E. *Is the project a mixed-use development with ground-floor commercial uses? ☐ Yes ☐ No* *If "no," Section 5 does not apply. Skip to Section 7.*			
5B. Ground-floor Height. The ground floor shall be at least 14 feet in height, measured from floor to ceiling.	☐	☐	
5C. Ground-floor Transparency. The ground floor of exterior walls facing a street shall meet the following standards: 1. Windows, doors, or other openings shall constitute at least 75 percent of the ground-floor 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.	☐	☐	
2. No ground-floor exterior wall may run in a continuous plane for more than 15 feet without such an opening.	☐	☐	
5D. Vertical Articulation. 1. ***Ground-Floor Distinction***. The ground floor of any building that has two or more stories must be distinguished from upper floors by incorporating **at least one** of the following elements:	*Projects must include one or more of the following three:*		
a. Larger storefront windows on the ground floor and smaller "punch out" windows on upper floors;	☐	☐	
b. A material distinct from the remainder of the façade, along with a change in plane of at least one inch from the wall surface of the remainder of the building; or	☐	☐	
c. A horizontal design feature such as a water table, belt course, or bellyband applied to the transition between the ground floor and upper floors.	☐	☐	
5E. Treatment of Street-facing Yards. If buildings are set back from property lines, front yards and corner side yards shall be designed as follows.			

Standards—Mixed-Use Development, Citywide	Project Complies		
	Yes	No	N/A
1. ***Surface.*** Street-facing yards may be hardscaped and/or landscaped. Any hardscaped areas shall be set with decorative paving materials such as concrete pavers, bricks, or colored concrete.	☐	☐	☐
2. ***Use.*** Street-facing yards shall be designed for pedestrian uses, including but not limited to outdoor dining, the display of retail goods, and public seating.	☐	☐	☐

Standards—Mixed-Use Development, Traditional Design Area	Project Complies		
	Yes	No	N/A
5F. Applicability. Standards 5G to 5K below apply to mixed-use buildings with ground-floor commercial space on any site located partially or entirely within the Traditional Design Area shown on the map in Appendix B. These standards apply in addition to the other Objective Design Review Standards and the citywide standards for mixed-use development in Sections 5B through 5E above. *Is the project site located within the Traditional Design Area, as shown on the map in Appendix B? ☐ Yes ☐ No* *If "no," Sections 5G through 5L below do not apply. Skip to Section 6.*			
5G. Entry Area and Cover. Pedestrian entries to ground-floor and upper-floor commercial uses shall meet **all** of the following standards: 1. Entrances shall be recessed in a vestibule two to five feet in depth.	☐	☐	
2. Entrances shall be covered by a roof, portico, or other architectural projection that provides weather protection.	☐	☐	
3. 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. Where recessed (inlaid) walk-off mats are used, this standard applies only to the area outside the walk-off mat.	☐	☐	
5H. Transom Windows. If transom windows are provided, they shall be located within at least the top 18 inches of any storefront bay.	☐	☐	☐
5I. Transparency. In addition to meeting the transparency requirement for the ground-floor façade area in Section 5C, mixed-use projects within the Traditional Design Area shall also meet the following standards: 1. ***Entry Doors.*** At least 50% of the area of entry doors to commercial spaces shall consist of transparent glazing.	☐	☐	☐
2. ***Entry Bays.*** At least 80% of the surface of each storefront bay shall consist of display windows, doors, transom windows, and other openings with transparent glazing.	☐	☐	☐
5J. Vertical Articulation. 1. ***Ground-Floor Distinction.*** The ground floor of any multi-story building must be distinguished from upper floors by incorporating **all** of the following elements:			

Standards—Mixed-Use Development, Traditional Design Area	Project Complies		
	Yes	No	N/A
a. Larger storefront windows on the ground floor and smaller "punch out" windows on upper floors;	☐	☐	
b. A material distinct from the remainder of the façade; and	☐	☐	
c. A horizontal design feature such as a water table, belt course, or bellyband applied to the transition between the ground floor and upper floors.	☐	☐	
2. ***Roof Treatment.*** The tops of buildings shall be articulated by incorporating a cornice, parapet, or eave that extends across the width of the building.	☐	☐	
5K. Bulkheads/Base Treatment.			
1. ***Base Treatment.*** Storefront windows shall be supported by **one** of the following bases:	*Include one of the following two:*		
a. Bulkheads at least 18 inches in height and no more than 24 inches in height, measured from the adjacent sidewalk.	☐	☐	
b. A base treatment (bottom frame element) at least four inches in height is allowed if such treatment is exhibited by other storefronts on the same block.	☐	☐	
2. ***Bulkhead Materials.***			
a. *Allowed Materials.* Allowed materials for bulkheads include glazed tile, polished marble, granite or other stone slabs, wood panels, and pressed brick.	☐	☐	☐
b. *Prohibited Materials.* The following materials are not allowed for bulkheads: stucco; wood shingles; board-and-batten siding; rustic materials such as rough-sawn wood, rough stone, or common brick; recessed metal panels; and synthetic materials such as vinyl or cultured stone.	☐	☐	☐
c. *Requirements for Certain Materials.* For tile, stone, or brick bulkheads:	☐	☐	☐
i. The storefront windows shall be set at or within one inch of the face of the bulkhead; or	☐	☐	☐
ii. The bulkhead materials shall be incorporated into the sill detailing.	☐	☐	☐

Corresponding existing design policies and guidelines:

- *Citywide Design Review Manual 2.2.A, Commercial Block, 2.2.B, Workplace Commercial, 3.2.A Storefront, 3.2.C Formal Entry, 4.2.4, Materials, 4.2.6 Windows, and 4.2.8 Building Entries.*
- *Webster Street Design Manual, Façade Composition guidelines 1.6 and 1.7; Articulate Corner Locations guideline 1.9; Entry guidelines 6.4 and 6.5; Window guidelines 6.8, 6.9, 6.11, 6.13, Bulkheads guidelines 6.15, 6.17, 6.18.*
- *Alameda Point Town and Waterfront Precise Plan, Building Design, Fenestration and Transparency.*

6. CAMPUS-STYLE HOUSING DEVELOPMENTS WITH SERVICES

Principles

Housing for seniors, persons with disabilities, or others with mobility challenges, as well as housing with care or supportive service components, may need special considerations related to physical access

and resident safety. Therefore, alternate, more internally facing site designs may be appropriate for these types of projects.

In addition, campus-style developments, in which a group of buildings is designed as part of cohesive, identifiable community, may have lend themselves to more internally facing site designs. Such developments need special standards to render them more functional and feasible.

