

Draft Design Review Amendments

July 8, 2019 Planning Board Study Session

AMC Chapter 30 (Development Regulations)

Article II. Structural Design Review Regulations

Section 30-37 Design Review Regulations

30-37.2 - Improvements subject to Design Review and Exemptions.

b. Exempt Improvements:

1. Interior Improvements;

2. Replacement-in-kind, provided that any structure being replaced is ~~less than two hundred twenty (220) square feet in size and~~ not a main structure;

3. Any improvement that does not require a building permit pursuant to the Building Code;

4. Fences,

5. Restoration of an original architectural element consistent with architectural style of structure at the time of construction or in cases where the entire architectural style of a building has been completely renovated into a new style, the new element shall be consistent with the new architectural style as set forth in the Design Review Manual.

6. Reroofing, when no structural alteration will take place;

7. Any addition or improvement that meets all of the following criteria:

~~A. The gross floor area of the improvement is less than two hundred twenty (220) square feet, The improvement is consistent with the Design Review Manual, and;~~

B. The improvement is a one-story accessory structure or the improvement is located on the first story as defined by the Building Code, and;

C. The improvement is located in the side yard or rear yard area, the improvement is in compliance with all applicable lot coverage, open space, and setback requirements of the applicable zoning district, and;

D. The improvement includes exterior materials, architectural detailing, roof pitch and design, windows, and doors that are a visual match to the existing, or if the structure or element has been previously modified, original design of the structure at the time of construction.

8. Foundation work;

9. New or refaced signs, regulated under Section 30-6 with approved sign permits and signs that meet the requirements of an approved sign program.

Draft Design Review Amendments

July 8, 2019 Planning Board Study Session

10. ~~Reserved~~ Green roofs, cool roofs, and similar outdoor roof features that do not involve any modification to the roof form or roof pitch.

11. New awnings that meet all of the following criteria:

- A. Is covered in an opaque, non-glossy fade and fire resistant fabric material; and
- B. Matches the alignment and shape of any existing awning on the same level of the building; if consistent with other criteria; and
- C. Does not cover transom windows or extend more than six inches (6") beyond the perimeter of a window, door or other opening; and
- D. Is not placed over pilasters, columns or other prominent vertical elements; and
- E. Provides a minimum of eight feet (8') of vertical clearance for framed portions and seven feet (7') for any unframed valances; and
- F. Exhibits a slanted or, if over arched windows or individual upper floor windows, a domed shape; and
- G. Is not internally illuminated; and
- H. Has all required encroachment permits.

12. Awnings with approval by the City of Alameda Facade Improvement Program.

13. Docks which comply with the standards of the Alameda Municipal Code.

14. Changes to an existing parking lot provided that the lot is not visible from the public right-of-way and the number of parking spaces or the area of landscaping are not being reduced.

15. New solar collection systems or skylights.

16. Accessory dwelling units and junior accessory dwelling units consistent with development regulations and review processes of Section 30-5.18.

17. Alterations to chimneys for seismic safety purposes, as determined by a licensed contractor or engineer, provided none of chimney is visible as part of an exterior wall and the chimney is not a character-defining feature on properties listed as a historic resource.

18. Window and door improvements, including new installation, removal, relocation, or resizing of existing openings, provided the improvement meets the following criteria:

- A. ~~Is not located on a front or street side elevation~~ The new or replacement windows and doors shall conform to the energy efficiency standards of the current California Energy Code.

Draft Design Review Amendments

July 8, 2019 Planning Board Study Session

B. Does not alter any original or other architecturally significant character-defining features, such as stained glass, decorative arches and other special treatment.

C. Is made of materials that outwardly have the same dimensions, proportions, details, and textures of the original architectural style of the structure and that outwardly appear unchanged from the original architectural style. If the original design of a structure and/or element is removed or altered or if the original design elements are not known, the improvement shall be consistent with the treatment of substantially altered buildings as set forth in the City of Alameda Design Review Manual.

(Ord. No. 3027 N.S., § 2, 3-1-2011; Ord. No. 3168 N.S., § 6, 11-15-2016; Ord. No. 3184 N.S., § 13, 7-5-2017)

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