

# 2/22/21 ADOPTED OBJECTIVE DESIGN REVIEW STANDARDS

## ADDITIONAL AAPS COMMENTS -- 6/2/22

THESE COMMENTS ARE VERY SIMILAR TO THE 2/22/21 SUBSTANTIAL 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 REVEAL FORMAT CHANGES BETWEEN THE DRAFT STANDARDS AND THE ADOPTED STANDARDS.

### INTRODUCTION

#### PURPOSE

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

multi-family

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.

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
<b>2A. Façade Articulation.</b> All building facades that face or will be visible from a public street shall be articulated by including features that meet <b>at least two</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	
4.	Windows are recessed at least four inches from surrounding exterior wall surfaces, measured from window frame to finished exterior wall.	<input type="checkbox"/>	<input type="checkbox"/>	
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,	<input type="checkbox"/>	<input type="checkbox"/>	

LESS IMPORTANT

151

Sash

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

ALSO INSERT ON NEXT PAGE



INSPECT FROM PREVIOUS 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.	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	
8. Cornices or similar moldings and caps are provided at the top of building facades.	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2B. Limitation on Blank Walls.</b>	Projects must include one or more of the following three features:		
1. <b>Ground-Floor Features.</b> 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 <b>at least one of the following features</b> 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.			
a. A transparent window or door that provides views into building interiors, or into window displays at least five feet deep.	<input type="checkbox"/>	<input type="checkbox"/>	
b. Decorative features and artwork, including but not limited to decorative ironwork and grilles, decorative panels, mosaics, or relief sculptures.	<input type="checkbox"/>	<input type="checkbox"/>	
c. A permanent vertical trellis with climbing plants or plant materials.	<input type="checkbox"/>	<input type="checkbox"/>	
2. <b>Minimum Transparency.</b> 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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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
<b>3A. Main Entry Orientation.</b> Building entrances shall be oriented to face the street, according to the following standards.			
<b>1. Entry Location for Different Types of Sites.</b>			
a. If a project site has frontage on only one street, the main building entry shall face the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If a project site fronts on two or more streets, the main building entry shall:	<i>Meet one of the following two:</i>		
i. Face the corner, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Face the primary street. <sup>2</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Qualifying Entries (Doors and Porches).</b> In order to be considered to “face” a street, a main building entry shall consist of a door that either:	<i>Meet one of the following two:</i>		
a. Faces the street, or	<input type="checkbox"/>	<input type="checkbox"/>	
b. Opens onto a porch with an entrance that faces the street. The porch shall meet the minimum area specified in 3B below.	<input type="checkbox"/>	<input type="checkbox"/>	
<b>3. Pedestrian Access.</b> Direct pedestrian access shall be provided between the public sidewalk and the main building entry.	<input type="checkbox"/>	<input type="checkbox"/>	

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

<sup>2</sup> 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
<b>3AB. Entry Configuration, Area, and Cover.</b> Building entries shall be configured according to <b>one of the following options:</b>	<i>Project must meet one of the following three:</i>		
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.	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	
<b>3AC. Exterior Access Limitations.</b>			
1. Unenclosed stairways serving upper floors are not permitted on street-facing facades.	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	

*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
<p>42A. <b>Equivalent Facade Treatment.</b> 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>42B. <b>Siding Materials.</b></p> <p>1. <b>Prohibited Materials.</b> The following shall not be used as siding materials:</p>	<p>Checking "yes" for 1a - 1c indicates that prohibited material is <b>not used.</b></p>		
<p>a. Vinyl (plastic) siding.</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>b. Aluminum siding.</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>c. T1-11 wood siding.</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>2. <b>Specific Requirements for Certain Materials.</b></p>			
<p>a. <b>Exposed Wood.</b> If exposed wood (other than wood shingles) is used, it shall be painted, stained, or treated and maintained to prevent noticeable weathering.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b. <b>Thin Brick Veneers.</b> 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c. <b>Fiber Cement and Other Synthetic Siding.</b> Synthetic siding shall have smooth textures. Simulated wood grain textures shall not be used.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>42C. <b>Window Details.</b></p> <p>1. <b>Window Recess.</b> 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. <del>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.</del></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>a. <b>Exception.</b> 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

to the top and

Sash (upper sash in the case of a single-hung or double-hung window)



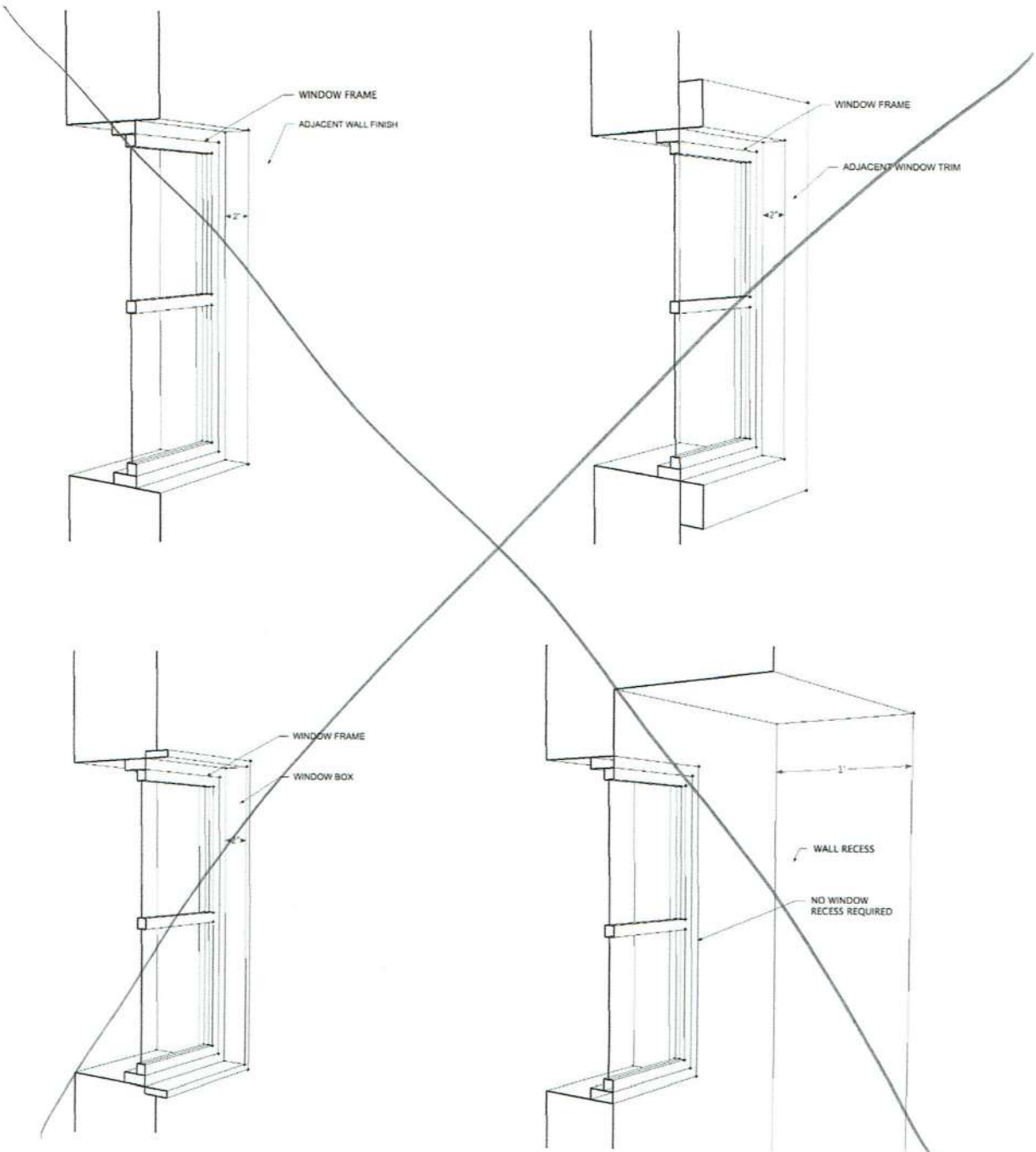
Any

3/4"

(excluding any)

Bottoms of windows shall have sills.





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
<p><b>5A. Applicability.</b> 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.</p> <p style="text-align: center;"><i>Is the project a mixed-use development? <input type="checkbox"/> Yes <input type="checkbox"/> No</i></p> <p style="text-align: center;"><i>If "no," Section 5 does not apply. Skip to Section 6.</i></p>			
<p><b>5B. Ground-floor Height.</b> The ground floor shall be at least 14 feet in height, measured from floor to ceiling.</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>5C. Ground-floor Transparency.</b> The ground floor of exterior walls facing a street shall meet the following standards:</p> <ol style="list-style-type: none"> <li>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.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><span style="border: 1px solid black; border-radius: 50%; padding: 2px;">10</span> 2. No ground-floor exterior wall may run in a continuous plane for more than <del>4</del> 5 feet without such an opening.</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>5D. Vertical Articulation.</b></p> <ol style="list-style-type: none"> <li>1. <b>Ground-Floor Distinction.</b> The ground floor of any building that has two or more stories must be distinguished from upper floors by incorporating <b>at least one</b> of the following elements:</li> </ol>	<i>Projects must include one or more of the following three:</i>		
<ol style="list-style-type: none"> <li>a. Larger storefront windows on the ground floor and smaller "punch out" windows on upper floors;</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	
<ol style="list-style-type: none"> <li>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</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	
<ol style="list-style-type: none"> <li>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.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	
<p><b>5E. Treatment of Street-facing Yards.</b> If buildings are set back from property lines, front yards and corner side yards shall be designed as follows.</p> <ol style="list-style-type: none"> <li>1. <b>Surface.</b> 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.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ol style="list-style-type: none"> <li>2. <b>Use.</b> Street-facing yards shall be designed for pedestrian uses, including but not limited to outdoor dining, the display of retail goods, and public seating.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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
<p>5F. <b>Applicability.</b> 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.</p> <p><i>Is the project site located within the Traditional Design Area, as shown on the map in Appendix A? <input type="checkbox"/> Yes <input type="checkbox"/> No</i></p> <p><i>If "no," Sections 5G through 5L below do not apply. Skip to Section 6.</i></p>			
<p>5G. <b>Entry Area and Cover.</b> Pedestrian entries to ground-floor and upper-floor commercial uses shall meet all of the following standards:</p>			
<p>1. Entrances shall be recessed in a vestibule two to five feet in depth.</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>2. Entrances shall be covered by a roof, portico, or other architectural projection that provides weather protection.</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>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. <i>(shall be)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>5H. <b>Transom Windows.</b> <del>If transom windows are provided, they shall be located within at least the top 18 inches of any storefront bay.</del> <i>transoms</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5I. <b>Transparency.</b> 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:</p>			
<p>1. <b>Entry Doors.</b> At least 50% of the area of entry doors to commercial spaces shall consist of transparent glazing.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. <b>Entry Bays.</b> At least 80% of the surface of each storefront bay shall consist of display windows, doors, transom windows, and other openings with transparent glazing.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5J. <b>Vertical Articulation.</b></p>			
<p>1. <b>Ground-Floor Distinction.</b> The ground floor of any multi-story building must be distinguished from upper floors by incorporating all of the following elements:</p>			
<p>a. Larger storefront windows on the ground floor and smaller "punch out" windows on upper floors;</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>b. A material distinct from the remainder of the façade; and</p>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	