Special Standards and Exemptions

6A. Applicability. The standards of this section apply to any housing development project that meets all of the following criteria. The project:

1. Project complies with all other Objective Standards.
2. Includes one or more of the following land uses (as defined in Section 30-2, Definitions, of the AMC): Residential Care, Large; Residential Care, Senior (Assisted Living); or Supportive Housing. The housing in these uses represents at least 50% of residential dwelling units on the site. If the proposed housing is in a Shared Living configuration, these uses represent at least 50% of sleeping rooms on the site. Some or all of the services provided to residents shall be located onsite.
3. Includes more than one building in addition to common open space or common facilities for residents of the site.
4. Does not front on Park Street, Webster Street, or any street listed as a Main Street in the Street Classification Appendix of the Mobility Element[3]. If the site fronts on any of these streets, the standards of this section do not apply along those street frontages.

Does the project meet all of the above applicability criteria? ☐ Yes ☐ No
If "no," Sections 6B through 6E below do not apply. Skip to Section 11.

Does the project site front on Park Street, Webster Street, or any street listed as a Main Street[3]? ☐ Yes ☐ No

Special Standards and Exemptions	Project Complies		
	Yes	No	N/A
6B. Main Entry Orientation / Alternative Site Designs. Eligible projects are exempt from the requirements of 3A, Main Entry Orientation, and may be designed with main building entries facing the interior of the site instead of the public street. *Does the applicant elect to meet the standards of this section instead of the requirements of Section 3A, Main Entry Orientation? ☐ Yes ☐ No* If this site design option is elected, a paseo (pedestrian corridor) at least 10 feet wide shall be provided connecting the public street to the interior of the site. The pedestrian corridor shall include the following elements:	☐	☐	☐
1. A walkway at least five feet wide surfaced with concrete or decorative pavers, not asphalt.	☐	☐	☐
2. Landscaping at least three feet wide.	☐	☐	☐
3. An entry archway, arbor, or other decorative overhead feature, incorporating a sign with the project name and/or street address.	☐	☐	☐

[3] See Appendix A, Street Classification Appendix of the Mobility Element of the General Plan.

Special Standards and Exemptions	Project Complies		
	Yes	No	N/A
4. Wayfinding Program: At least one non internally illuminated directional sign indicating the location of the main entrance or reception desk.	☐	☐	☐
6C. Limitation on Blank Walls. Projects must provide features to break up blank walls, as required in Section 2B, Limitation on Blank Walls; however, the maximum length that any street-facing wall may run without such a feature is increased from 15 feet to 30 feet.	☐	☐	☐
6D. Ground-floor Height. For mixed-use projects with non-residential space on the ground floor intended for retail use, the requirement of Section 5B, Ground-floor Height, for a ground-floor height of 14 feet applies only on frontages along Park Street, Webster Street and streets designated as Main Streets[4].	☐	☐	☐
6E. Ground-floor Transparency. For mixed-use projects with commercial space on the ground floor, the minimum ground-floor transparency requirement of Section 5C, Ground-floor Transparency, applies only on frontages of streets designated as Main Streets[4].	☐	☐	☐

[4] See Appendix A, Street Classification Appendix of the Mobility Element of the General Plan.

ONE- AND TWO-FAMILY DWELLING PROJECTS

7. STANDARDS FOR ALL ONE- AND TWO-FAMILY DWELLING PROJECTS

Principles

The following standards apply to all types of applicable projects involving one- and two-family dwellings, including new construction of one- and two-family dwellings on vacant and cleared lots, construction of new dwellings on lots with existing houses, and additions and alterations to existing houses.

When projects create or result in building or site elements addressed by the standards, these elements must comply with the standards. It is not necessary to correct existing legal nonconforming conditions in order to comply with the standards. For example, if an existing legally constructed garage is located closer to the street than the remainder of the façade, it need not be moved in order to meet the garage location standard. However, if a garage is newly constructed or expanded as part of a proposed project, it must meet the garage location standard.

Parking and Garages	Project Complies		
	Yes	No	N/A
7A. Carports and Uncovered Parking. New or expanded carports and uncovered parking areas must be located behind or to the side of buildings in relation to any streets fronting the subject property. They may not be located between a building and the street. If a lot contains two or more detached buildings that are located behind one another, surface parking and carports may be located between the buildings but may not be located between the building closest to the street and the street.	☐	☐	☐
7B. Detached Garages. New or expanded detached garages shall be located behind residential buildings. On a corner lot, a new or expanded detached garage may be located to face the secondary street[5] and need not be located behind the dwelling in relation to the secondary street.	☐	☐	☐
7C. Attached Garages.			
1. ***Street-facing Garages.*** Any new or expanded garage with a door facing a street shall meet the following standards:	*Meet both of the following:*		
a. *Width.* Garage doors shall not occupy more than 50% of the width of any building façade.	☐	☐	☐
b. *Placement.* An attached garage may not be located closer to the street than the remainder of the building façade.	☐	☐	☐

[5] Primary and Secondary Streets. For lots with frontage along more than one street (e.g., corner lots, through lots), the primary street will be considered the street abutting the "front yard," as defined in AMC Section 30-2. The other street shall be considered the secondary street.

Building Orientation and Entries	Project Complies		
	Yes	No	N/A
7D. Entry Location and Orientation. Building entrances shall be oriented to face the street, according to the following standards.			
1. At least one dwelling unit on each lot shall have a door that:	*Meet one:*		
a. Faces the street; or	☐	☐	
b. Opens onto a porch with an entrance that faces the street.	☐	☐	
2. If a lot contains two side-by-side detached dwelling units positioned along the street frontage, each unit shall include a door that faces the street.	☐	☐	☐
3. If two attached dwellings are proposed on an interior lot, at least one of the units shall be oriented with a door facing the street. The entry for the other unit may either face the street or be located on a side or rear façade.	☐	☐	☐
4. Street-facing building entries shall be connected to the public street with a pedestrian path.	☐	☐	
7E. Porches. Street-facing building entries must have roofed projections or recesses with a minimum depth of at least five feet and a minimum area of 25 square feet.	☐	☐	☐

Massing	Project Complies		
	Yes	No	N/A
7F. Upper Stories. The floor area of any upper (second or higher) story may not exceed 100% of the floor area of the story directly below plus the area of any recesses on the story directly below.	☐	☐	☐

Architectural Details and Materials	Project Complies		
	Yes	No	N/A
7G. Siding.	*Checking "yes" for 1a – 1c indicates that prohibited material is **not** used.*		
1. ***Prohibited Materials***. The following shall not be used as siding materials:			
a. Vinyl (plastic) siding.	☐	☐	
b. Corrugated aluminum panel siding.	☐	☐	
c. T1-11 wood siding.	☐	☐	
2. ***Specific Requirements for Certain Materials***. a. *Exposed Wood.* If exposed wood (other than wood shingles) is used, it shall be painted, stained, or treated and maintained to prevent noticeable weathering.	☐	☐	☐
b. *Thin Brick Veneers.* Thin brick veneers, where used, shall be selected to give the appearance of full brick. Wrap-around pieces shall be used at window recesses and building corners.	☐	☐	☐

