David Sablan

From: Henry Dong
Sent: Wednesday, March 15, 2023 8:14 AM
To: David Sablan; codewordconsulting@gmail.com; Deirdre McCartney; Allen Tai
Subject: FW: [EXTERNAL] RE: Invitation to Provide Comments to Planning Board on Objective Design Review Standards

---

From: tsaxby@tsaxbyarchitect.com [mailto:tsaxby@tsaxbyarchitect.com]
Sent: Monday, March 13, 2023 9:45 AM
To: Henry Dong <HDong@alamedaca.gov>
Subject: [EXTERNAL] RE: Invitation to Provide Comments to Planning Board on Objective Design Review Standards

Hi Henry,
Thanks for the opportunity to review these Objective Design Review Standards. After my first pass, I think they look pretty good. I particularly like the Neighborhood Context standards for the Traditional Design Areas and think that these should be added to One & Two-family ODRS.

First, I have a couple of questions.

1. Why aren't the Neighborhood Context section and content regarding Traditional Design Areas included in the ODRS for One- and Two-Family Dwellings? I think that these are critical elements if new/replacement dwellings are being proposed, or if additions/alterations are proposed to severely altered (remuddled) buildings.
2. How often are these standards reviewed? I think it is appropriate to review what is being built under the ODRS on a regular basis and to evaluate what is working and what isn't, and make adjustments as needed.

Comments – ODRS One- and Two-Family Dwellings:
Architectural Details & Materials:
C. Trim – As I mentioned at a previous HAB meeting, the narrower trim such as brick mould and stucco mould are also common on wood shingle homes and should be allowed. Maybe this provision could be written so that appropriate trim based on documented historical style be allowed.

Additions and Additional Buildings:
B. Maintenance of Porches – Is it okay to partially enclose the porch to protect the porch and entry door from the elements? Maybe this can be permitted with glazing and not solid wall construction.
D. Roof Eaves - New buildings on same lot may be able to take advantage of a reduced setback but code requires 2-foot min. eave setback. If eave depth must match existing building, the new building setback could be determined by this criteria. I think that matching the character/style of the eave is more important than matching the depth.
G. Trim – See comment above

Comments – Amended and Restated ODRS:
Limitation on Blank Walls
2B.2 May create conflict with Calif Energy Code, particularly for north-facing openings.
Neighborhood Context – TDA.
6.6a Include shingle buildings for narrower brick/stucco mould trim as well – common in historic buildings

Best regards,
Tom

Thomas Saxby Architect
910 Santa Clara Avenue

Alameda, CA 94501
(510) 337-1720
www.tsaxbyarchitect.com

From: Henry Dong <HDong@alamedaca.gov>
Sent: Tuesday, February 28, 2023 5:33 PM
To: Allen Tai <ATai@alamedaca.gov>
Subject: Invitation to Provide Comments to Planning Board on Objective Design Review Standards

Dear Chair Sanchez and Historical Advisory Board Members,

The Planning Board will be holding a study session in regards to updating the City's Objective Design Review Standards at their meeting on Monday March 27, 2023. The Planning Board would appreciate hearing what the Historical Advisory Board members have to say on the matter, and are inviting HAB members to individually participate at their meeting or to send written comments. The HAB had expressed interests in the Objective Design Review Standards in the past and this would be a would be a great opportunity to participate in the update process.

Below are links to the City's existing Objective Design Review Standards for your reference.

Objective Design Review Standards
https://www.alamedaca.gov/files/assets/public/departments/alameda/building-planning-transportation/planning-and-zoning-key-documents/objective-design-review-standards-adopted-2.22.21.pdf

Objective Design Review Standards One- and Two-Unit Residential Projects
https://www.alamedaca.gov/files/assets/public/departments/alameda/building-planning-transportation/planning/adopted-objective-design-review-standards-for-1-2-unit-projects-4-12-2022.pdf

Please note that Staff is also planning to hold an HAB study session on the standards at the April 6th HAB meeting where board members can discuss and ask questions on the update. However, due to the timing of the meetings, we would also welcome any comments you might have for the Planning Board to consider on 3/27. If you are interested in providing comments, please send any written comments to Allen and myself and we can forward it to the Planning Board. If you are able to provide written comments by 3/15 we can include it as an exhibit in the PB agenda packet.

If you have any questions feel free to contact Allen or myself.

Thanks,

Henry

Henry Dong
Planner
City of Alameda
Planning, Building, & Transportation Dept.
2263 Santa Clara Ave., Room 190
Alameda, CA 94501
(510) 747-6871
https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation

Nancy McPeak

From: Christopher Buckley <cbuckleyaicp@att.net>
Sent: Sunday, February 12, 2023 10:45 PM
To: Norman Sanchez; Thomas Saxby; Lynn Jones; Hank Hernandez
Cc: Nancy McPeak; Erin Garcia
Subject: [EXTERNAL] Fw: Objective Design Review Standards - -Item 7-C on Planning Board's 2-13-22 agenda
Attachments: We sent you safe versions of your files; 2022-6-2 MarkedUp2-22-21AdoptedMFODRS_compressed.pdf; 2022-5-5HAB.HousesSWcrnrBuenaVista&Foley.pdf; 2008-6North of Lincoln report by JL.pdf; 2021-2-19ODRS AAPS PreliminaryCommentsPlnngBdFnl.pdf; 2021-2-22ODRS AAPS SupplementalCommentsPlnngBdFnl.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear HAB members and staff,

I should have included you as "cc's" in my email below. I apologize for my oversight.