## Reference Buildings and Features

with Options 1-3  
in order of  
priority

**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<sup>3</sup> 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.*

DELETE  
OPTION 3 IF  
ORDER OF  
PRIORITY  
METHOD IS  
NOT USED.  
SEE ITEM 2  
IN AAPS  
2/19/21  
LETTER.

CONSIDER  
DELETING  
THREE BLDGS IN  
A GROUP MAY  
BE OUTLIERS.  
40% METHOD IS  
BETTER. SEE ITEM  
2 IN AAPS 2/19/21  
LETTER.

<sup>3</sup> 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 APPS 2/17/21 LETTER

**6D. 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 (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<sup>4</sup>. 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.

Standards—Neighborhood Context	Project complies		
	Yes	No	N/A
<b>6F. Neighborhood Context Standards.</b> 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. <b>Roof Form.</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	

Gable      Hip      Mansard      Flat  
Shed      Gambrel      Bonnet      False Front

<sup>4</sup> 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									
<p>2. <b>Roof Pitch.</b> 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:</p> <table border="1" data-bbox="384 437 1010 617"> <thead> <tr> <th>Slope Category</th> <th>Roof Pitch (rise:run)</th> </tr> </thead> <tbody> <tr> <td>Flat</td> <td>≤ 1:12</td> </tr> <tr> <td>Low</td> <td>&gt; 1:12 and ≤ 4:12</td> </tr> <tr> <td>Moderate</td> <td>&gt; 4:12 and ≤ 7:12</td> </tr> <tr> <td>Steep</td> <td>&gt; 7:12</td> </tr> </tbody> </table> <p>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.</p>	Slope Category	Roof Pitch (rise:run)	Flat	≤ 1:12	Low	> 1:12 and ≤ 4:12	Moderate	> 4:12 and ≤ 7:12	Steep	> 7:12	<input type="checkbox"/>	<input type="checkbox"/>	
Slope Category	Roof Pitch (rise:run)												
Flat	≤ 1:12												
Low	> 1:12 and ≤ 4:12												
Moderate	> 4:12 and ≤ 7:12												
Steep	> 7:12												
<p>3. <b>Roof Eaves/Overhangs.</b> 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
<p>4. <b>Windows.</b> 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.</p> <p>a. <b>Proportions.</b></p> <p>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.</p> <p>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.</p> <p>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:</p> <p>(a) Groups of side-by-side vertically oriented windows that together form a horizontal bank of windows.</p> <p>(b) A square or horizontally oriented (fixed) window flanked by vertically oriented windows (side lites).</p>	<input type="checkbox"/>	<input type="checkbox"/>											

Window dimensions shall correspond to the typical dimensions of wood or (if consistent with the reference building's architectural style or the context buildings) metal as shown on Figure 1



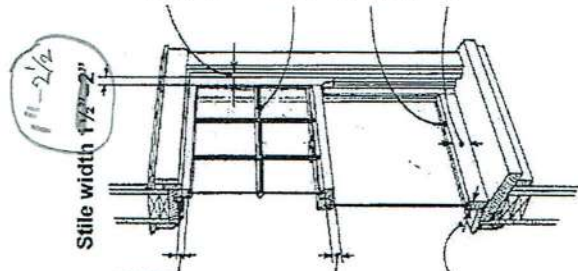
Individual windows within groups shall be separated by vertical trim or wall surfaces at least 6" wide

FIGURE 1:

Attachment 2: Typical Dimensions of Wood and Steel Windows

metal

or simulated wood



Upper rail height 1 1/2" - 2"

Meeting rail height 3/4" - 1 1/2"

1 3/8" minimum sash thickness

Sash set back 3/4" min. from surrounding exterior wall surfaces not including trim.

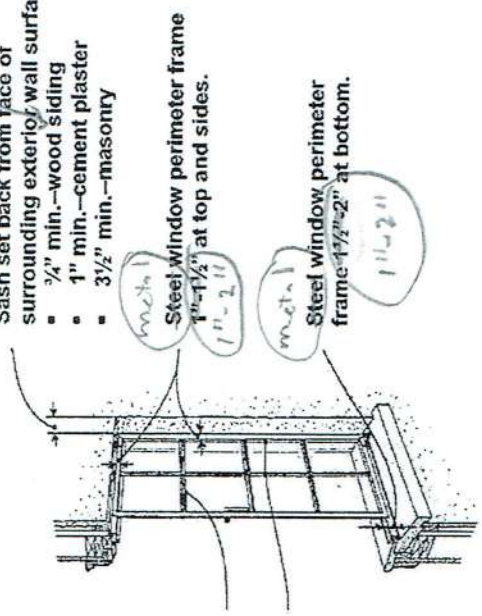
Muntins/grids project at least 3/8" from exterior face of glass.

Glass set back at least 3/8" from exterior surfaces of stiles and rails.

Bottom rail height 2" - 4"

Sash set back from face of surrounding exterior wall surfaces:

- 3/4" min. - wood siding
- 1" min. - cement plaster
- 3/2" min. - masonry



Steel window perimeter frame 1" - 1 1/2"

Steel window perimeter frame 1 1/2" - 2"

Steel window perimeter frame 1 1/2" - 2"

METAL

WOOD DOUBLE HUNG SASH  
Typical Dimensions

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-VAS BY: C. BUKHAEF  
1/25/21



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

Standards—Neighborhood Context	Project complies		
	Yes	No	N/A
<p>b. Major Divisions.</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c. Alignment.</p> <p>i. If the reference building(s) have doors and windows in vertical alignment between floors, so shall the proposed project.</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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:</p>	<p>Projects must include one or more of the following:</p>		
<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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. and visually match the shingles on the reference/context building(s).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>d. Stucco.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e. Pressed brick.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 APPROPRIATE.

Casement

PROVIDE DEFINITION OF "VISUALLY MATCH" USED IN ALAMEDA PERMITS CODE IN THESE STANDARDS.

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

Slightly variegated



Standards—Neighborhood Context	Project complies		
	Yes	No	N/A
f. Stone, including architectural terra cotta and other stone-like materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. "Half timber," consisting of individual pieces of dimensioned lumber surrounded by stucco.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <b>Architectural Details.</b> A project shall incorporate details that are typical of the architectural style <sup>5</sup> 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 <u>two or more</u> of the following types of details found on the reference building(s) or context buildings and typical of their architectural style:	<p>plus at least one other detail typical of the architectural style.</p> <p>Projects must include two or more of the following:</p>		
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Roof eaves/overhangs 18 inches or more deep. <i>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.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Porch columns of the same style and proportions as those of the reference building(s) or context buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exposed rafter tails.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Roof brackets with minimum dimensions of 4" x 4".	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Trellis awnings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Bay windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Cornices with a minimum 6-inch exposure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Scalloped ("Mission Revival") or other curved parapets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Terra cotta or visually matched tiles (in the case of "Spanish Colonial Revival" or "Mediterranean Revival" reference or context buildings).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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): _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MUCH LESS IMPORTANT THAN OTHER DETAILS.

LESS IMPORTANT

USE IN ROOF SECTION INSTEAD AND REQUIR FOR ALL MEDITERRANEAN AND SPANISH COLONIAL REVIVAL BLDGS.

↑

<sup>5</sup> 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.

DELETE. TOP PART REMOVED. APPLICANTS MAY SELECT UNIMPORTANT DETAILS TO JUSTIFY OMISSION OF MORE IMPORTANT DETAILS.



NOTE: AS STATED IN OUR 12/12/21 COVER LETTER, AAPS RECOMMENDS THAT 12/13/21 THESE STANDARDS APPLY FOR NOW ONLY TO SB 9 PROJECTS. HOWEVER, TO AVOID ADDITIONAL COMPLEXITY TO THESE MARK-UPS, THE MARK-UPS DO NOT REFLECT THAT RECOMMENDATION.

## **INTRODUCTION**

### **PURPOSE**

The Objective Design Review Standards for One- and Two-Family Dwellings serve as minimum architectural and site design requirements for new construction of and additions to one- and two-family dwellings that are eligible for ministerial design review.

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**

The Objective Design Review Standards apply to **projects consisting of one- and two-family dwellings that State law provides may only be reviewed against objective standards**, including:

- 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).
- 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 one- and two-unit housing projects that current or future State law provides may only be reviewed against objective standards.

The Objective Design Review Standards will go into effect as of the date of adoption.

Note that projects consisting of three or more dwellings shall instead be reviewed against the Objective Design Review Standards for Multi-family Dwellings, adopted by the Planning Board on February 22, 2021.

### **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 Services Division staff, without a public hearing.

### **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, the Guide to Residential Design, 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.



## RELATIONSHIP TO OTHER 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 regulations of the Zoning Ordinance.

that state law provides may only be reviewed against objective design review standards

## DOCUMENT ORGANIZATION

This document covers various topics related to site and architectural design. It is organized by project type. The first set of standards applies to all types of projects involving one- and two-family dwellings. The second set applies to additions and new buildings on lots with existing buildings. The third set contains special standards for second-story additions. The final set applies to raising a building.