Architectural Details and Materials	Project Complies		
	Yes	No	N/A
c. *Fiber Cement and Other Synthetic Siding.* Synthetic siding shall have smooth textures. Simulated wood grain textures shall not be used.	☐	☐	☐
7H. Windows.			
1. ***No Blank Walls.*** Each street-facing façade must contain windows, a door, or other openings.	☐	☐	☐
2. ***Window Recess or Trim***. At least one of the following standards shall be met:	*Meet at least one:*		
a. Windows are recessed at least 3/4 inches, measured from the window sash to the exterior wall surface (not including any trim in the measurement).	☐	☐	☐
b. Trim at least two inches in depth is applied along the top and both sides of a window with a sill along the bottom. Trim depth is measured from exterior face of the trim to the window sash.	☐	☐	☐
3. ***Divided Lites/Muntins***. If divided-lite windows are utilized, they may have true/full divided lites or simulated divided lites, in accord with the following standards:			
a. Muntins or grids shall project at least three-eighths (3/8) of an inch from the exterior glass surface.	☐	☐	☐
b. For simulated divided lites, spacers shall be used between panes.	☐	☐	☐
c. Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior or interior of the window, are prohibited.	☐	☐	☐
d. Roll-on or tape muntins are prohibited.	☐	☐	☐
7I. Trim. Window and corner trim shall be no smaller than 1" x 4"; however, if a proposed project has stucco or shingle siding, "stucco mold" window trim 2" to 3" wide may be used.	☐	☐	☐

Landscaping	Project Complies		
	Yes	No	N/A
7J. Landscaping of Street-facing Yards. In accord with Section 30-5.7 of the AMC, front yards and corner side yards shall be landscaped, except for areas used for walkways, driveways, and staircases.	☐	☐	☐
7K. Trees. 1. ***Prohibited Species.*** Palm trees are not permitted unless the City's solid waste program accepts palm fronds for composting.	☐	☐	☐
2. ***Maintenance of Existing Mature Trees During Construction.*** The following requirements shall be printed on the approved building permit plans: "The project shall provide diligent maintenance and care for any mature trees, defined as any native tree species with a trunk diameter of 18" measured 4.5 feet above ground level, as well as any protected tree pursuant to AMC Section 13-21, on the property during construction. a. Construction, cutting and filling around the base of trees shall be done only after consultation with a certified arborist. b. Barricades shall be erected around the trunks of trees as recommended by the certified arborist to prevent injury to the mature trees. c. No construction equipment, vehicles or materials shall be stored, parked or standing within the tree dripline."	☐	☐	☐

8. ADDITIONS AND NEW BUILDINGS ON LOTS WITH EXISTING BUILDINGS

Principles

These standards apply to additions to and alterations of existing buildings, as well as to construction of new buildings on lots with existing buildings. 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 (presubdivided) lot.

Additions and Additional Buildings	Project Complies		
	Yes	No	N/A
8A. Maintenance of Existing Features. The construction of additions, alterations, and new structures shall not obscure, damage, destroy or remove any original architectural details or materials of an existing main building, except as necessary to construct and integrate an addition.	☐	☐	☐
8B. Maintenance of Porches. An addition or alteration shall not result in the enclosure of an existing porch.	☐	☐	☐
8C. Roof Form and Pitch. An addition or alteration shall maintain the roof form(s) of the existing building and match the existing roof pitch[2]. A new building 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. Examples of roof forms are gable, hip, mansard, gambrel, flat, shed, bonnet, and false front.	☐	☐	☐
8D. Roof Eaves. An addition, alteration, or new building must include eaves that match the eaves on the existing building, including depth.	☐	☐	☐
8E. Porch Columns. An addition, alteration, or new building shall exhibit porch columns of the same shape and proportions as those of the existing buildings and typical of the architectural style[6] of the existing building.	☐	☐	☐
8F. Windows. The windows on street-facing façade(s) of an addition, alteration, or new building must meet the following standards. 1. ***Orientation.*** a. If the windows of the existing building[2] are vertically oriented (taller than they are wide), then the windows of the proposed project shall also be vertically oriented.	☐	☐	☐
b. If the existing building exhibits groupings of windows, the proposed project may replicate these groupings including the separation between each window. Such groupings can include but are not limited to: i. Groups or pairs of side-by-side vertically oriented windows that together form a horizontal bank of windows. ii. A square or horizontally oriented window flanked by vertically oriented windows (side lites).	☐	☐	☐

[6] The identification of architectural style shall be according to the characteristics listed in the Guide to Residential Design, the booklet titled "Architectural and Historical Resources of the City of Alameda," or Section 4.3 of the Citywide Design Review Manual. See Appendix D.

Additions and Additional Buildings	Project Complies		
	Yes	No	N/A
2. ***Proportions.*** Windows on the addition, alteration, or new building shall match the proportions (ratio of height to width) of the windows that predominate (occur most frequently) on the existing building and window type (double-hung, casement, etc.), and muntin pattern, if any.	☐	☐	☐
3. ***Major Divisions.*** a. If the windows of the existing building exhibit rails, other divisions between sashes, or mullions, then any such divisions on the windows of the proposed addition or alteration shall be in the same orientation (i.e., horizontal or vertical). For example, if the reference building(s) have predominantly single- or double-hung windows, which have a horizontal rail where the two sashes meet, then the windows of the proposed project shall not be horizontal slider or paired casement windows, which have vertical divisions.	☐	☐	☐
b. The divisions shall be positioned to correspond with their positioning on the existing building. Meeting rails for single- or double-hung windows shall be positioned in the center or the upper half of the window opening.	☐	☐	☐
4. ***Alignment.*** a. The windows on an addition shall align with existing windows on other floors of the building.	☐	☐	☐
b. The tops of new windows in an addition shall horizontally align with the tops of existing windows on the same story of the building.	☐	☐	☐
8G. Trim. The proposed addition, alteration or new building shall include window and corner trim of the same depth and width (to within ½ inch) as the trim on the existing building, and no smaller than 1" x 4". However, if the existing building and proposed project have stucco siding, "stucco mold" window trim 2" to 3" wide may be used.	☐	☐	☐
8H. Materials. The primary exterior material(s) used on an addition, alteration, or new building must be selected from primary exterior materials of the existing building. In order to be considered primary, a material must cover at least one-half of the area of the street-facing façade(s) of a building. Qualifying exterior materials are:	*Incorporate one of the following materials:*		
1. Horizontal wood siding. Note: Where the existing building has horizontal wood siding, the proposed project may use cement fiber or similar synthetic horizontal siding, but the siding must be smooth surfaced (without imitation raised wood grain) and it may not be vinyl or aluminum, and otherwise visually match the existing siding.	☐	☐	☐
2. Board and batten siding. Note: Architectural grade material may be used as a substitute for boards only if wood battens with a dimension at least 1" x 2", and any Z-bar is covered by trim.	☐	☐	☐
3. Wood shingles. Note: Where the existing building has wood shingles, the proposed project may use cement fiber or similar synthetic shingles, but they may not be vinyl or aluminum, and must visually match existing shingles.	☐	☐	☐
4. Stucco.	☐	☐	☐
5. Pressed brick.	☐	☐	☐

Additions and Additional Buildings	Project Complies		
	Yes	No	N/A
6. Stone, including architectural terra cotta and other stone-like materials.	☐	☐	☐
7. "Half timber," consisting of individual pieces of dimensioned lumber surrounded by stucco.	☐	☐	☐

9. UPPER-STORY ADDITIONS

Principles

In addition to meeting the standards of the preceding section for all additions, projects that involve adding a new upper story to an existing building, or expanding or altering an existing upper story, must meet the following standards.