Christopher Buckley, Chair
AAPS Preservation Action Committee
510-523-0411

----- Forwarded Message -----
From: Christopher Buckley <cbuckleyaicp@att.net>
To: Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Alan Teague <ateague@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>; Ronald Curtis <rcurtis@alamedaca.gov>; Xiomara Cisneros <xcisneros@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>
Cc: Andrew THOMAS <athomas@alamedaca.gov>; Allen Tai <atai@alamedaca.gov>
Sent: Friday, February 10, 2023 at 05:28:43 PM PST
Subject: Objective Design Review Standards - -Item 7-C on Planning Board's 2-13-22 agenda

Dear Planning Board members:

Thank you for requesting at your December 12, 2022 meeting that the Planning Board revisit the Objective Design Review Standards. And thank you to staff for agendizing this request for the Planning Board‘s February 13 meeting.

The Alameda Architectural Preservation Society (AAPS) recommends that the staff-recommended Planning Board subcommittee include Historical Advisory Board (HAB) members, since the HAB has expressed strong interest in the Objective Design Review Standards and has made various recommendations concerning the standards. Including HAB members on the subcommittee will also facilitate a coordinated review of the standards by the Planning Board and HAB.

We also request that interested members of the public be allowed to attend subcommittee meetings at least as observers. This would assist the public's understanding of subcommittee recommendations.

Attached is an markup of the Multifamily Objective Design Review Standards that we presented at the HAB June 2, 2022 meeting that shows various AAPS recommendations. Also attached are AAPS's 2-19-21 and 2-22-21 comments which were submitted to the Planning Board prior to its adoption of the Standards. The markups reflect and supplement the comments in our 2/19/21 and 2/22/21 letters. Most of these comments are still applicable. We request that you review and consider these comments as part of your review of the Standards.

We especially request that the subcommittee and Planning Board expand the boundaries of the Multifamily Standards' Traditional Design Area (TDA), as discussed in Item 1 of our 2-19-21 letter, to include the North Park Street Areas which contain some of Alameda's most historic buildings. It is still unclear to us why North Park Street was not included in the TDA, since it meets the TDA criteria. Photos of some of the North Park Street buildings are attached along with a 2008 report on this area by former HAB member Judith Lynch.

Regarding the 1-2 Unit Standards, AAPS considers them very good. However, the standards currently do not have the neighborhood context provisions found in the Multifamily Standards because it is expected that most 1-2 unit new construction eligible for the standards will be in the back portion of a lot and not visible from the street. But some lots with existing houses have the house at the rear creating the possibility that a new building might occur at the front of the lot. New construction on corner lots would also be visible from the street. **AAPS therefore recommends that the multifamily contextual standards be incorporated into the 1-2 unit standards for new construction that is either at the front of the lot or on the street side of a corner lot.** If there is a conflict between the design resulting from application of the contextual standards and the design of any existing buildings on the lot, the contextual standards would control.

Please contact me if you would like to discuss the Standards or any of these recommendations.

Christopher Buckley, Chair
AAPS Preservation Action Committee
510-523-0411

North of Lincoln Historic Buildings

a report by Judith Lynch

Methodology

First, I noted the exact range of street numbers and names within the boundaries of the study area and "worked" all the addresses through the books published by the Alameda Museum that document Victorian and Edwardian buildings. Each listing was jotted on an index card. Then I walked all the blocks and looked closely at all the buildings. Along the way were structures that were not in the Museum listings but that were historic, so cards were added for those. Next I compiled a database and sorted the information several ways.

Findings

1. Hidden History

For a small area (12 blocks) the study area is rich in history, with 114 buildings that were either significant in appearance, documented as historic, or both. However, that total of 114 is not fully reflected in any official tally; just over half (59) are on the City's Historic Buildings Study List.

2. Oodles of Oldies

Some of the oldest and most precious historic buildings on the Island are within the study area. These ancient structures include 21 designed in the Italianate style that was popular in the 1870s and early 1880s. In all of Alameda only 218 buildings are Italianates; ten percent of those are in the study area. Two of them are on the "oldest surviving buildings" list compiled by Alameda Museum Curator George Gunn, who states they date from before 1872 when city record keeping was established. Ironically, the Italianate style was inadvertently left out of the style synopsis in the City of Alameda Guide to Residential Design.

Italianate structures in the study area range from these wee flat fronts at 2410 and 2412 Buena Vista to the substantial property at 1729 Everett, on the list of "oldest survivors."

The Fossing Building is a splendid example of an Italianate commercial building with cast iron pilasters shown in the detail on the right. It was restored (before left, after right) and received an award from the Alameda Architectural Preservation Society in 2000.

3. Styles Represented

(Note that dates are approximate)

Italianate (1870s): 21

Stick (1880s): 16

Queen Anne (1890s): 23

Colonial Revival (1900s): 22

Bungalow (1910s): 10

Other: 22

From the left, a Stick residence at 2312 Buena Vista, a Queen Anne at 2301 Buena Vista, and a Shingle style at 2437 Buena Vista.

4. Misguided Improvements

Few of these 114 study area vintage buildings have been disfigured by asbestos, stucco, tarpaper brick, or permastone (now called cultured rock). But vinyl sales have been brisk, and several old study area structures have been virtually obliterated. Luckily the characteristic bay windows remain, reminders that these are old houses at heart.

Two well kept examples: a Craftsman home at 2428 Buena Vista and a Queen Anne cottage at 2301 Eagle Avenue.