## STANDARDS

new construction and additions

### STANDARDS FOR ALL ONE- AND TWO-FAMILY DWELLING PROJECTS

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

Parking and Garages	Project Complies		
	Yes	No	N/A
<b>A. Carports and Uncovered Parking.</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Detached Garages.</b> Detached garages shall be located behind residential buildings. On a corner lot, a detached garage may be located to face the secondary street <sup>1</sup> and need not be located behind the dwelling in relation to the secondary street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. Attached Garages.</b>			
1. <b>Street-facing Garages.</b> Any garage with a door facing a street shall meet the following standards:			
a. <b>Width.</b> Garage doors shall not occupy more than 50% of the width of any building façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. <b>Placement, new garages.</b> A new attached garage may not be located closer to the street than the remainder of the building façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <b>Rear and Side Garages.</b> Garage doors located on side or rear façades shall be no wider than two cars' width, or a maximum of 18 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup> 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
<b>A. Entry Location and Orientation.</b> Building entrances shall be oriented to face the street, according to the following standards. <ol style="list-style-type: none"> <li>1. At least one dwelling unit on each lot shall have a door that:                         <ol style="list-style-type: none"> <li>a. Faces the street; or</li> <li>b. Opens onto a porch with an entrance that faces the street.</li> </ol> </li> <li>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.</li> <li>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.</li> <li>4. Street-facing building entries shall be connected to the public street with a pedestrian path.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Porches.</b> 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. <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Architectural Details and Materials	Project Complies		
	Yes	No	N/A
<b>A. Siding.</b> <ol style="list-style-type: none"> <li>1. <b>Prohibited Materials.</b> The following shall not be used as siding materials:                         <ol style="list-style-type: none"> <li>a. Vinyl (plastic) siding.</li> <li>b. Aluminum siding.</li> <li>c. T1-11 wood siding.</li> </ol> </li> <li>2. <b>Specific Requirements for Certain Materials.</b> <ol style="list-style-type: none"> <li>a. <b>Exposed Wood.</b> If exposed wood (other than wood shingles) is used, it shall be painted, stained, or treated and maintained to prevent noticeable weathering.</li> <li>b. <b>Thin Brick Veneers.</b> 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.</li> <li>c. <b>Fiber Cement and Other Synthetic Siding.</b> Synthetic siding shall have smooth textures. Simulated wood grain textures shall not be used.</li> </ol> </li> </ol>	Checking "yes" for 1a-1c indicates that prohibited material is <b>not</b> used.		
<b>B. Windows.</b> <ol style="list-style-type: none"> <li>1. <b>No Blank Walls.</b> Each street-facing façade must contain windows, a door, or other openings.                         <input type="checkbox"/> </li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SPECIFY A MINIMUM % OF WALL AREA OCCUPIED BY OPENINGS AND MAXIMUM SPACING.



BLDG (A): NOT NORMALLY FOUND IN ALABAMA 1-2 UNIT RESIDENCES. HOWEVER EXCEPTIONS TO THE STANDARD IMMEDIATELY BELOW AND ANY OTHER STANDARD CAN BE MADE IF, FOR ADDITIONS; THE DESIGN MATCHES THE EXISTING BLDG.  
Objective Design Review Standards for One- and Two-Family Dwellings  
12/13/21

Architectural Details and Materials	Project Complies		
	Yes	No	N/A
2. <b>Window Recess or Trim.</b> At least one of the following standards shall be met:			
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). <i>along the top and bottom</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>with a sill along the bottom</i> b. Trim at least two inches in depth is applied on all sides of a window. Trim depth is measured from exterior face of the trim to the window sash.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. <b>Divided Lites/Muntins.</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. For simulated divided lites, spacers shall be used between panes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Roll-on or tape muntins are prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. <b>Trim.</b> Window and corner trim shall be no smaller than 1" x 1/2"; however, if a proposed project has stucco siding, "stucco mold" window trim 2" to 3" wide may be used.			

PREDOMINANT (MUST FREQUENTLY OCCUR)

ADD WINDOW PROVISIONS DESCRIBED IN ITEM 3 OR CORNER LETTER. BOTTOM LINE: ALL WINDOWS ON A NEW BLDG ON A LOT WITH AN EXISTING BLDG. OR ON ADDITION TO AN EXISTING BLDG MUST VISUALLY MATCH (AS DEFINED IN THE DEVELOPMENT REGULATIONS) THE EXISTING WINDOW TREATMENTS, INCLUDING TYPE (DOUBLE HUNG, CASIMINI, ETC), MATERIAL, MUNTIN PATTERN IF ANY, ETC, EXCEPT WHERE THE EXISTING WINDOW TREATMENTS ARE AN ALTERATION TO THE ORIGINAL WINDOWS THAT IS INCONSISTENT WITH THE BUILDING'S ARCHITECTURAL STYLE, IN WHICH CASE THE NEW WINDOWS SHALL BE CONSISTENT WITH THE STYLE.

The tops of all new windows and doors shall be horizontally aligned and, for additions, with the predominant horizontal alignment of existing windows and doors. The bottoms of all new windows shall also be so aligned except (a) for bathrooms, kitchens, closets and stairways; and (b) where such alignment would be inconsistent with these standards.



Landscaping	Project Complies		
	Yes	No	N/A
<b>A. Landscaping of Street-facing Yards.</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Trees.</b>			
1. <b>Prohibited Species.</b> Palm trees are not permitted unless the City's solid waste program accepts palm fronds for composting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <b>Maintenance of Existing Mature Trees During Construction.</b> 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 <u>native</u> 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."	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEFINING "NATIVE", OR APPLY TO ALL SPECIES EXCEPT EUCALYPTUS, BLACK LOCUST, ACACIA, MOUNTAIN PINE. (ADD ANY OTHER SPECIES TO THIS LIST CONSIDERED UNDESIRABLE, INCLUDING INVASIVE).

## ADDITIONS AND NEW BUILDINGS ON LOTS WITH EXISTING BUILDINGS

These standards apply to additions to 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
<b>A. Maintenance of Existing Features.</b> The construction of additions 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Maintenance of Porches.</b> An addition shall not result in the enclosure of an existing porch.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. Roof Form and Pitch.</b> An addition shall maintain the roof form(s) of the existing building and match the existing roof pitch. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. Roof Eaves.</b> An addition or new building must include eaves of the same depth as the eaves on the existing building. <del>Where existing eaves have a depth of 18 or more inches, the addition or new building shall have eaves with a depth of at least 18 inches.</del>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>E. Porch Columns.</b> An addition 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 <sup>2</sup> of the existing building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>F. Windows.</b> The windows on street-facing façade(s) of an addition or new building must meet the following standards.			
1. <b>Orientation.</b>			
a. If the windows of the existing building are vertically oriented (taller than they are wide), then the windows of the proposed project shall also be vertically oriented.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If the existing building exhibit groupings of windows, the proposed project may replicate these groupings. Such groupings can include but are not limited to:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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).			
2. <b>Proportions.</b> Windows on the addition or new building shall match the proportions (ratio of height to width) of the windows that predominate (occur most frequently) on the existing building. <i>and window</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Including depth.

that match

Including the separation (usually can be 11) between each window

*Type (double hung, casement, etc.), material and finish (color, etc.)*

<sup>2</sup> 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 A.

*SEE ALSO WINDOW COMMENTS ON PAGES 4*



Additions and Additional Buildings	Project Complies		
	Yes	No	N/A
<p><b>3. Major Divisions.</b></p> <p>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 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 have vertical divisions.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4. Alignment.</b></p> <p>a. The windows on an addition shall align horizontally (side to side) with existing windows on other floors of the building.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b. The tops of new windows in an addition shall align vertically with the tops of existing windows on the same story of the building.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>G. Trim.</b> The proposed addition or new building shall include window and corner trim of the same depth and width (to within 1/2 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>H. Materials.</b> The primary exterior material(s) used on an addition 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:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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, <i>and otherwise visually match the existing siding.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Board and batten siding. Note: 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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Wood shingles. Note: Where the existing building has 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, <i>and must visually match the existing shingles.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. Stucco.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. Pressed brick.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. Stone, including architectural terra cotta and other stone-like materials.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. "Half timber," consisting of individual pieces of dimensioned lumber surrounded by stucco.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## UPPER-STORY ADDITIONS

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

Upper-story Additions	Project Complies		
	Yes	No	N/A
<b>A. Distinction.</b> The upper floor(s) must be delineated from the first floor with either: <ol style="list-style-type: none"> <li>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</li> <li>2. A change in materials between the first floor and upper floor(s).</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Windows/Openings.</b> Any part of the addition that faces a street shall include windows or other openings. No blank wall shall face a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. Window Alignment.</b> On street-facing facades, new upper-floor windows must align with the first-floor windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. Plate Height.</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>E. Privacy Standards.</b> 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: <ol style="list-style-type: none"> <li>1. Sill height at least 60 inches above the finished floor.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ol style="list-style-type: none"> <li>2. Window located such that the centerline of the glazing is offset more than two (2) lateral feet from the centerline of any glazing on an existing dwelling on an adjacent lot.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ol style="list-style-type: none"> <li>3. Any window sash located partially or entirely below 60 inches from the finished floor consists of frosted or obscured glass. (Frosted or obscure glass shall mean glass patterned or textured such that objects, shapes, and patterns beyond the glass are not easily distinguishable.)</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>F. Second-Story Additions to Bungalows.</b> If a new second story will be added to an existing one-story bungalow house, the second-story addition shall: <ol style="list-style-type: none"> <li>1. Have a side-facing gable roof or hipped roof; and</li> <li>2. Be recessed a minimum of 15 feet from the face of the front façade.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>G. Rear Additions.</b> A two-story addition to the rear of an existing one-story house shall be on a slab-on-grade foundation in order to reduce the overall height of the addition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vertically align



ALLOW EXCEPTIONS FOR VICTORIAN AND COLONIAL REVIVAL BUILDINGS AS PER THE GUIDE TO RESIDENTIAL DESIGN. SEE COVER LETTER. *Objective Design Review Standards for One- and Two-Family Dwellings* 12/13/21

### RAISING A BUILDING

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
<b>A. Standards.</b> If a building is raised to add a new floor below, the following standards apply.			
1. <b>Height/Proportions.</b> The height of the new first story (the raised part of the structure) shall be no more than 0.6 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 (2) below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <b>Mitigating Design Treatments.</b> 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 one or more of the following design treatments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. A horizontal water table ("belly band") positioned on the building exterior to meet the 0.6 proportional standard;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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 <i>or the entire front of the building</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The grade at the bottom of the staircase <i>is</i> elevated to provide terraced landings necessary to step up to the existing staircase without extending the staircase. <i>vertically</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. <b>Window Alignment.</b> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## APPENDIX A: ARCHITECTURAL STYLE GUIDES

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The following 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.