Upper-story Additions		Project Complies		
		Yes	No	N/A
9A.	**Distinction.** The upper floor(s) of the building must be delineated from the first floor with either:	*Include one or more treatment:*		
	1. Trim or other horizontal design feature such as a belt course or bellyband, applied to the transition between the first floor and upper floor(s); or	☐	☐	☐
	2. A change in materials between the first floor and upper floor(s).	☐	☐	☐
9B.	**Windows/Openings.** Any part of the addition that faces a street shall include windows or other openings. No blank wall shall face a street.	☐	☐	☐
9C.	**Window Alignment.** On street-facing facades, new or altered upper-floor windows must align vertically with the first-floor windows.	☐	☐	☐
9D.	**Plate Height.** A new upper story shall have a maximum plate height of 7'6". An addition to expand an existing two- or three-story building shall match the existing plate height of the building.	☐	☐	☐
9E.	**Privacy Standards.** Windows that are not required by the Building Code and are located on upper stories and closer than 10 feet from and facing an existing dwelling on an adjacent property shall be designed to maximize privacy for adjacent properties by using at least one of the following design treatments:	*Use one or more treatments:*		
	1. Sill height at least 60 inches above the finished floor.	☐	☐	☐
	2. Window offset such that the centerline of the glazing is more than two (2) lateral feet from the centerline of any glazing on an existing dwelling on an adjacent lot.	☐	☐	☐
	3. 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 such that objects, shapes, and patterns beyond the glass are not easily distinguishable.	☐	☐	☐
9F.	**Second-Story Additions to Bungalows**. If a new second story will be added to an existing one-story bungalow house, the second-story addition shall:	*Meet both:*		
	1. Have a side-facing gable roof or hipped roof; and	☐	☐	☐
	2. Be recessed a minimum of 15 feet from the face of the front façade.	☐	☐	☐
9G.	**Rear Additions.** A two-story addition to the rear of an existing one-story house shall have a non-elevated foundation system in order to reduce the overall height of the addition.	☐	☐	☐

10. RAISING A BUILDING

Principles

In addition to meeting the standards for all additions, projects that involve raising an existing building to create new ground-floor space below must meet the following standards.

Standards for Raising a Building	Project Complies		
	Yes	No	N/A
10A. Height/Proportions. The height of the new first story (the raised part of the structure) shall either be: • Between 0.6 and 0.7 of the height of the upper story (the original part of the structure), as measured from the floor joist to the ceiling joist of the upper floor, unless the project is designed to incorporate the measures in subsection (10B) below. • A new full story under the original structures designed the incorporate the measures of subjection (10C) below.	☐	☐	☐
10B. Mitigating Design Treatments. The height of the new first story may be between 0.6 and 0.7 of the height of the upper story if the project incorporates all of the following design treatments:	*Use all treatments:*		
1. If the existing building has a horizontal water table ("belly band"), it shall be repositioned on the building exterior to meet the 0.6 proportional standard;	☐	☐	☐
2. Street-facing stairs maximize rise over run as allowed under CBC to reduce the appearance of an elongated staircase or a ladder up to the main floor; or	☐	☐	☐
3. The grade at the bottom of the staircase or the front of the entire building is elevated to provide terraced landings necessary to step up to the existing staircase without extending the staircase.	☐	☐	☐
10C. New First Floor. An existing single story structure can be raised to create a new full story under the original structure if the project incorporates all of the following design treatments:	☐	☐	☐
1. The finished floor level of the new full story is at or above the average grade of the highest and lowest portion of the lot covered by the existing structure, and on the front elevation at least two stair steps above grade.			
2. The height of the new first floor, as measured from the top of the floor joist to the bottom of the ceiling joist, shall match the height of the original lower floor.			
3. In instances when a building is raised more than 50% of the height of the original lower floor, as measured from grade to the top of the floor joist, entry porches and stairs shall be relocated to the new lower floor.			
10D. Window Alignment. New window openings on street-facing facades in the raised portion of the structure must align with original window openings on the original part of the house.			

NEIGHBORHOOD CONTEXT

11. CONTEXT AREA

Principles

New development within older neighborhoods reflects the architectural context by incorporating forms and features from existing buildings in the surrounding area.

Applicability

11A. Applicability. The standards of this section ("neighborhood context standards") apply to the following projects located partially or entirely within the Traditional Design Area shown on the map in Appendix B:

- Construction of multifamily and mixed use projects.
- Construction of new one- and two-family dwellings on vacant and cleared lots.
- Construction of new one- and two-family primary dwellings (not accessory dwelling units) on lots containing an existing building or buildings if:
  - The new building will be located within fifty (50') feet of an adjacent street frontage (the front lot line on an interior lot and the front and corner side lot line on a corner lot); and
  - The new building will not be located completely behind another building in relation to any adjacent street frontage.

Is the project site located within the Traditional Design Area?

☐ Yes ☐ No

If "no," the standards of this section do not apply.

Context Area

11B. Context Area Defined.

1. ***Interior Lots***.

a. The "context area" for an interior lot encompasses:

i. Five lots or 250 feet (measured from the subject property's side lot lines), whichever is less, on each side of the subject property on the same side of the street.

ii. Any lots directly across the street from the subject property, which shall mean any lots intersected by an extension of the subject property's side lot lines to the opposite side of the street; and

iii. Five lots, or 250 feet, whichever is less, on each side of the subject property on the opposite side of the street, measured from the extension of the subject property's side lot lines.