5. Charming Clusters

There is a choice nest of well kept homes on Foley, a street unknown to me until last month. Buena Vista and Eagle also sport clusters of tasty houses. So while the study area feels a bit shopworn and commercial if you only travel on Park Street, the side streets may be worthy of Heritage Area designation.

6. Architectural Pedigree

Few of the 114 structures are attributed to a renowned architect or builder but there are a handful: Joseph Leonard, A.R Denke, Marcuse & Remmel, Charles H. Foster, and the Newsoms (John and Theodore, related to the architects who designed the Carson Mansion in Eureka).

The Buddhist Temple at 2325 Pacific Avenue is a grand example of the Stick style. It was designed by architect George Bordwell

7. Fascinating Anomalies

The Buddhist Temple is located in the large towered Stick building called a "villa." Its grounds and garden are an oasis! At 1813-17 Everett Street is a hybrid: facing the large back yard is a five sided

projecting  e l  altered

Like the expression: “Queen Anne front, Mary Anne behind,” 1813-17 Everett is “Stick front and Italianate behind.”

in the Stick style of the 1880s, perhaps when it was changed into two units. At 2419 Tilden Way, landlocked and only reachable by way of the driveway at 1633 Everett, is a sequestered treasure, an 1888 home designed by A.R. Denke. Some portions are smothered with siding, but much ornate detail remains, and this property could be a spectacular restoration project.


A chain link fence awash in ivy hides this Denke-designed house at 2419 Tilden Way. The sides and rear are covered with siding; choice details remain on the front.

8. History at Risk

I think we should add all the rest of the 114 buildings to the Study List . . . after careful staff and HAB review, of course. Some of these properties seem quite vulnerable. For example, two are for sale right now at 2324 and 2318 Pacific. They are not protected by Study Listing, and one is on an enormous lot. They are both 1907 Colonial Revival homes. On the real estate flyer for the residence at 2324 is this notation: “Zoned CM. Check zoning for allowed uses.” That means a 100 foot height limit, 100 percent coverage (allowing for parking), all commercial uses plus warehousing and light industrial.

All images by Richard Knight, except old image of the Fossing Building. That is courtesy of the Planning and Building Department.

ALAMEDA
ARCHITECTURAL
PRESERVATION
SOCIETY

February 19, 2021

(By electronic transmission)
Planning Board
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Subject: Revised draft objective design review standards (Item 7-B on Planning Board's 2-22-21 agenda) –Preliminary AAPS comments.

Dear Boardmembers:

The latest draft Objective Design Review Standards is a major improvement over the standards adopted by the Planning Board on 2-10-20. We would like to thank the Planning Board for asking staff to continue work on the standards and thank staff and the consultants for these latest revisions.

The proposed traditional development area (TDA) approach is a very good solution for addressing the Planning Board's desire to allow greater design flexibility in some parts of Alameda while still promoting design consistency with existing buildings in Alameda's older and historic neighborhoods. Under this approach, the context standards and certain other standards apply only within the TDA.

We reviewed the Alameda Housing Authority's February 10 email to planning staff and consider it to be a good starting point for refining the standards to be more responsive to affordable housing projects. On February 18, members of AAPS and the West Alameda Business Association (with whom AAPS has been working closely on the standards) had a very good conversation with Housing Authority staff, reached agreement on several issues and agreed to work further on resolution of other issues.

However, there are still some loose ends as discussed in the following comments. These comments are only preliminary and will be followed up by more definitive and detailed comments prior to the Planning Board's 2-22-21 meeting. Based on some of these comments, **we recommend that Planning Board continue consideration of the draft standards to a future meeting to allow for final refinement of the standards.**

1. **Expand the TDA to include all of the Webster Street Business District and all of the North Park Street area.** The City Council-adopted Webster Street Design Manual and

the Webster Street Vision Plan seek to promote a traditional design character for the entire Webster Street Business District, not just the portion south of Pacific Avenue as shown on the TDA map.

Similarly, the Citywide Design Review Manual emphasizes traditional architectural styles for the entire North Park Street area. Inclusion within the TDA is especially important for the historic residential area east of Park Street and north of Tilden Way, which contains some of Alameda's oldest buildings. It is surprising that this area was excluded. See attached 2008 report from former Historical Advisory Boardmember Judith Lynch. However, some portions of Clement and Blanding Avenues have relatively few pre-1942 buildings and might be excluded from the TDA.

2. **Section 6C – – Selecting reference buildings or reference features: Either delete Option 3 (adjacent buildings) or rank Options 1-3 in order of preference. In all cases allow the applicant to use Option 4.** Allowing the applicant to select Option 3 risks eroding the neighborhood's architectural character if the adjacent buildings are architecturally undistinguished and are inconsistent with the rest of the context area.

3. **Consider defining the context area for Park Street, Webster Street and the "stations" as the entire area of each district, rather than using the five lot/250 foot method,.** Staff has advised us that this approach is already being used on Park Street for discretionary design review cases. The reference buildings would still be pre-1942 structures. However, some of the methodology details would still need to be fleshed out.

4. **Section 6D8 – – Neighborhood Context Standards – – Details.** Require that all of the architectural details, or perhaps just "priority details", in the neighborhood context section's architectural details list be reflected in the project, rather than just two of these details. Several of the details, such as cornices, porch columns and window and corner trim, if they exist within the context, can be critical to a project's consistency with the context. However, some of the details on the list could be omitted or not considered "priority", such as trellis awnings and bay windows.