### 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

[This booklet will be uploaded to the City's website, and a link will be provided to it here.]

CONSIDER ADDING THE STYLE GUIDES IN THE  
ALAMEDA GENERAL PLAN'S HISTORIC PRESERVATION  
ELEMENT AND IN PDMAS RIGHT. (CITY OF OAKLAND).



# 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.



Windows define and express the style and architectural period of a building through such details as molding profiles, function, size, shape, position, and glazing patterns. Retaining the original windows is one of the best ways to retain the charm, character, and resale value of an older building.

## Design Review Requirements

Any significant changes to the existing windows will require a Design Review. This includes, but is not limited to:

- Any substantial change in size of the window
- Installing a new window to the home
- Installing a new window style that is not considered a restoration

Please submit a hardcopy of the following for a Design Review or a Building Permit:

- Permit Application
- Photograph(s) of the existing window(s) to be replaced
- A brochure of the new replacement window for details such as the window manufacturer and if applicable, model number or style name, e.g. “Marvin Integrity”
- A cross-section of the new windows – usually available from the supplier, brochure, or use the drawings in Attachment 2. If you use the drawings and your proposal is different from the drawings mark up the drawings to show the difference.
- A site plan or floor plan clearly identifying the location(s) of all new replacement window(s)
- A complete window schedule with numbers or letters (i.e. A, B, C, or 1, 2, 3) corresponding to the window locations on the floor or site plan. See Window Schedule.
- A Home Owners Association approval letter if the home is located within an area subject to home owner association design approval

## Design Review Exemptions

Replacement windows are exempt from Design Review if there is no change in size of the opening and either:

- **Replacement “In-Kind”.** If the existing windows are part of the original construction of the house, the replacement window shall visually match the existing windows, including having the dimensions typical of the original window (see *Typical Dimensions* as well as the Design Review Ordinance.); or
- **Restoration.** If restoring previously altered windows, the replacement windows are consistent with the building’s original architectural style (see *Stylistic Consistency Chart*) and visually match the types of windows that would have been used originals (see *Stylistic Consistency Chart* and *Typical Dimensions*).

For more details on window replacement regulations, please refer to “Section III – Building Materials & Detailing” of the *Guide to Residential Design* on the City’s website.

### **Restoration of Previously Altered Windows**

Identify the style of the building and either:

- Use the Stylistic Consistency guide to determine the type, material and design of the new windows, or
- Select other buildings of the same style with original windows; use these windows as models for the restored windows and include photographs of the other buildings with your submittal; or
- If old photographs or plans are available, base the new windows on the photographs or plans and include the photographs or plans in your submittal.

### **Visually Matching Replacement Windows with Existing or Restored Original Windows**

Choose a window that matches type and size of the original windows or, if the original window has been replaced, a window consistent with the building's original architectural style (see *Stylistic Consistency Chart*).

Choose a window that has dimensions typical of the original windows (see *Typical Dimensions of Wood and Steel Windows*).

Replacement windows do not have to be made of the same material (i.e. wood) as the original as long as the visual character of the new windows matches that of the originals. But if the existing or original windows were wood, and if the new window material is different, surfaces must be smooth and flat (not molded), and finishes flat semi-gloss (not gloss).

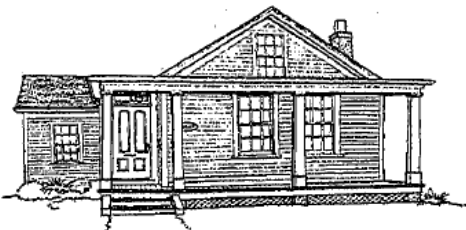
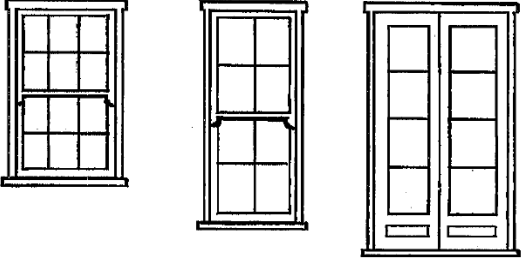
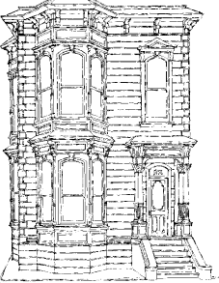
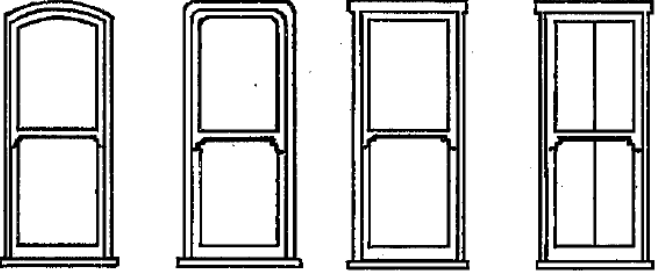



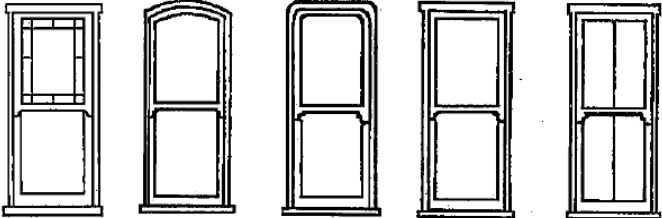

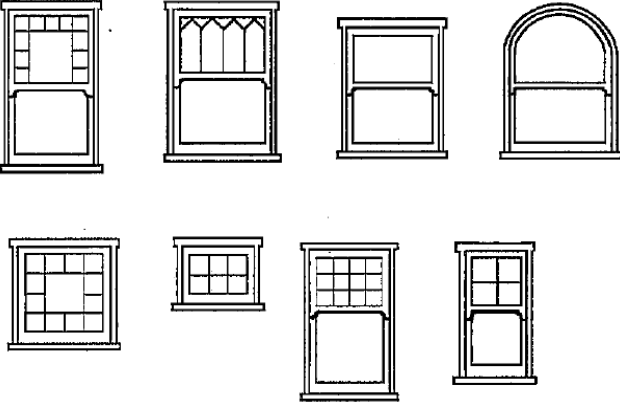
## STYLISTIC CONSISTENCY CHART

### For Pre-1960s Buildings


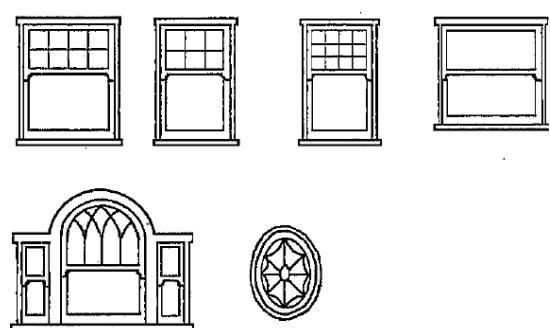
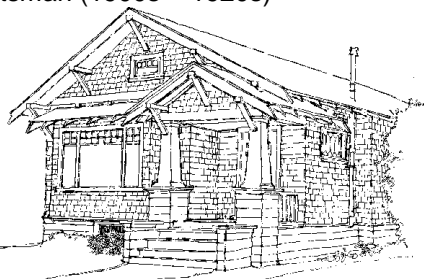


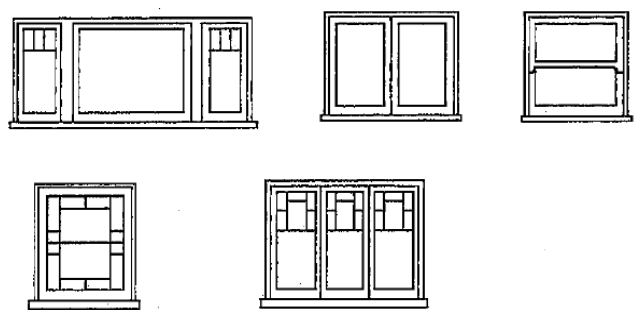
To find the window with the best visual match to the original window, locate your building's architectural style (Column 1) and then review the typical window and muntin types to guide your window replacement decision. If a building has more than one architectural style as shown in the chart, the new windows can relate to any of these styles.