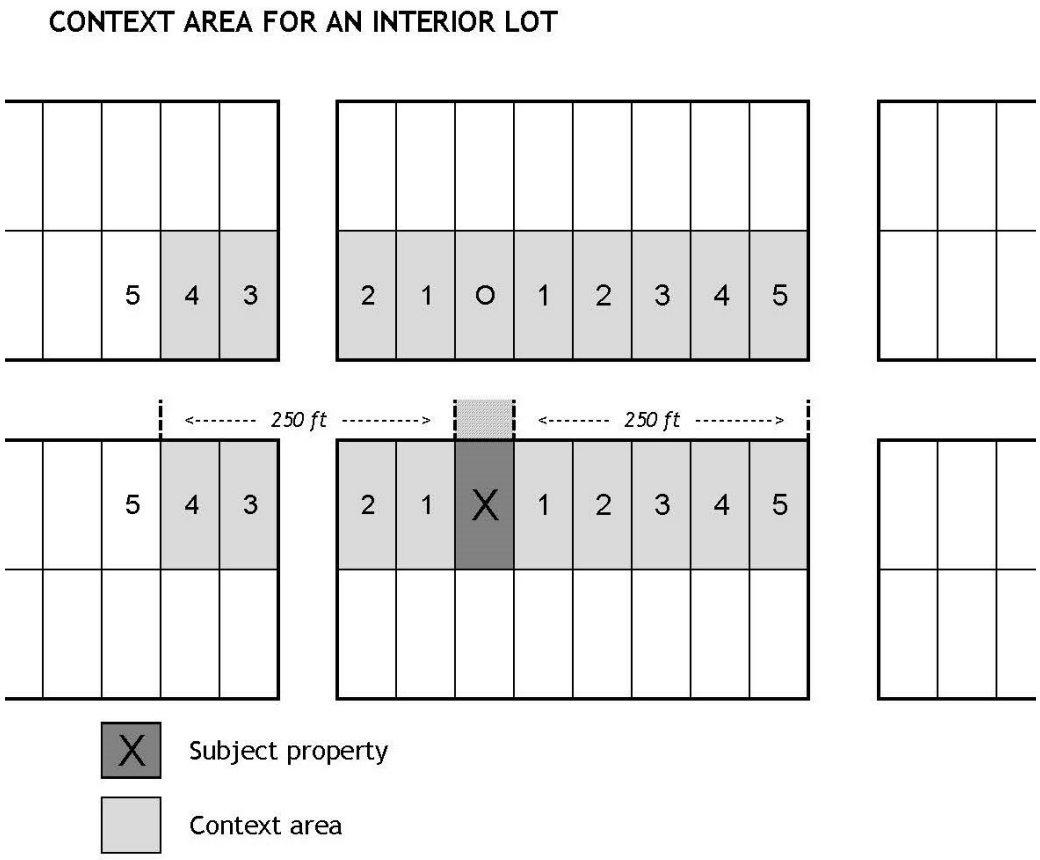
b. Additional Rules.

i. If any portion of a lot falls within 250 feet of the subject property, the lot shall be included within the context area.

ii. Where there are fewer than five lots between the subject property and an intervening street, lots from the next block will be considered part of the context area if they fall within 250 feet from the subject property.

iii. Lots that are within 250 feet of the subject property but do not lie along the same street frontage, such as lots to the rear of the subject property, are not included in the context area.