5. **Façade composition.** Architectural façade offsets as a design enhancement option are not that critical and could even be deleted. Maintaining coherent façade composition and rhythm is much more important and several additional standards within the TDA may be needed to acheive this. We have previously provided examples of these standards.

6. **Windows.** The Housing Authority is concerned that the 6", 4" and 2" inset window provisions could add significantly to project costs. AAPS believes that these provisions are not necessary and could be deleted, unless the façade material is brick, in which case, a 4" inset would be desirable. A ¾" inset, not including trim, is usually sufficient, consistent with historic practice and should be required for all street-facing elevations within the TDA.

   In addition, within the TDA, non-storefront windows on street-facing elevations should have a wood-like appearance or, for certain styles, resemble early 20th century steel

windows to maintain consistency with the TDA's predominantly traditional architecture. To accomplish this for wood-like windows, consistency with the typical wood window dimensions in the City's Design Review Manual's attached diagram is very important, although there could, perhaps, be additional flexibility in the dimensions. The attached diagram also includes typical dimensions for early 20th century steel windows (derived from other City of Alameda Design Review materials), which should be used as a basis for windows in new buildings where an industrial sash or other early 20th century steel window look is proposed. We previously provided text for integrating this diagram into the standards and can do so again if this would be helpful.

7. **Housing Authority's recommended deletion of "motel balcony" prohibition.** This could be architecturally challenging within the TDA. But traditional architectural treatments within the TDA might be available that could accommodate exterior walkways by using roofs and columns. Limiting the walkways to non-street facing elevations could be another option.

Thank you for the opportunity to comment. Please contact me at (510) 523-0411 or cbuckleyAICP@att.net if you would like to discuss these comments.

Sincerely,

Christopher Buckley, Chair
Preservation Action Committee
Alameda Architectural Preservation Society

Attachments: (1) North of Lincoln Historic Building Report by Judith Lynch
(2) Window diagram

cc: Andrew Thomas, Allen Tai, David Sablan and Heather Coleman (by electronic transmission)
Mayor and City Council members (by electronic transmission)
AAPS Board and Preservation Action Committee (by electronic transmission)

ALAMEDA
ARCHITECTURAL
PRESERVATION
SOCIETY

February 22, 2021

(By electronic transmission)
Planning Board
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Subject: Revised draft objective design review standards (Item 7-B on Planning Board's 2-22-21 agenda) –Supplemental AAPS comments.

Dear Boardmembers:

The following comments and the comments in the attached marked up pages from the draft standards supplement the comments we sent in our February 19, 2021 letter. Some of the February 19 comments are reflected in the mark ups.

1. **Page 1. Include a statement that public notice will still be given for projects using the objective standards.** Staff has advised us that this will be the case. (The statement under "ministerial design review" on page 1 that ministerial design review will be processed by planning staff without a public hearing implies that there will be no public notice.)

2. **Will staff decisions on projects processed under the objective standards still be appealable?** If not, a Planning Code amendment is probably needed. An amendment may also be needed to make clear that the objective standards supersede the Planning Code's existing design review criteria for projects that use the standards.

3. **Impact of the standards on affordable housing costs.** There has been concern that the objective standards may contain provisions that would significantly increase affordable housing development costs. This is a very important consideration. A possible strategy might be a two-tier system, with less stringent standards for projects that are 100% affordable (or based on some other appropriately high percentage threshold). We believe that Alameda Housing Authority projects are normally 100% affordable or contain at least a much higher percentage of affordable units than for-profit development.

4. **Relative permissiveness of the objective standards vs. existing discretionary design review criteria.** Although language in Section 65913.4 of the California Government Code (housing accountability act) seems open to interpretation, it appears that the

standards apply to "housing development projects" involving residential unit**s** (emphasis on plural added, and therefore meaning multi-unit housing development projects) **with no mention of affordability**.

Except for projects with high levels of affordability as discussed in Item 3 above, the standards should therefore be **no more permissive than the existing design review criteria (including the Citywide Design Review Manual) and possibly less permissive given the streamlined process that the standards make available.**

Thank you for the opportunity to comment. Please contact me at (510) 523-0411 or cbuckleyAICP@att.net if you would like to discuss these comments.

Sincerely,

Christopher Buckley, Chair
Preservation Action Committee
Alameda Architectural Preservation Society

Attachment: Marked-up pages from 2-22-21 Draft Objective Design Review Standards

cc: Andrew Thomas, Allen Tai, David Sablan and Heather Coleman (by electronic transmission)
Mayor and City Council members (by electronic transmission)
AAPS Board and Preservation Action Committee (by electronic transmission)


2420
FEEL GOOD BAKERY
BREAD
PASTRIES
GMC
510 834 2739

2/22/21 ADOPTED OBJECTIVE DESIGN REVIEW STANDARDS

ADDITIONAL AAPS COMMENTS -- 6/2/22

THESE COMMENTS ARE VERY SIMILAR TO THE 2/22/21 SUBMISSIONAL COMMENTS AAPS SUBMITTED TO THE PLANNING BOARD AND REFLECT AND SUPPLEMENT THE COMMENTS IN THE 2/19/21 AND 2/22/21 AAPS LETTERS TO THE PLANNING BOARD. THEY ALSO REFLECT FORMAT CHANGES BETWEEN THE DRAFT STANDARDS AND THE ADOPTED STANDARDS.

INTRODUCTION

→ = MOST SIGNIFICANT COMMENTS (ALL ON LAST SIX PAGES)

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.

multi family

THIS WAS IN PREVIOUS VERSIONS OF THE STANDARDS AND APPEARS TO BE THE INTENT OF GOVT. CODE SECTION 65589.5.