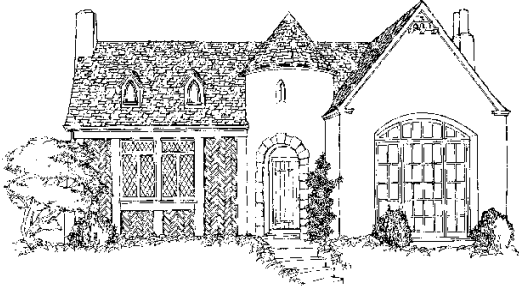
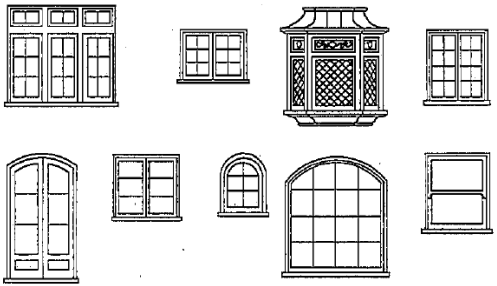

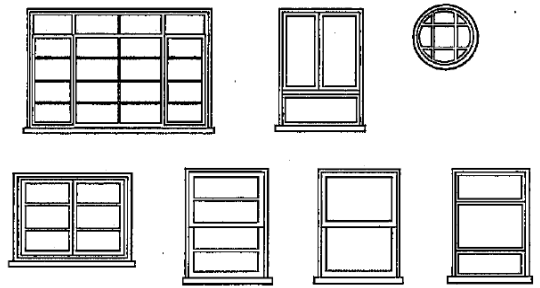
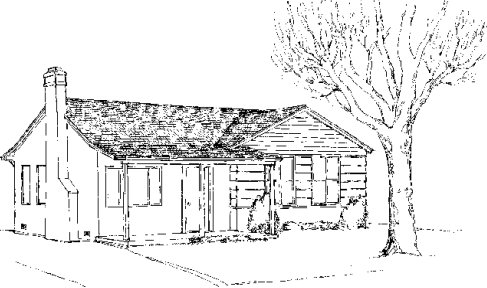
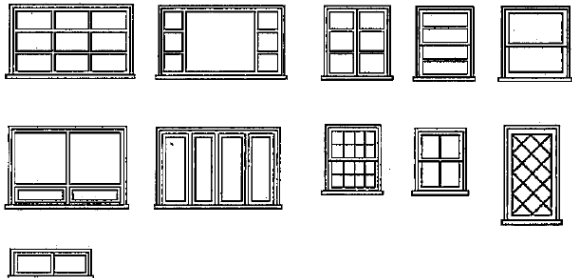
Instead of using the Stylistic Consistency Chart, you can choose window types and designs from original windows on other Alameda buildings with the same style as your building.

Architectural Style of Building	Typical Original Windows			
	Type	Materials	Muntin Patterns	Comments
Pioneer (18402 – 1860s) 	Double hung.	Wood.	 Muntins: Yes	Besides double hung wood sash, wood French doors opening out onto porches and balconies were sometimes constructed.
Italianate (1870s – 1880s)  <small>© City of Oakland</small>	Double hung.	Wood.	 Muntins: Sometimes (usually only at the rear)	Window openings are tall and narrow, enhancing verticality of facades. Curved and arched upper sashes are common. Transom lites over doors are common.

Architectural Style of Building	Typical Original Windows			
	Type	Materials	Muntin Patterns	Comments
<p>Stick/Eastlake (1880s)</p>  <p>© City of Oakland</p>	<p>Double hung. Fixed.</p>	<p>Wood.</p>	 <p>Muntins: Rarely</p>	<p>Stick/Eastlake and Italianate windows are very similar, except Stick/Eastlake are usually not arched. Fixed windows are usually only over stairs, near entries and in attic gable ends and dormers.</p>
<p>Queen Anne (1880s – 1890s)</p>  <p>© City of Oakland</p>	<p>Double hung. Fixed.</p>	<p>Wood.</p>	 <p>Muntins: Often</p>	<p>Many window forms, shapes, and sizes. Complex muntin patterns are common. Stained glass is common. Horizontally curved sash in round towers is common. Fixed windows at same locations as for Stick/Eastlake.</p>



Architectural Style of Building	Typical Original Windows			
	Type	Materials	Muntin Patterns	
Colonial Revival (1890s – 1950s) and Eastern Shingle (1890s – 1910s)  <small>© City of Oakland</small>	Double hung. Casement. Fixed.	Wood. Steel (1920s – 1950s only)	 Muntins: Sometimes	In Alameda, muntins are usually only on upper sash of double-hung windows, except post-1920 Colonial Revival. Upper sash is often shorter than lower sash. Sometimes stained or leaded glass is in upper sash or transoms and fixed sash is near fireplaces and entries and in dining rooms.
Craftsman (1900s – 1920s)  <small>© City of Oakland</small>	Double hung. Casement. Fixed.	Wood.	 Muntins: Usually (recommended)	Living and dining rooms often have a three-part window with a fixed middle sash and casement or double-hung sidelights. See Colonial Revival for stained and leaded glass and fixed sash treatments.
Prairie (1900s – 1920s)  <small>© City of Oakland</small>	Double hung. Casement. Fixed.	Wood.	 Muntins: Usually (recommended)	Windows often feature larger sizes of glass than seen in earlier styles. Windows and sash groupings emphasize horizontality. See Colonial Revival for stained and leaded glass and fixed sash treatments. Three-part window treatments same as Craftsman.

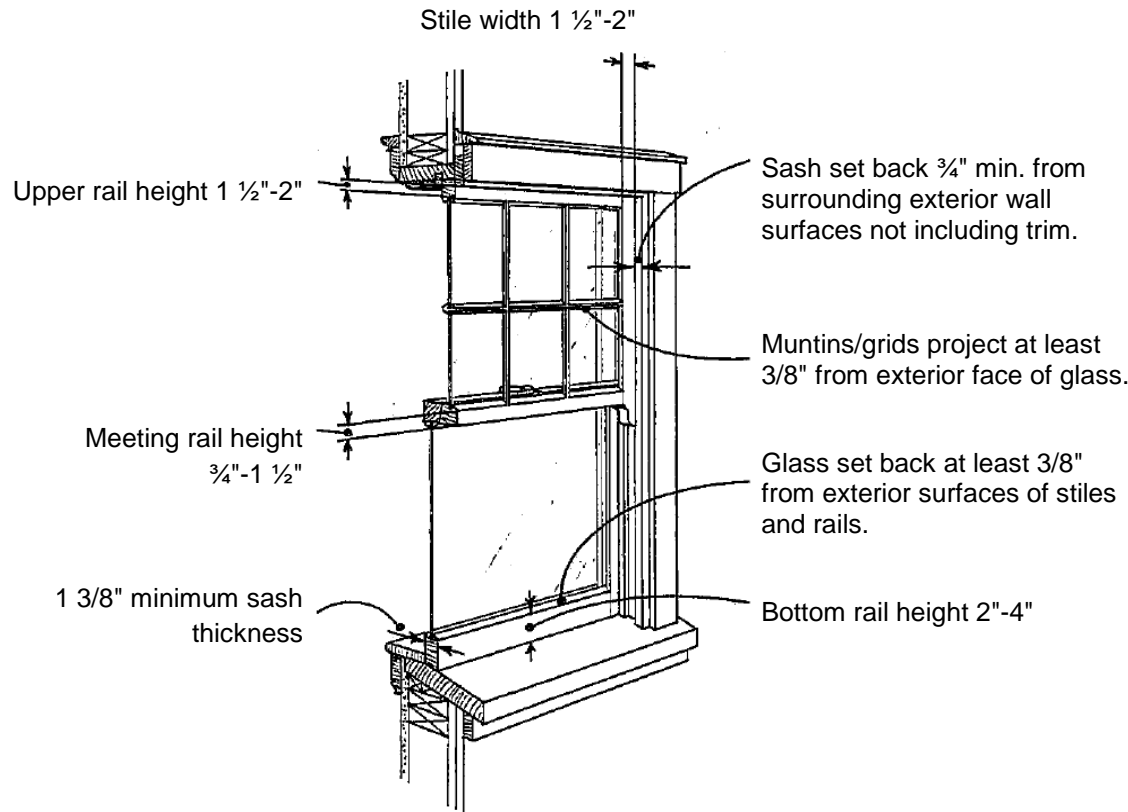
Architectural Style of Building	Typical Original Windows			
	Type	Materials	Muntin Patterns	Comments
Provincial (1920s – 1940s) and Tudor (1900s – 1940s)  <small>© City of Oakland</small>	Double hung. Casement. Fixed.	Wood. Steel (1920s and later)	 Muntins: Usually (recommended)	Three-part window treatments same as Craftsman. Sometimes leaded glass, usually in a diamond pattern.
Streamline Moderne (1930s – 1950s) 	Double hung. Casement. Awning. Vent. Louver. Horizontal sliders.	Wood. Steel. Aluminum. Glass block.	 Muntins: Yes	Muntin patterns are usually horizontal, rather than vertical as seen in earlier architectural styles.
Ranch and Midcentury Modern (1940s – 1950s)  <small>© City of Oakland</small>	Double hung. Casement. Fixed. Horizontal sliders.	Wood. Steel. Aluminum.	 Muntins: Sometimes	Muntin patterns more horizontally oriented. Larger sizes of glass in each lite. Three-part window treatments same as Craftsman.

Copyrighted building illustrations are from [Rehab Right: How to Realize the Full Value of Your Old House](#) by Kaplan and Prentice, City of Oakland Planning Department

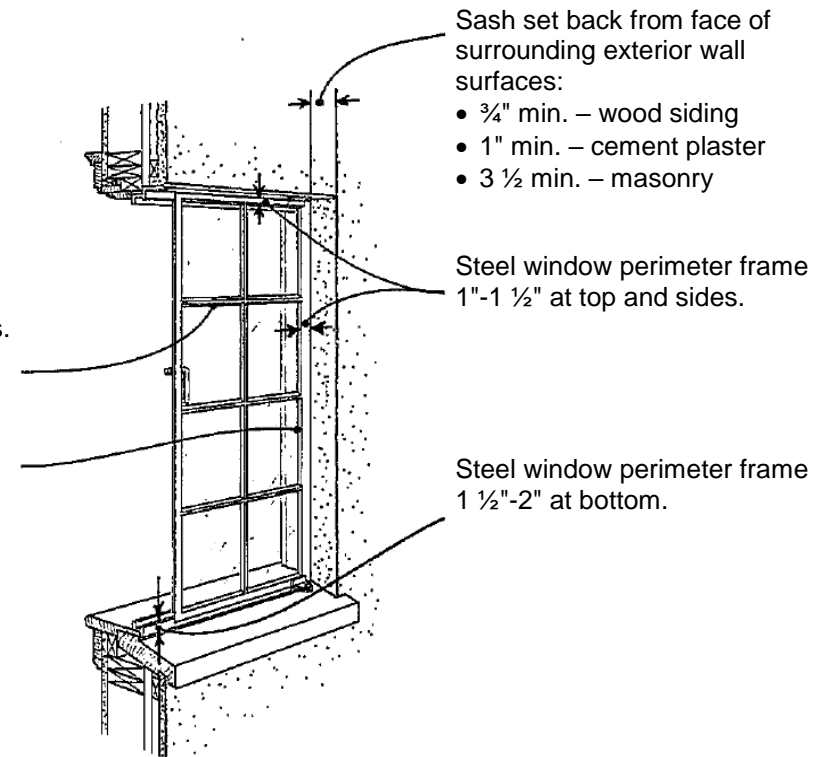


## TYPICAL DIMENSIONS OF WOOD AND STEEL WINDOWS

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.