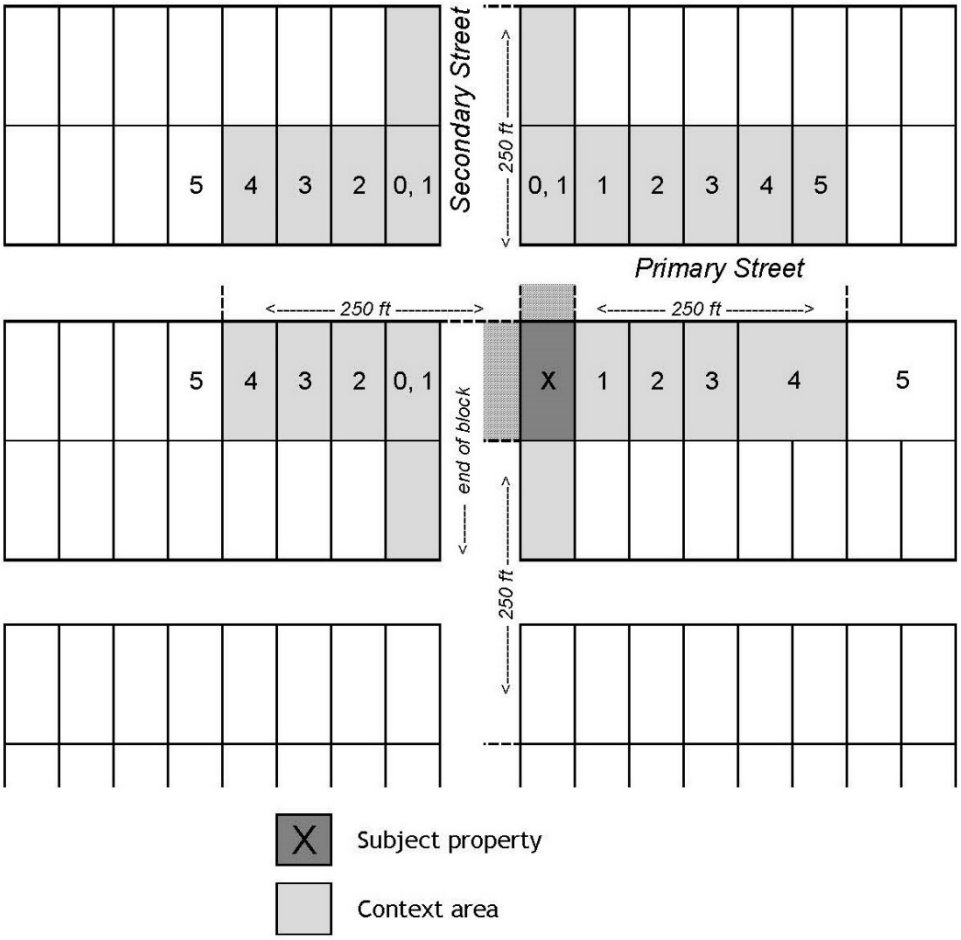
Context Area



Context Area

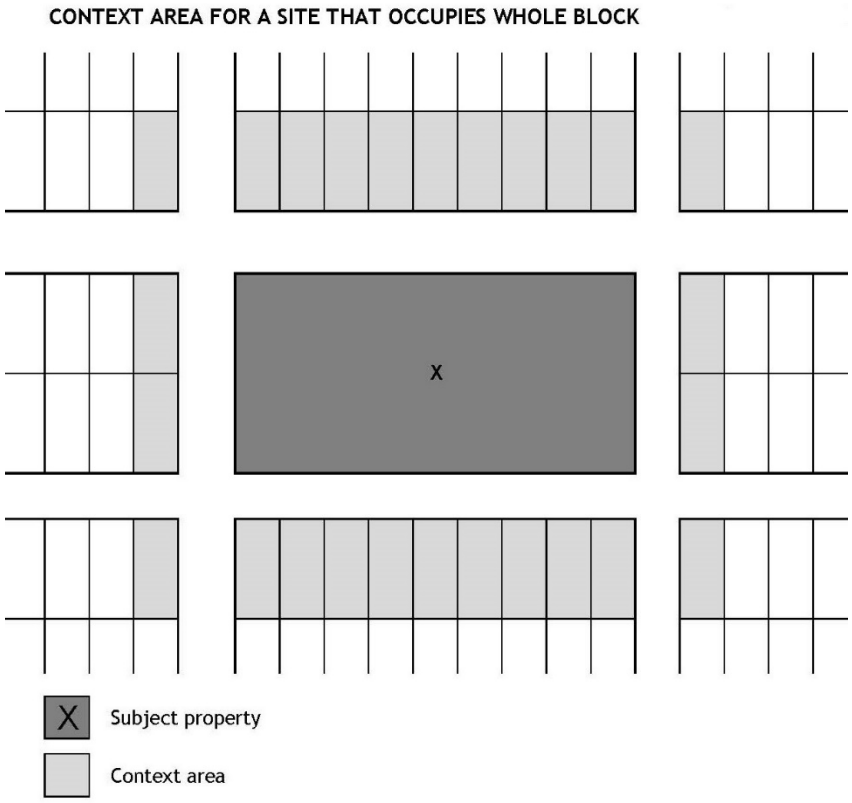
2. ***Corner Lots.*** The "context area" for a corner lot encompasses:
   a. Along the primary street, five lots, or 250 feet (measured from the subject property's property lines), whichever is less, on each side of the subject property, both on the same side of the street and across the street.
   b. Along the secondary street, 250 feet (measured from the subject property's property lines), or the end of the block, whichever comes first, on each side of the subject property, both on the same side of the street and across the street.
   c. All properties that front the same intersection as the subject property.

CONTEXT AREA FOR CORNER LOT



Context Area

3. ***Whole-block Properties.*** The "context area" for a property that occupies a whole block or block face encompasses:
   a. All lots across the street from each side of the subject property; and
   b. All lots that front the same intersections as the subject property.



4. ***Commercial Districts.*** For properties in the C-C and NP-G zoning districts, the "context area" shall be the entire contiguous commercial zoning district within which the subject property is located. This context area applies to Option 1 of Section 12A, Selecting Reference Buildings or Reference Features, below.

12. REFERENCE BUILDINGS AND FEATURES

12A. Selecting Reference Buildings or Reference Features—Options. A project applicant shall identify existing buildings within the context area that were constructed prior to 1942 and identify one or more of them to serve as "reference buildings" for the purpose of meeting the Neighborhood Context Standards. Alternatively, an applicant may inventory the individual features of all pre-1942 buildings within the context area, as described in Option 4 below. The options for selecting reference buildings or reference features for the purpose of meeting the neighborhood context standards are as follows:

Check the option selected (1, 2, 3, or 4):

1. ***Option 1: Distinctive Buildings.*** If an Alameda Historic Monument or a property designated "N" or "S" in the Historical Building Study List is located within the context area, then such building shall serve as the reference building. If more than one such building is located in the context area, then the project applicant may choose one reference building from all qualifying buildings. If the project site is located in the C-C or NP-G district, then the context area shall be the entire contiguous commercial district. ☐

   Is there an Alameda Historic Monument or a property designated "N" or "S" in the Historical Building Study List within the context area?

   ☐ Yes ☐ No

   If there is an Alameda Historic Monument or a property designated "N" or "S" in the Historical Building Study List within one of the above areas, the applicant must use Option 1. If no such building exists, the applicant may select between any of Options 2, 3 and 4 below.

2. ***Option 2: Predominant Architectural Style.*** If there is a predominant architectural style[7] within the context area, the buildings of that style may serve as the reference buildings. A predominant architectural style is either: ☐
   a. A style exhibited by at least 40% of the buildings within the context area. If two architectural styles are represented by 40% or more of buildings in the context area, then the applicant may choose either style to serve as the predominant architectural style.
   b. A style exhibited by buildings of the same architectural style on three or more adjacent lots anywhere within the context area. For the purpose of this criterion, lots will be considered adjacent even if separated by a street.

[7] The identification of architectural style shall be according to the characteristics listed in the Guide to Residential Design, the booklet titled "Architectural and Historical Resources of the City of Alameda," or Section 4.3 of the Citywide Design Review Manual. See Appendix D.

3. ***Option 3: Adjacent Buildings.*** If buildings on lots adjacent to the subject property were constructed prior to 1942 and retain their original architectural features, then the adjacent buildings may serve as the reference buildings. ☐
   a. In the case of an interior lot, the pre-1942 buildings on each side of the subject property shall serve as the reference buildings.
   b. In the case of a corner lot, the reference buildings may consist of pre-1942 buildings located on:
      i. Properties adjacent to the subject property; or
      ii. Any corner of the same intersection as the subject property.
4. ***Option 4: Architectural Features Inventory.*** Instead of identifying a reference building, the applicant may inventory features of all pre-1942 buildings within the context area and incorporate the most prevalent features into the design of the project, as further described in Section 6D below. *Note: Appendix C provides an optional worksheet for project applicants to use to inventory architectural elements within the context area.* ☐

12B. Incorporating Forms and Features—Options. New buildings shall be designed to: *Check the option selected (1 or 2):*

1. Incorporate forms and features of the reference building(s), as further described in Section 6F (*corresponds with Options 1, 2, and 3 in Section 6C above*); or ☐
2. Incorporate the most prevalent features found on buildings within the context area, as further described in Section 6F. In each category of feature (e.g., roof form, roof slope, exterior materials, windows, architectural details), the most prevalent feature is the feature that occurs most frequently on pre-1942 buildings within the context area (c*orresponds with Option 4 in Section 6C above).* ☐

12C. Altered Buildings. If a pre-1942 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[8]. 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.

	Project complies

[8] The identification of architectural style shall be according to the characteristics listed in the Guide to Residential Design, the booklet titled "Architectural and Historical Resources of the City of Alameda," or Section 4.3 of the Citywide Design Review Manual. See Appendix D for links to these documents.