APPLICABILITY

The Objective Design Review Standards apply to housing development projects, including the following:

- Affordable housing projects eligible for streamlined ministerial review pursuant to SB 35 (Section 65913.4 of the Government Code).
- "Housing development projects" as defined by the Housing Accountability Act (Section 65589.5 of the Government Code), which means uses consisting of any of the following:
  - Residential units only;
  - Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use; or
  - Transitional housing or supportive housing.
- Any other housing projects that current or future State law provides may only be reviewed against objective standards.

The Objective Design Review Standards were adopted by the Planning Board on February 22, 2021 and supersede the initial set of Objective Design Review Standards adopted by Planning Board Resolution No. PB-20-04 on February 10, 2020. The revised standards will go into effect as of the date of adoption.

Ministerial Design Review

Where California law requires that the design of a project be reviewed only against objective standards, the Objective Design Review Standards will serve as the standards for design review. Ministerial design review will be processed by Planning staff per the Design Review Procedure set forth in AMC Section 30-36.

Discretionary Design Review

If a project that would 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 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.

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.

above the first floor that forms a regular rhythm with upper floor windows and other openings.

Standards—Building Mass and Articulation	Project Complies		
	Yes	No	N/A
2A. Façade Articulation. All building facades that face or will be visible from a public street shall be articulated by including features that 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 the 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. 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.	☐	☐	

LESS IMPORTANT

15'

Such

or horizontally divided by a belt course, cornice or similar horizontal trim.

ALSO INSERT ON NEXT PAGE

Standards—Building Mass and Articulation	Project Complies		
	Yes	No	N/A
6. 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.	☐	☐	
7. 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.	☐	☐	
8. 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~~ 10 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, or relief sculptures.	☐	☐	
c. A permanent vertical trellis with climbing plants or 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 streets and 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.

Avoid visually unappealing "motel-style" balcony entrances.

Standards—Building Orientation and Entries	Project Complies		
	Yes	No	N/A
3A. Main Entry Orientation. Building entrances shall be oriented to face the street, according to the following standards.			
1. Entry Location for Different Types of Sites.			
a. If a project site has frontage on only one street, the main building entry shall face the street.	☐	☐	☐
b. 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. In courtyard-style 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.	☐	☐	☐
d. 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. *Qualifying Entries (Doors and Porches).* In order to be considered to "face" a street, a main 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. 2. *Pedestrian Access.* Direct pedestrian access shall be provided between the public sidewalk and the main building entry.	☐	☐	

and set back no further than 5' from the building's front wall

If the main building entry is set back more than 5' from the building's front wall the entry is located on a side wall and

and with a front wall located no further than 10' from the front wall of the building

[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 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
3.B. **Entry Configuration, Area, and Cover**. 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 that has 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 that have roofed projections or recesses with a minimum depth of at least five feet and a minimum area of 25 feet.	☐	☐	
3. Individual entry doors to individual upper-floor units only if such entrances are not located on street-facing facades or visible from public streets.	☐	☐	
3.C. **Exterior Access Limitations.**			
1. Unenclosed stairways serving upper floors are not permitted on street-facing facades.	☐	☐	
2. Exterior access corridors (motel-style balconies) located above the ground floor and serving two or more units are not permitted on street-facing building elevations. They are permitted on interior side elevations but must be set back at least 15 feet from street-facing elevations.	☐	☐	

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

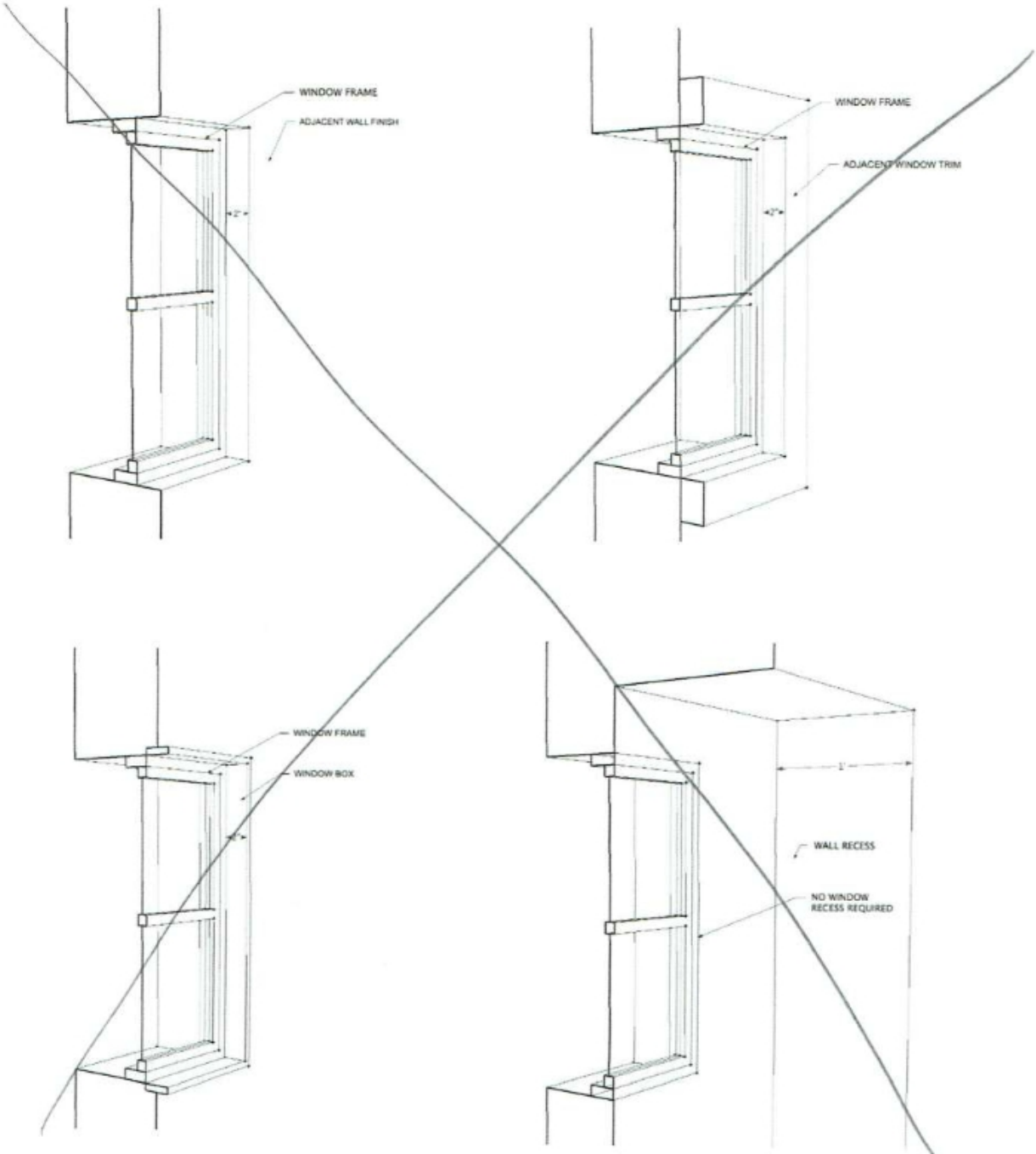
Incorporate architectural details in order to create visual interest and avoid flat or monolithic-looking facades.