**Wood Double Hung Sash**  
Typical Dimensions



**Steel Casement Sash**  
Typical Dimensions

## REQUIRMENTS FOR REPLACING BEDROOM WINDOWS IN EXISTING HOMES

Minimum of one (1) window per bedroom unless there is a door to the exterior.

Many fire-related casualties occur when occupants of residential buildings are asleep at the time of the fire. Section 310.4 of the California Building Code requires that:

Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.

1. The net clear opening shall have a minimum net clear openable area of 5.7 square feet.
2. The minimum net clear open width dimension shall be 20 inches.
3. The minimum net clear open height dimension shall be 24 inches.
4. The finished sill height shall not be more than 44 inches above the floor.

Year House Constructed	Does CBC require bedroom egress?	Net Opening Size	Minimum Opening Dimensions (see below)	Sill Height (maximum from finished floor)
Prior to 1964	Window Size Only	6 sq. ft. (Window size only)	None	None
1964 to 1980	Yes	5 sq. ft. (Net Opening)	22 inches – height 22 inches - width	48 inches
1980 to Present	Yes	5.7 sq. ft. (Net Opening)	24 inches – height 20 inches – width	44 inches

Minimum Opening Sizes of at Least One (1) Bedroom Window to Meet Requirements for Emergency Escape and Rescue (in inches)															
Width	20.0	20.5	21.0	21.5	22.0	22.5	23.0	23.5	24.0	24.5	25.0	25.5	26.0	26.5	27.0
Height	41.0	40.0	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31.0	30.4
Width	27.5	28.0	28.5	29.0	29.5	30.0	30.5	31.0	31.5	32.0	32.5	33.0	33.5	34.0	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	25.1	24.9	24.1	24.0

Remember to allow from frame size when measuring width and height. Formula to calculate window square footage: width x height over by 144 (in inches)



## WINDOW SCHEDULE

Site Address: \_\_\_\_\_ Year Built: \_\_\_\_\_ Is property on City Study List or a City Monument:  Yes  No

**Architectural Style of Building:**  Pioneer  Italianate  Stick Eastlake  Queen Anne  Colonial Revival  Craftsman  
 (Check all that apply)  Bungalow  Prairie  Mediterranean  Provincial  Tract/Ranch  Other

	ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE <i>(width) x (depth)</i>	NEW SIZE <i>(width) x (depth)</i>	MUNTINS/ GRIDS
Ex- ample	<i>Kitchen</i>	<i>Double-hung</i>	<i>Casement</i>	<i>Wood</i>	<i>Alum-Clad with Wood core</i>	<i>48" x 36"</i>	<i>96" x 72"</i>	<i><sup>3</sup>/<sub>4</sub>" x <sup>1</sup>/<sub>4</sub>" <i>(width) x (depth)</i></i>
1*								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								

**\* Please show these window numbers on the project plans. Continue on another sheet if your project exceeds 16 window replacements.**

AAPS RECOMMENDED ADDITIONS TO 12/22/20 DRAFT OBJECTIVE DESIGN REVIEW STANDARDS Pg. ①

\* = HIGH PRIORITY  
\*\* = HIGHEST PRIORITY

1/5/21

EXHIBIT 5

DRAFT 10-4-19

4. Architecture (Combine with Section 4—"Building Mass and Articulation" of the Draft Objective Design Review Standards and/or with the indicated provisions from the Citywide Design Review Manual.)

A. To ensure that the proposal's architectural detailing is well-executed, the detailing shall be derived from one or more existing buildings that are either Alameda Historical Monuments or on the Historic Building Study List that exhibit the proposal's selected architectural style. For proposals that use a "Modern" architectural style, as defined in Section 4.3 of the Citywide Design Review Manual, the detailing derived from any of the following buildings shall be accepted:

1925 Park St.

Alameda Theater Cineplex addition at 2301 Central Avenue

(List other buildings—perhaps good examples in Alameda Landing?)

The address and photographs of the existing prototypical buildings shall be included as part of the proposal's application, along with photographs of the prototypical details that will be used. The proposed detailing shall be consistent with the dimensions, locations, proportions and, for repetitive elements (such as dentils and brackets on cornices and entablatures), spacing.

\* B. On street-facing elevations and except: (i) where the proposal's architecture is "Streamlined Modern" or "Modern" as defined in Section 4.3 of the Citywide Design Review Manual; and (ii) for ground floor non-residential space:

(i) Use window sash with vertical rather than horizontal proportions (taller than wide), although grouping of such windows may be in horizontally-proportioned openings; and

INCLUDE IN 12/22/20 CONCEPT SECTION

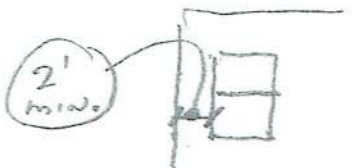


PERMITTED



NOT PERMITTED EXCEPT AS NOTED

\* (ii) Position windows at least 2 feet from building corners.



PERMITTED



NOT PERMITTED EXCEPT AS NOTED



INCLUDED IN 12/22/20 CONTEXT SECTION

C. For all street-facing doors and windows:

- (i) Arrange doors and windows in vertical alignments between floors and the tops of doors and windows in horizontal alignments;



PERMITTED

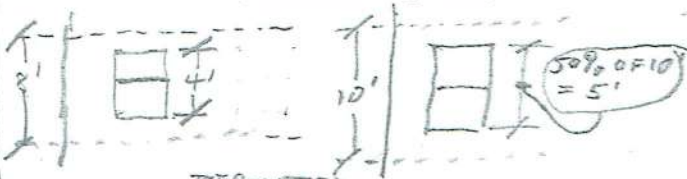


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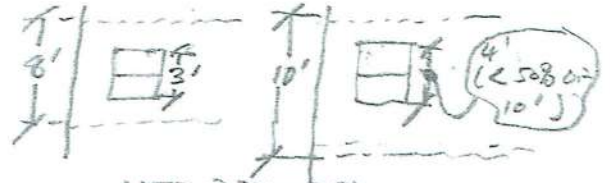
- (ii) Use consistent shapes and dimensions;

- (iii) For at least 2/3 of the windows on each floor on each elevation except for ground-floor non-residential space: (a) horizontally align the bottoms of the windows; and (b) provide window heights of at least 4 feet or 50% of the floor-to-ceiling height (whichever is greater);

\*



PERMITTED



NOT PERMITTED

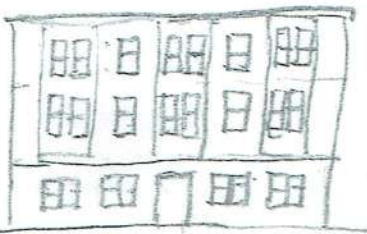
- (iv) Do not use random fenestration patterns;



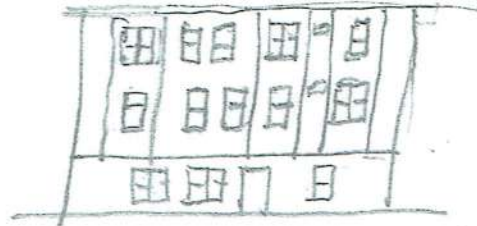
NOT PERMITTED

D. On street-facing elevations, arrange windows, bay windows and vertical facade articulations in a regular rhythm, with equal spacing between windows or window groups and between vertical articulations.

INCLUDED IN 12/22/20 CONTEXT SECTION



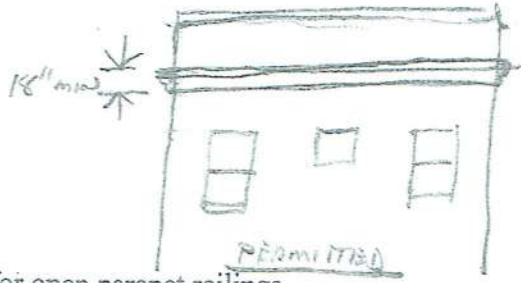
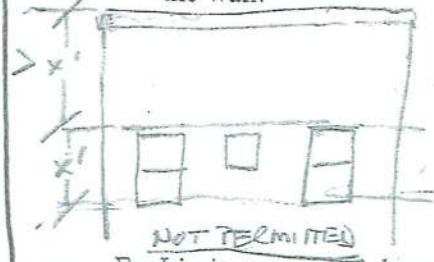
PERMITTED



NOT PERMITTED

E. Unless a sloped roof is provided, avoid a horizontal separation between the tops of the top floor windows and the top of the wall that exceeds the height of two-thirds of the top floor windows on each street-facing elevation without providing a horizontal molding at least 18 inches in height 50% of the distance from the top of the windows to the top of the wall.

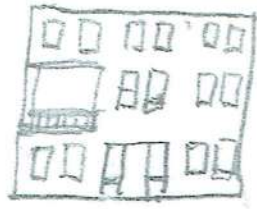
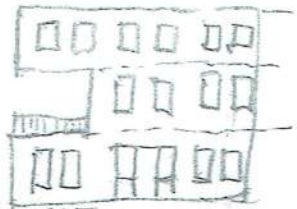
\*\*



F. Limit parapet heights to 3 feet, except for open parapet railings.

G. Do not set back portions of floors below cantilevered upper floors or roofs at building corners without corner columns. Any such setbacks shall not exceed one story.

\*



H. If the wall height of a new building exceeds the wall height of an adjacent building across a side lot line by at least 8 feet (approximately one story) and the adjacent building's wall height is at least 18 feet (approximately two stories), set the new building's walls that face the adjacent building and exceed the adjacent building's wall height by 8 feet so that they do not penetrate a 45° skyplane angled upward from the top of the new building's side-facing walls and originating at the height where the new building's side-facing walls exceed the adjacent building's wall height by 8 feet.

which

8'

45° SKYPLANE

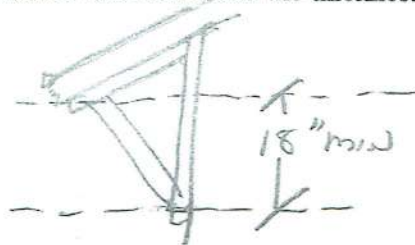




- I. For new buildings over three stories with sloped roofs, enclose the top floors within the roof envelope, using dormers and, for gable roofs, gable ends to maximize floor area.