Standards—Neighborhood Context	Yes	No	N/A
12D. Neighborhood Context Standards. The neighborhood context standards apply to street-facing building elevations, as well as the first 10 feet of non-street-facing elevations closest to the street.			
5. ***Roof Form***. In order to meet the roof form standard, a project shall exhibit the same roof form(s) as the reference building(s). If there is no reference building, the project shall be designed to include the most prevalent roof form(s) of the context area. Qualifying roof forms are gable, hip, mansard, gambrel, flat, shed, bonnet, and false front.	☐	☐	
6. ***Roof Pitch.*** The roof pitches of the reference building(s) shall be classified into one of four slope categories—flat, low, moderate, or steep—according to the ranges in the table below: Slope Category | Roof Pitch (rise:run) Flat | ≤ 1:12 Low | > 1:12 and ≤ 4:12 Moderate | > 4:12 and ≤ 7:12 Steep | > 7:12 A proposed project shall exhibit the same slope category as the reference building(s) across the front half of the project's roof area. If there is no reference building(s), the project shall be designed to include the most prevalent roof slope category from the context area.	☐	☐	
7. ***Roof Eaves/Overhangs.*** If the reference building(s) have roof overhangs of 12 inches or more, then the proposed project shall also have overhangs of 12 inches or more. If there is no reference building, the project shall exhibit overhangs of 12 inches or more if 50% or more of buildings in the context area do.	☐	☐	☐
8. ***Windows.*** The windows on street-facing façade(s) of a proposed project shall exhibit the same proportions and major divisions exhibited by the windows of the reference building(s). If there is no reference building, the project shall exhibit the window forms that are most prevalent in the context area. a. *Proportions.* i. The project shall match the general proportions (ratio of height to width) of the window proportions that predominate on the reference building(s) or context buildings.	☐ ☐	☐ ☐	
ii. If the windows of the reference building(s) or context buildings are vertically oriented, then the windows of the proposed project shall also be vertically oriented.	☐	☐	☐

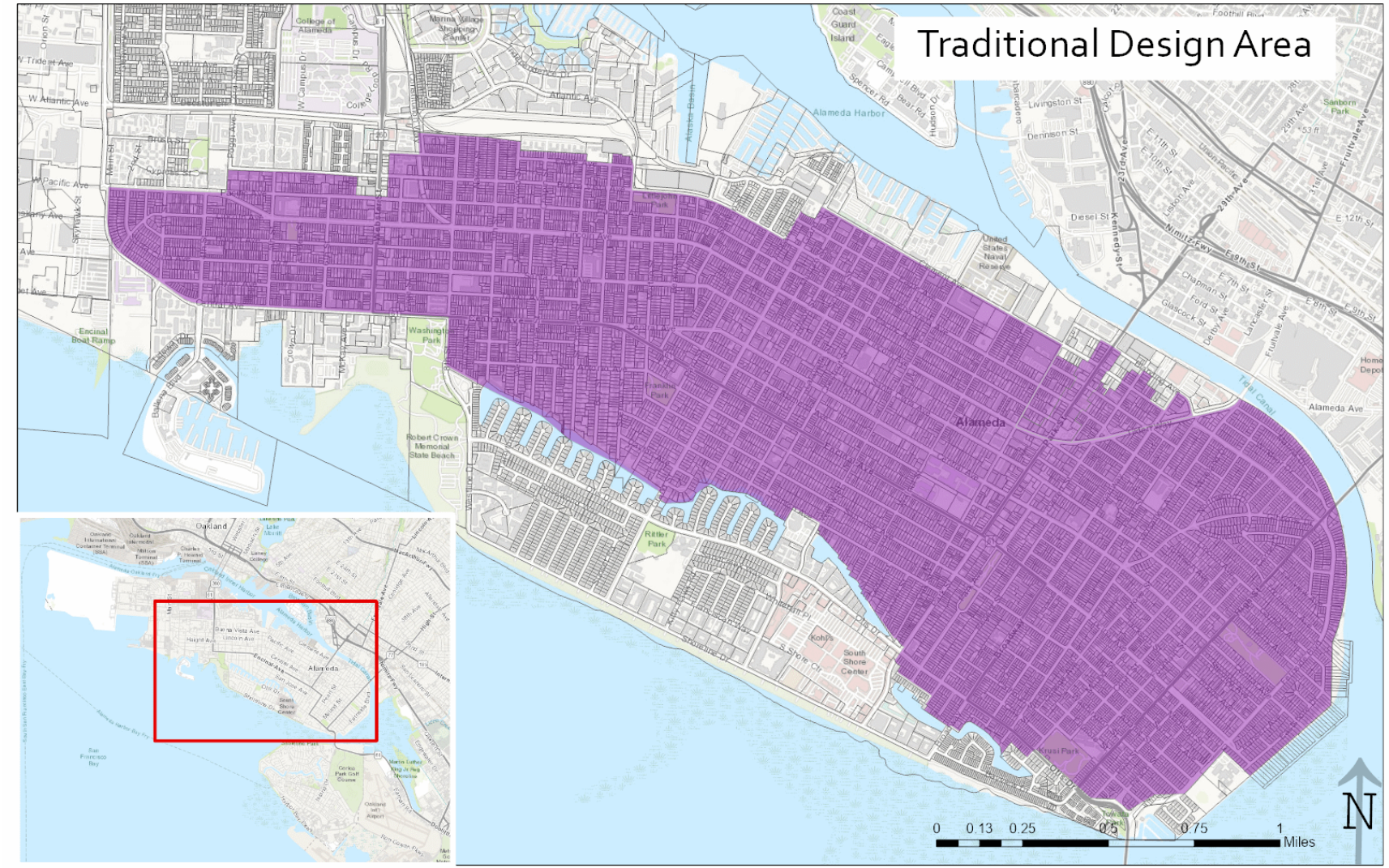
Standards—Neighborhood Context	Project complies		
	Yes	No	N/A
iii. If the reference building(s) exhibit groupings of windows, the proposed project may replicate these groupings. Such groupings can include but are not limited to: (a) Groups of side-by-side vertically oriented windows that together form a horizontal bank of windows. (b) A square or horizontally oriented (fixed) window flanked by vertically oriented windows (side lites).	☐	☐	☐
b. *Major Divisions.* i. If the windows of the reference building(s) exhibit rails, other divisions between sashes, or mullions, then any such divisions on the windows of the proposed project shall be in the same orientation (i.e., horizontal or vertical). For example, if the reference building(s) have predominantly single- or double-hung windows, which have a horizontal rail where the two sashes meet, then the windows of the proposed project shall not be horizontal slider windows, which exhibit vertical divisions.	☐	☐	☐
ii. The divisions shall be positioned to correspond with their positioning on the reference building(s). Meeting rails for single- or double-hung windows shall be positioned in the center or the upper half of the window opening.	☐	☐	☐
c. *Alignment.* i. If the reference building(s) have doors and windows in vertical alignment between floors, so shall the proposed project. ii. If the reference building(s) have windows arranged in horizontal alignment within floors, so shall the proposed project. To meet this standard, within each floor of a street-facing façade, the tops of at least 90% of a project's windows must be aligned along a horizontal line.	☐	☐	☐
9. ***Exterior Materials***. The primary exterior material(s) used on a project must be selected from primary exterior materials of the reference building(s). In order to be considered primary, a material must cover at least one-third of the area of the street-facing façade(s) of a building. If there is no reference building(s), the project shall include the predominate exterior material exhibited by context area buildings. Qualifying materials are:	*Projects must include one or more of the following:*		
a. Horizontal wood siding. *Where the neighborhood context is horizontal wood siding, the proposed project may use cement fiber or similar synthetic horizontal siding, but it must be smooth surfaced (without imitation raised wood grain), and it may not be vinyl or aluminum.*	☐	☐	☐
b. Board and batten siding. *Architectural grade materials may be used as a substitute for boards only if wood battens with a dimension at least 1" x 2", and any Z-bar is covered by trim.*	☐	☐	☐