Create shadow lines around windows.

Provide exterior materials that enhance architectural character and quality.

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
42A. **Equivalent Facade Treatment.** Buildings shall carry the same theme on all street-facing elevations, as well as on the first 10 feet of non-street-facing elevations closest to the street. For the purpose of this standard, a theme includes primary (non-accent) materials and colors.	☐	☐	☐
42B. **Siding Materials.**	*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. Aluminum 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.	☐	☐	☐
42C. **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

NOT NEEDED

5. MIXED-USE DEVELOPMENT

Principles

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

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 located anywhere in the city shall meet the standards of Sections 5B through 5E. *Is the project a mixed-use development? ☐ Yes ☐ No* *If "no," Section 5 does not apply. Skip to Section 6.*			
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.			
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.	☐	☐	☐

CONSIDER ADDING TO THIS SECTION SOME OF THE STANDARDS RECOMMENDED 10/2/19 BY AAPS

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 A. 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 A? ☐ 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. (shall be)	☐	☐	
5H. Transom Windows. ~~If~~ transom windows ~~are~~ provided, ~~they shall be located~~ within at least the top 18 inches of any storefront ~~bay~~. (windows)	☐	☐	☐
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: 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.	☐	☐	

Reference Buildings and Features

6C. 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. ***Historic 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 may serve as the reference building. ☐

2. ***Predominant Architectural Style.*** If there is a predominant architectural style[3] 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.

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. ***Architectural Features.*** 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 B provides an optional worksheet for project applicants to use to inventory architectural elements within the context area.* ☐

[3] 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 C.

MAY DELETE AS PER ITEM 2 IN AAPS 2/19/21 LETTER

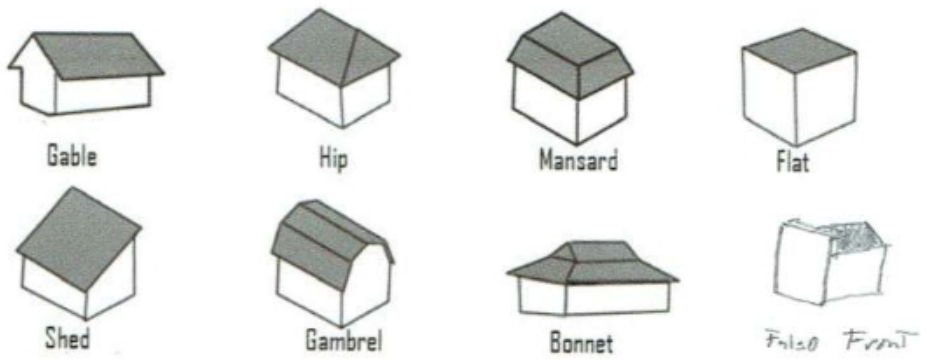
Check the option selected (1 or 2):

6D. Incorporating Forms and Features—Options. New buildings shall be designed to:

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 (*corresponds with Option 4 in Section 6C above).* ☐

6E. 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[4]. For example, a Victorian house that has been covered with stucco or vinyl or aluminum siding will be considered to have horizonal wood siding for the purpose of establishing a context for exterior materials.

Standards—Neighborhood Context	Project complies		
	Yes	No	N/A
6F. 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.			
1. ***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.	☐	☐	



[4] 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 C for links to these documents.