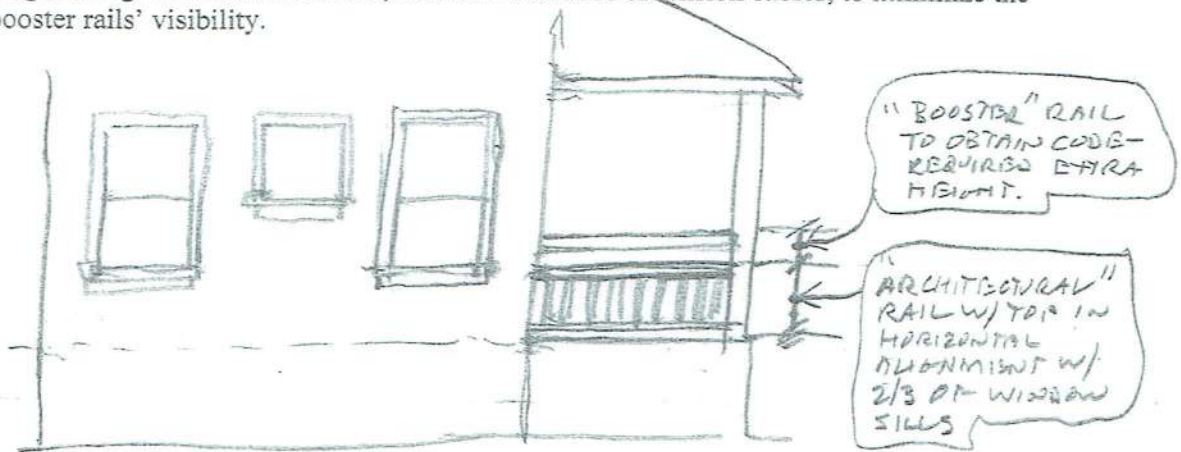
- J. If brackets are used under roof eaves, balconies and other projections: (i) the bracket height from the base of the strut (or similar outward and upwardly angled supportive element) to the edge of the roof eave shall be at least 18 inches: and (ii) the width of each bracket member at least 3 1/2 inches and the thickness of each bracket member at least 2 1/2 inches.

\*\*



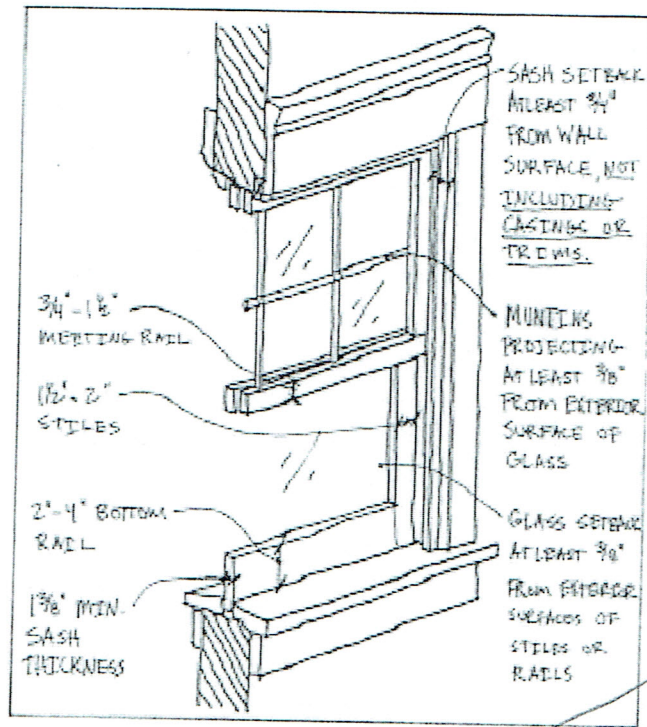
- K. The tops of porch and balcony guardrails shall horizontally align with at least two-thirds of the window sills on the same floor on each street-facing elevation. If the guardrails must be higher to conform with the building code, provide a supplemental or "booster" rail that extends along the top of the "architectural" rail to obtain the required additional height using attenuated materials, such as metal rods or tension cables, to minimize the booster rails' visibility.

\*



- L. All street-facing projecting porches and balconies shall have roofs. All projecting balconies shall have columns supporting the roof except where the proposal's architecture is "Streamlined Moderne" or "Modern".

- 3.3 Clean and properly tuck-point brick walls. Clean masonry structures with nondestructive methods to maintain the integrity of the brick or stone surface. Do not sandblast masonry or other materials. Refer to National Parks Service website at [www2.cr.nps.gov/tps/tax/rhb/stand.htm](http://www2.cr.nps.gov/tps/tax/rhb/stand.htm) for further discussion regarding non-destructive cleaning methods.



and other dimensions consistent with those shown in the above diagram.

Guideline 3.4: Encouraged - Typical dimensions for wood window on upper floors.

- 3.4 On upper floors, either use recessed wood windows or recessed metal or vinyl windows (or other window materials) with a wood-like quality with substantial looking smooth surfaced (not molded) stiles and rails and glazing recessed at least 3/8 inches. Muntins or grids, if used, should project at least 3/8 inches from the glazing surface. Do not use horizontal sliders.



## Integrating New Buildings with Neighboring Buildings

- 4.2 Carry through the horizontal lines from neighboring buildings in cornices, tops and bottoms of windows, storefronts and other horizontal elements. Also maintain the rhythm established by vertical elements such as the width of storefronts and the width and placement of upper floor windows.



Guideline 4.2: **Encouraged** - Continue the horizontal lines and vertical rhythm of existing neighboring buildings.

- 4.3 Do not mix architectural styles on the same building.
- 4.4 Do not design buildings or storefronts in “corporate” or “franchise” styles, where chain store business uses a particular building type, style or combination of architectural elements that is intended to be synonymous with that business.

These businesses must adapt their building designs to the traditional character of Webster Street.



Guideline 4.4: **Discouraged** - Do not design buildings or storefronts in “corporate” or “franchise” styles.

**From:** Sylvia Martinez [mailto:smartinez@alamedahsg.org]  
**Sent:** Wednesday, February 10, 2021 10:41 AM  
**To:** Allen Tai <ATai@alamedaca.gov>  
**Cc:** Vanessa Cooper <vcooper@alamedahsg.org>  
**Subject:** [EXTERNAL] Draft Objective Design Review Standards

Hello, Allen,

In anticipation of further affordable housing development in the City of Alameda, we appreciate the chance to comment on the objective design standards. Since failure to meet even one of these standards puts a project in discretionary review, we are concerned about the more costly requirements, and the choice between a streamlined review and a lengthier, more public process that may not necessarily result in lower costs. Our own development history in Alameda is that a more public process will increase costs considerably. Under new State of California guidelines, cost of development is now the determining factor (the tiebreaker) for developments for a significant majority of the State's housing funds. In a highly competitive environment, we cannot afford to decrease our options for success by costly design requirements.

Notably, some of the requirements conflict with other standards, such as combating sea rise and low water use. For instance, meeting a standard of 75% plant-based landscaping is expensive to install and maintain and uses scarce water supplies. In most of Alameda, there is not a recycled water supply to tap into to minimize potable water use. In addition, the North Housing site may need to be raised to meet sea level rise requirements, in which case there may be retaining walls, pedestrian pathways (including ADA switchbacks for public access) which will be a barrier to meeting the 75% plant-based landscaping requirement. Likewise, the prohibition against using bark or rock mulch (which many single family homes in Alameda are converting to these days) is a cost issue for us.

In general, affordable housing prefers the option for flat roofs, both to shield equipment on a compact and densely built site, and to provide for locations for solar. Affordable housing is typically required to provide more renewable energy generation than a market rate development. The need to match 'a reference building' will almost always require a non-flat roof option in Alameda, which is more costly and also loses the opportunity for roof-top solar.

Finally, as you know, affordable housing developers throughout the Bay Area are moving to modular construction as a means to lower costs as well as to speed the completion of affordable homes during the housing crisis. Some of the details required under the draft objective housing standards make it more difficult for modular housing systems to be used efficiently, especially, the required architectural façade offsets, inset windows, and prohibition on exterior walkways/"motel balconies." The change in building materials and window details are costly, and need to be built into the modular design. We would have liked to be able to use color as a differentiator in many of these circumstances, rather than expensive material changes or window framing additions. A recent Turner Center Case Study on SF's 833 Bryant PSH development highlighted streamlined design, such as a "single floor plan for all units, allowing the off-site manufacturer to program one large construction run, maximizing their production efficiency" and "vertically-stacked units with no need for excess circulation spaces." 833 Bryant used a



streamlined objective design standard process to save both time and money by avoiding public scrutiny which typically adds costs. It achieved a laudable goal of a 30% decrease in cost and development timeline.

In general, we would have preferred to see the Standards offer the flexibility of an option *to forgo a number of the objective standards* (similar to the density bonus rules, which allow a certain number of deviations or exceptions for affordable housing) *or to have fewer minimum requirements altogether* (i.e. have the City prioritize their Standards, and not require all projects to meet all of them). Meeting all of these criteria will be a financial and competitive challenge for affordable housing developers in Alameda.

We know that the Planning Department continues to strive to be a good partner in developing much-needed affordable housing in Alameda. We hope that these comments can help guide policy in a direction that assists affordable housing developers in meeting the housing needs of all Alamedans.

Best regards,

Sylvia Martinez  
Director of Housing Development  
Housing Authority of the City of Alameda  
701 Atlantic Ave.  
Alameda, CA 94501  
(510) 747-4343

*My pronouns are she/her/hers.*

**PLEASE NOTE:** AHA OFFICES ARE CLOSED TO THE PUBLIC EFFECTIVE MONDAY, MARCH 16, 2020. To help curb transmission of the novel coronavirus (COVID-19), effective Monday, March 16, 2020, the Housing Authority of the City of Alameda (AHA) will suspend public access to the main office and the site offices for the duration of the shelter in place. Please see our website, [www.alamedahsg.org](http://www.alamedahsg.org), for additional information. AHA will provide reasonable accommodations upon request.