Standards—Neighborhood Context	Project complies		
	Yes	No	N/A
c. Wood shingles. *Where the neighborhood context is wood shingles, the proposed project may use cement fiber or similar synthetic shingles, and they may not be vinyl or aluminum.*	☐	☐	☐
d. Stucco.	☐	☐	☐
e. Pressed brick.	☐	☐	☐
f. Stone, including architectural terra cotta and other stone-like materials.	☐	☐	☐
g. "Half timber," consisting of individual pieces of dimensioned lumber surrounded by stucco.	☐	☐	☐
10. ***Architectural Details.*** A project shall incorporate details that are **typical of the architectural style**[9] of the reference building(s). If there is no reference building, the project shall include prevalent details from the pre-1942 buildings within the context area. A project shall include **four or more** of the following types of details found on the reference building(s) or context buildings and typical of their architectural style:	*Projects must include two or more of the following:*		
a. Window and corner trim of the same depth and width as that found on the reference or context buildings and no smaller than 1" x 4" (nominal dimensions); however, if the reference building and project have stucco siding, "stucco mold" window trim 2" to 3" wide may be used.	☐	☐	☐
b. Roof eaves/overhangs 18 inches or more deep. *Note: A project might already be required to provide at least 12-inch overhangs, per Section 7D(5), Roof Eaves/Overhangs, above. If the applicant provides 18-inch or deeper roof overhangs, it will also count as an architectural detail in this current list.*	☐	☐	☐
c. Porch columns of the same style and proportions as those of the reference building(s) or context buildings.	☐	☐	☐
d. Exposed rafter tails.	☐	☐	☐
e. Roof brackets with minimum dimensions of 4" x 4".	☐	☐	☐
f. Trellis awnings.	☐	☐	☐
g. Bay windows.	☐	☐	☐
h. Cornices with a minimum 6-inch exposure.	☐	☐	☐
i. Scalloped ("Mission Revival") or other curved parapets.	☐	☐	☐
j. Terra cotta or visually matched tiles (in the case of "Spanish Colonial Revival" or "Mediterranean Revival" reference or context buildings).	☐	☐	☐

[9] The identification of architectural style shall be according to the characteristics listed in the Guide to Residential Design, the booklet titled "Architectural and Historical Resources of the City of Alameda," or Section 4.3 of the Citywide Design Review Manual. See Appendix D.

APPENDIX A: STREET CLASSIFICATION APPENDIX

APPENDIX B: MAP OF TRADITIONAL DESIGN AREA



APPENDIX C: WORKSHEET – INVENTORY OF ARCHITECTURAL FEATURES

If the Neighborhood Context Standards of Section 6 apply, and the applicant selects Option 4 under Section 6C, then the applicant must inventory individual architectural features of buildings within the context area. This worksheet is provided for convenience. An applicant may use this worksheet to inventory the features or create and submit their own format for the inventory.

	Address	Roof form	Roof pitch	Roof overhangs	Siding Materials	Windows: proportion, divisions	Trim & detailing	Architectural style (Optional)
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								

	Address	Roof form	Roof pitch	Roof overhangs	Siding Materials	Windows: proportion, divisions	Trim & detailing	Architectural style (Optional)
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30								
Predominant feature								

Address	Roof form	Roof pitch	Roof overhangs	Siding Materials	Windows: proportion, divisions	Trim & detailing	Architectural style (Optional)
Frequency of predominant feature (%)							
Feature selected for proposed project							
Key: list of options for each feature	Flat Shed Gable Hip Mansard Gambrel Bonnet Other: _____	Pitch category (rise: run) Flat (≤ 1:12) Low (1:12 - 4:12) Moderate (> 4:12 and ≤ 7:12) Steep (slope > 7:12)	Does building have eaves/roof overhangs 12 inches or greater in depth? Yes No	Horizontal wood siding; Horizontal synthetic siding (1); Board and batten siding; Wood shingles; Stucco; Brick; Stone; Half timber; Other _____	Description, height:width ratio Highly vertical (2:1) Vertical (1:1) Banks of vertical windows Picture windows with side lites Horizontal	Note if any of the following are present: Window and corner trim (approx. width and depth: _____); Deep roof eaves/overhangs; Exposed rafter tails; Roof brackets; Attached trellises; Bay windows; Curved parapets; Other architectural features or details consistent with architectural style (2): _____ _____	Pioneer Victorian Colonial Revival Transitional Craftsman California Bungalow Prairie Tudor Revival French Provincial Revival Spanish Colonial Revival Moderne Ranch House Neoclassical Early 20th-century Commercial Art Deco Modern Other: _____
Notes:							
1. May be cement fiber or similar synthetic siding that is smooth-surfaced (without imitation raised wood grain), but not vinyl and aluminum siding.							
2. Include details that are characteristic of the architectural style, as identified in the Guide to Residential Design, the Historic Preservation Element of the Alameda General Plan, or Section 4.3 of the Citywide Design Review Manual (See Appendix C).							

APPENDIX D: ARCHITECTURAL STYLE GUIDES

The following three sources describe architectural styles that are common in Alameda. Each source contains a series of illustrations of architectural styles, labeled with features that are typical of the style. Any of these three sources may be used to identify the architectural style of a building in order to meet the Neighborhood Context Standards (Section 5) of the Objective Design Review Standards.

THE GUIDE TO RESIDENTIAL DESIGN (2005), APPENDIX PART IV, GUIDE TO ALAMEDA'S ARCHITECTURE

Appendix Part IV from the Guide to Residential Design (2005) presents a series of illustrations of common architectural styles of Alameda's houses. For each style, it describes house form and plan, materials, windows and doors, roof, and decorative elements. See pp. 77 – 94 of the Guide to Residential Design, available at this link:

https://www.alamedaca.gov/files/sharedassets/public/alameda/building-planning-transportation/guidelines/cdd_-_plg_-_gud_-_guide_to_residential_design.pdf

CITYWIDE DESIGN REVIEW MANUAL, SECTION 4.3, ARCHITECTURAL STYLE GUIDELINES

Section 4.3 of the Citywide Design Review Manual includes illustrations and descriptions of several architectural styles found in Alameda. It covers common styles of both commercial and residential buildings. See pp. 47 – 84 (as labeled on the pages) of this document (pp. 8 – 45 of the PDF document)

https://www.alamedaca.gov/files/sharedassets/public/alameda/building-planning-transportation/guidelines/citywide_design_review_manual_1-2014_part2.pdf

THE ARCHITECTURAL AND HISTORICAL RESOURCES OF THE CITY OF ALAMEDA

https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division/Historic-Preservation