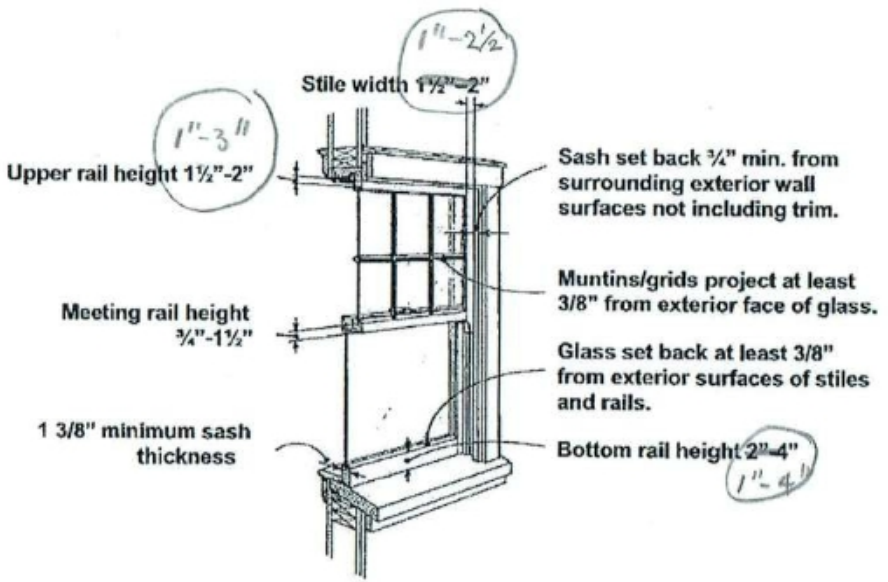
Standards—Neighborhood Context	Project complies: Yes	No	N/A
2. ***Roof Pitch.*** The roof pitches of the reference building(s) shall be classified into one of four slope categories—flat, low, moderate, or steep—according to the ranges in the table below: Slope Category | Roof Pitch (rise:run) Flat | ≤ 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.	☐	☐	
3. ***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.	☐	☐	☐
4. ***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.	☐	☐	☐
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).	☐	☐	☐

Window dimensions shall correspond to the typical dimensions of wood or cit consistent with the reference buildings architectural style or the context buildings) materials shown on Figure 1

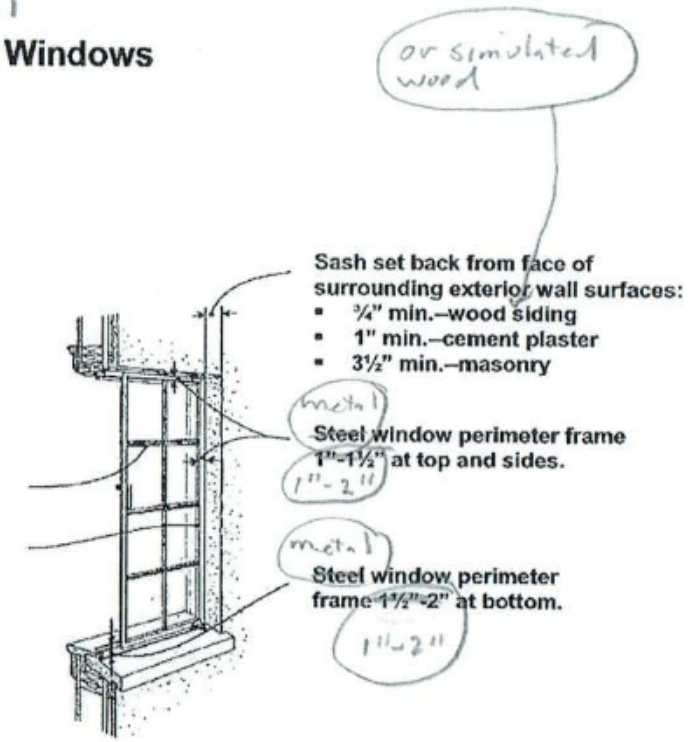
Individual windows within groups shall be separated by vertical trim or wall surfaces at least 6" wide.

FIGURE 1:

~~Attachment 2:~~ Typical Dimensions of Wood and ~~Steel~~ Metal Windows



WOOD DOUBLE HUNG SASH
Typical Dimensions



METAL
~~STEEL~~ CASEMENT SASH
Typical Dimensions

The above dimensions refer only to what is visible from the exterior when the window is in a closed position.

Note on internal muntins/grids: Internal muntins or grids began to be used in the late 1970s. On double glazed windows (consisting of two sheets of glass separated by an airspace) they are sandwiched within the air space between the glass sheets. They are also sometimes used on just the interior face of the glass, but not the exterior. Windows with internal muntins/grids are exempt from Design Review only if they replace original windows which have internal muntins/grids, such as those found at Harbor Bay Isle.

MARK-UPS BY: C. BUCKLEY
1/25/21

Standards—Neighborhood Context	Project complies: Yes	No	N/A
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.	☐	☐	☐
5. ***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. *Plywood may be used as a substitute for boards only if wood battens with a dimension at least 1" x 2" are used at minimum 8" intervals on center, and any Z-bar is covered by trim.*	☐	☐	☐
c. Wood shingles. *Where the neighborhood context is wood shingles, the proposed project may use cement fiber or similar synthetic shingles, but they must be smooth surfaced (without imitation raised wood grain), and they may not be vinyl or aluminum.*	☐	☐	☐
d. Stucco.	☐	☐	☐
e. Pressed brick.	☐	☐	☐

HORIZONTAL SLIDER WINDOWS SHOULD BE PROHIBITED IN ALL CASES AS PER EXISTING CITYWIDE DESIGN REVIEW MANUAL, AT LEAST ON STREET FACING ELEVATIONS.