Please Note: Our offices are open Monday through Thursday 8:30 a.m. to 5:00 p.m.

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April 5, 2023

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

**Subject: Objective design review standards (Item 7-C on Historical Advisory Board’s 4-6-23 agenda and Item 5-A Planning Board’s 4-10-23 agenda) –AAPS comments.**

Dear Boardmembers:

The Alameda Architectural Preservation Society (AAPS) would again like to thank the Planning Board and staff for revisiting the Objective Design Review Standards and for including the Historical Advisory Board (HAB) in the discussion.

We have the following recommendations and comments on the standards, which are supplemented and/or expressed in more detail in the attachments, especially Attachment 1 for the Multifamily Standards and Attachment 2 for the 1-2 Unit Standards. We have previously submitted most of these comments, but some have been modified or supplemented by new comments, in some cases in response to the staff report proposals.

**A. General Comment- 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 units (emphasis on plural added), and therefore meaning multi-unit housing development projects regardless of affordability.

Except for projects with high levels of affordability as discussed in Item B.8 below, 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.** Applicants who find the standards to be too restrictive can always opt for discretionary design review.



## B. Multi Family Standards

- 1. Expand the TDA to include all of the Webster Street Business District and all of the North Park Street area.** The 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. 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 areas east and west 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 (Attachment 3). However, Park Street north of Buena Vista Avenue and some portions of Clement and Blanding Avenues have relatively few pre-1942 buildings and might be excluded from the TDA.

- 2. 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.** The five lot/250 foot method is not well-suited to the historic business districts due to the frequent wide range of historical architectural styles and, at some locations, significant gaps in the historic fabric due to parking lots, gas stations and other incompatible elements. The reference buildings would still be pre-1942 structures.

The details for implementing this methodology would still need to be fleshed out. Possible options include selecting the reference buildings from those with "N" or "S" ratings from the Historic Building Study List or, alternatively, a list of "thematic buildings" within each district or possibly all of the districts.

- 3. Section 6C -- Selecting reference buildings or reference features for projects within the TDA: 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.
- 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. See Attachment 1 for specific recommendations.

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 achieve this. We have previously provided examples of these additional standards. See the examples of such standards in the attached 10/4/19 draft (revised 1/5/21) that was previously submitted to the Planning Board (Attachment 4).
6. **Windows.** The Housing Authority has expressed concerns that the 6”, 4” and 2” inset window provisions could add significant 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 window diagram is very important, although there could, perhaps, be additional flexibility in the dimensions. The diagram is on Page 13 of 15 of Attachment 1 and also includes typical dimensions for early 20<sup>th</sup> 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 20<sup>th</sup> 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.

We have suggested modifications to the dimensions in the attached diagram to provide more flexibility. In addition to the changes shown on the diagram, the 3/8” recess of the glazing from the surrounding stiles and rails and for the thickness of any muntins as shown on the diagram should be changed to 5/16”.

We are researching staff’s concerns regarding the cost effectiveness and waterproofing issues for various window options and have been in discussions with staff, architects and contractors. Window issues are complex and will need more analysis following the April 6 and April 10 meetings.

7. **Continue horizontal lines from neighboring buildings in cornices, tops and bottoms of windows and other horizontal elements.** This helps maintain architectural cohesiveness within block faces. Prior to the early 20th century, this was standard practice in most areas with attached buildings and/or buildings with narrow side yards. It is highly evident in the older parts of European cities and older US cities and it is still discernible along older portions of Park Street and many other older parts of Alameda.



This provision is similar to the language in Section 4.2 of the Webster Street Design Manual. (See Attachment 5, Page 2)

8. **Relax some of the standards within the TDA and elsewhere for 100% affordable housing projects to address Alameda Housing Authority comments.** 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 typical for-profit development.

We reviewed the Alameda Housing Authority's February 10, 2021 email to planning staff (Attachment 6) 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.

### C. 1-2 Unit Standards

As we have previously stated, we believe that the 1-2 unit standards are generally very good, especially the stated intent that the overall approach is to require any additions or alterations to match the existing building as is currently set forth in the City's Guide to Residential Design. However, some provisions need some clarifications and refinements:

1. **Adversely altered buildings.** If the building's original architecture has been adversely altered (including windows, surface materials and/or detailing incompatible with the building's original architectural style), language should be added to the standards requiring the new work to conform with the original architectural treatments. The language in Section 6E of the Multi-Family Standards might be useful for this purpose.
2. **Windows.** Require new windows to be consistent with the City's Replacement Window Styles Guide (Attachment 7), including the diagrams for wood and metal windows, with the understanding that alternative materials are permitted as long as the windows conform with the diagram dimensions and other provisions. See also Comment B.6 above.
3. **Modification of golden mean requirement to facilitate lifting of buildings with raised basements to create habitable space.** These comments respond to the staff report proposal. In areas where high water tables would significantly increase the costs or feasibility of conforming with the golden mean, the following techniques to achieve substantial conformity with the golden mean should be considered:
  - a. Raise surrounding grade along the street-facing elevations.

- b. Reposition existing water tables (or in the few cases where the existing building does not have a water table), provide a water table or other substantial horizontal molding (perhaps with an 8” minimum height) near the top of the basement level to give the appearance of golden mean conformity when viewed from the exterior rather than the existing method that is based only on the positioning of the interior floors and ceilings.

Alternatively, the existing building can be raised to allow a full first floor, thereby converting the existing one-story/raised basement building to a full two-story building with the existing porch/entry elements relocated to the new first floor level, as already provided in the Guide to Residential Design, Preferably this would be positioned directly below the existing entry location, including relocation of columns, moldings, railings and other character-defining features and with the new first floor to visually read as at least 1’ above surrounding grade.

**4. Apply the Multifamily Standards context provisions to new 1-2 unit construction to vacant lots and the front portion of a developed lot.** Add the following provision:

*“New construction on vacant lots or the front portion of a developed lot shall conform with the context section of the Multi-Family Objective Design Review Standards, even if this results in a design that does not conform with any existing building on the lot”.*

See Attachment 2’s marked-up pages for specific and relatively minor additional comments.

Going forward, we recommend that a joint meeting of the Planning Board and HAB be scheduled to help ensure that HAB comments are fully communicated to the Planning Board. Staff’s proposal to “verbally” provide HAB comments from April 6 to the Planning Board on April 10 will probably not be sufficient. In the past, HAB comments on the Objective Design Review Standards and the Housing Element were either not fully communicated to the Planning Board or not communicated at all.

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

Sincerely,

Christopher Buckley, Chair  
Preservation Action Committee  
Alameda Architectural Preservation Society

Attachments: (1) Marked up Multifamily ODRS  
(2) Marked up 1–2 unit ODRS  
(3) North of Lincoln Historic Building Report by Judith Lynch  
(4) Recommended additional standards to address façade composition and details



- (5) Pages from Webster Street Design Manual
- (6) 2/10/21 email from AHA to Allen Tai
- (7) City of Alameda Replacement Window Styles Guide

cc: Andrew Thomas, Allen Tai, Henry Dong, 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)



May 31, 2023

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

**Subject: Draft Revised Objective Design Review Standards (Item 4-A on Historical Advisory Board's 6-1-23 agenda and tentatively scheduled for Planning Board's 6-26-23 meeting) – Preliminary AAPS comments.**

Dear Boardmembers:

The Alameda Architectural Preservation Society (AAPS) would like to thank the Historical Advisory Board and Planning Board for supporting many of the recommendations in our attached April 5, 2023 letter, notably adding the North Park Street Districts to the Traditional Design Area (TDA) and defining the context area for the Park Street and Webster Street Business Districts as the **entire district** rather than the 250 foot/five closest lot method applicable elsewhere. And we very much thank staff for incorporating these recommendations into the draft revised standards.

We are still reviewing the drafts so the following comments are preliminary and subject to modification.

**A. Context methodology for the Park Street and Webster Street Business Districts and the “Stations”.** The following refinements of the context methodology should be considered:

- 1. Define the context area for each “station” as the area within the C-1 Zone for that station.** This is similar to the Park Street and Webster Street methodology. The staff report states that applying the Park Street/Webster Street methodology to the Stations is unnecessary given the small size of each station area. But the context issues regarding the Stations are similar to those for Park Street and Webster Street, e.g. numerous properties with post-1942 buildings or which are underutilized and do not function as good reference sites for context purposes. In addition, commercial buildings have storefronts, which should not be subject to the same contextual criteria applicable to adjacent residential areas.



**2. Consider allowing selection of “N” or “S” reference buildings for purposes of the Stations to be ALL such buildings within the station areas collectively.**

This approach could be expanded to include N’s and S’s within the Park Street and Webster Street districts and further expanded to allow selection of N’s and S’s for Park Street and Webster Street to be from both those districts as well as the Stations. These expansions would allow project sponsors a wider range of reference buildings to choose from.

A list of all of the “N” and “S” buildings within the Park Street and Webster Street Business Districts and the Stations should be provided to the Historical Advisory Board and Planning Board review before the “N”/”S” methodology is finalized.

**3. Within the Park Street and Webster Street districts and the Stations, consider treating storefronts (and perhaps first floors) differently for context purposes from the rest of the building.**

One approach would be to rely, regardless of context, on the storefront provisions in Standards 5F through 5K applicable to the TDA for mixed use development.

**B. Other comments.** Some of the recommendations in Items B.3, B.4, B.5, B.6 and B.7 of our attached April 5, 2023 letter appeared to have fallen through the cracks. We therefore reiterate these recommendations. (Note: staff has advised us that they are continuing to work on the window provisions in the revised draft standards, which is the topic addressed by item B.6.)

Some of the above comments are presented more specifically along with other comments in the marked up pages from the existing standards that are Attachments 1 and 2 to our April 5, 2023 letter.

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

Sincerely,

Christopher Buckley, Chair  
Preservation Action Committee  
Alameda Architectural Preservation Society

Attachment: AAPS April 5, 2023 letter

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