LANGUAGE IN PREVIOUS DRAFT NOT REQUIRING PROJECT WINDOWS TO OPERATE THE SAME AS REFERENCE/CONTEXT BLDG WINDOWS WAS BETTER, SINCE IT GAVE MORE FLEXIBILITY TO APPLICANT WHILE MAINTAINING CONTEXT APPEARANCE.

Casement

PROVIDE DEFINITION OF "VISUALLY MATCH" USED IN ADMIN DR PROCESS CODE IN THESE STANDARDS.

and visually matches the siding on the reference or context building(s)

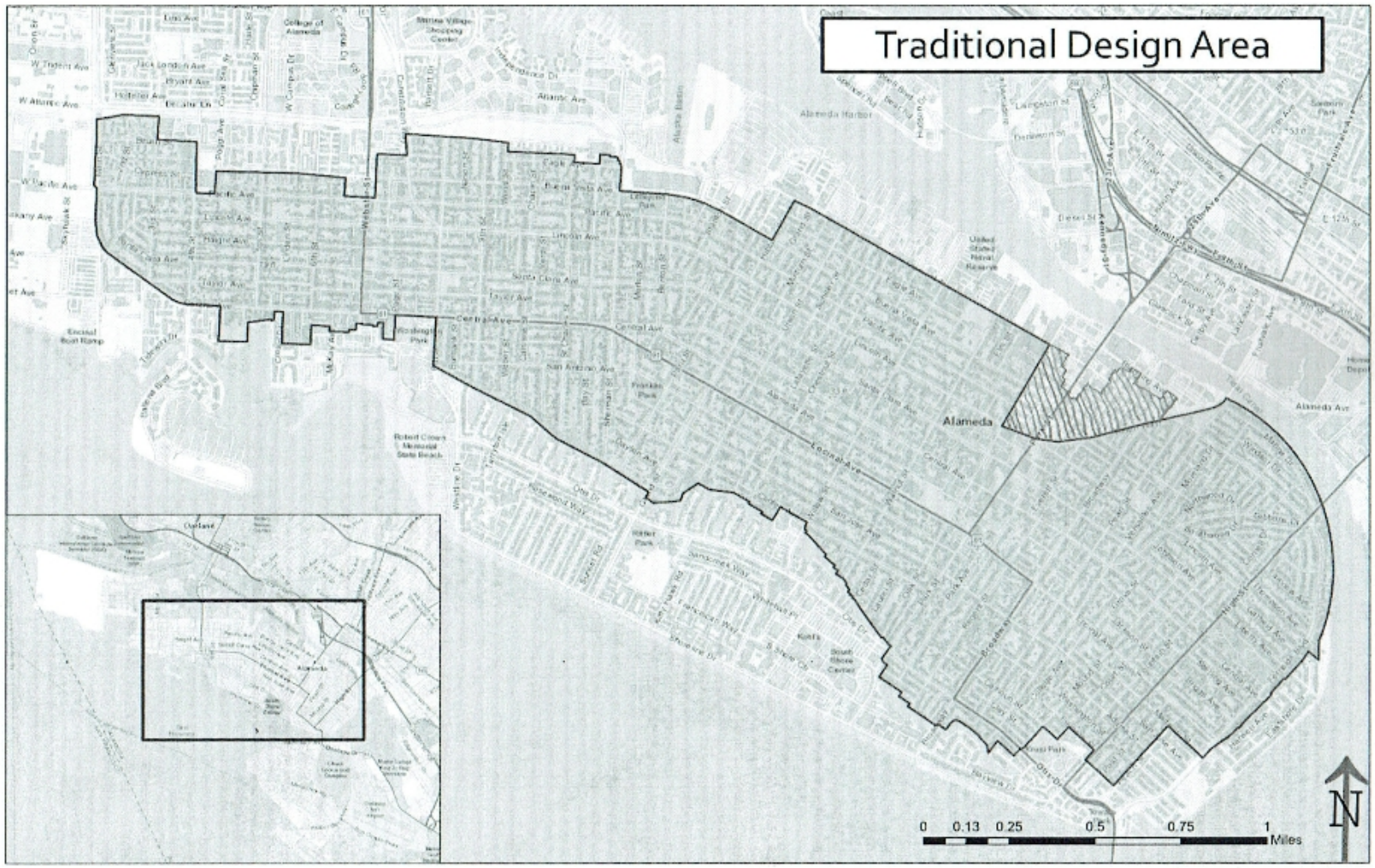
Slight variegated

and visually match the shingles on the reference/context building(s).

Standards—Neighborhood Context	Project complies		
	Yes	No	N/A
f. Stone, including architectural terra cotta and other stone-like materials.	☐	☐	☐
g. "Half timber," consisting of individual pieces of dimensioned lumber surrounded by stucco.	☐	☐	☐
6. ***Architectural Details.*** A project shall incorporate details that are **typical of the architectural style**[5] 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 ~~two 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"; 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).	☐	☐	☐
k. Any other architectural feature or detail found on a reference building and characteristic of its architectural style. If there is no reference building, another architectural feature or detail prevalent on pre-1942 buildings within the context area. Describe (1): _____ ;	☐	☐	☐
Describe (2): _____ .	☐	☐	☐

[5] 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 C.

APPENDIX A: MAP OF TRADITIONAL DESIGN AREA



PORTION OF NORTH PARK STREET THAT SHOULD BE INCLUDED IN THE TRADITIONAL DESIGN AREA

PREPARED BY: C. BUCKLEY
2/13/23