

**Design Review Conformance Matrix - 1431 Franklin St.
Commercial Proposal (PLN20124)**

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
Zoning Regulations (OMC Title 17)				
	Chapter 17. 58 CBD-P Central Business District Pedestrian Retail Commercial Zone			
	Sec. 17.58.060 A. Zone Specific Standards, Table 17.58.03			
	<u>Minimum Lot Dimensions</u>			
	Lot Width mean	25 ft.	approx. 99.6 ft.	Complies
	Frontage	25 ft.	100.18 ft.	Complies
	Lot Area	4,000 sf	20,974 sf	Complies
	<u>Minimum/Maximum Setbacks</u>			
	Minimum Front Setback	0 ft.	0 ft.	Complies
	Maximum front and street side for the first story (see Additional Regulation #3 at https://library.municode.com/ca/oakland/codes/planning_code?nodeId=TIT17PL_CH17.58CBCEBUDIZORE_17.58.060PRDEST)	5 ft.	0 ft.	Complies
	Maximum front and street side for the second and third stories or 35 ft., whatever is lower (See Additional Regulation #3 at https://library.municode.com/ca/oakland/codes/planning_code?nodeId=TIT17PL_CH17.58CBCEBUDIZORE_17.58.060PRDEST)	5 ft.	0 ft.	Complies
	Minimum interior side	0 ft.	0 ft.	Complies
	Rear	0 ft.	0 ft.	Complies
	<u>Design Regulations</u>			
	Ground floor commercial facade transparency	65%	66.50%	Complies
	Minimum height of ground floor Nonresidential Facilities	15 ft.		Complies
	Minimum separation between the grade and ground floor living space	N/A		Not applicable
	Sec. 17.58.060 B. Design Standards Applying to All Zones			

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	1. Entrance.	<p>Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.</p>		Does not comply

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	2. Ground Floor Treatment.	<p>All ground-floor building materials shall be durable, of high quality, and display a sense of permanence. Such materials include, but are not limited to stone, tile, brick, metal panel systems, glass, and/or other similar materials. Further, the ground level of a newly constructed building shall be designed to enhance the visual experience for pedestrians and distinguish it from upper stories. This is achieved by designing a building base that is distinct from the rest of the building through the use of some combination of change of material, enhanced detailing, lighting fixtures, cornices, awnings, canopies, and/or other elements. For buildings with nonresidential ground floor space, visual interest shall also be achieved through modulating the ground floor into a regular cadence of storefront sized windows and entrances.</p>		Does not comply
	3. Active Space Requirement.	<p>For newly-constructed principal buildings, parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the ground floor of the principal building except for incidental entrances to such activities elsewhere in the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Subsection [B4].</p>		Complies

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	4. Parking and Loading Location.	For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Open parking areas shall not be located between the sidewalk and a principal building.	87 regular and accessible parking spaces. Six tandem parking spaces.	Complies
	5. Massing.	The mass of newly-constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.	The proposed building is broken into four main pieces.	Does not comply

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	6. Upper Story Windows.	An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.	The building façade proposes a high level of glazing above the ground floor.	Complies
	7. Building Terminus.	The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that soften the truncated tops of buildings, cornices, and other architectural forms. These rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view.		Does not comply

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	8. Utility Storage.	For newly-constructed buildings, areas housing trash, storage, or other utility services shall be located in the garage or be otherwise completely concealed from view of the public right-of-way. Backflow prevention devices shall be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view from the public right-of-way unless required otherwise by a department of the City.		Complies
	Sec. 17.58.060 C. Height, Bulk, and Intensity, Height Area 7, no limit Table 17.58.04 Height, Density, Bulk, and Tower Regulations			
	<u>Maximum Density (Sq. Fr. Of Lot Area Required Per Unit)</u>			
	Maximum Height of Building Base	120 ft.	62.5 ft.	Complies
	Maximum Height, Total	No height limit	425 ft.	
	Minimum Height, New principal buildings	45 ft.	425 ft.	Complies
	<u>Maximum Lot Coverage</u>			
	Building base (for each story)	100% of site area	100%	Complies
	Average per story lot coverage above the building base	85% of site area of 10,000 sf., whichever is greater	85%	Complies
	<u>Tower Regulations</u>			
	Maximum average area of floor plates	No maximum	approx. 17,000 sf	Complies
	Maximum tower elevation length	No maximum	380.5 ft.	Complies
	Maximum diagonal length	No maximum	215.5 ft.	Unknown
	Minimum distance between towers on the same lot	No minimum	Only one tower is proposed.	Complies
	Sec. 17.58.070 C. Usable open space standards, Table 17.58.05, Required Dimensions of Usable Open Space	This Section contains the usable open space standards and requirements for residential development in the CBD Zones. These requirements shall supersede those in Chapter 17.126.	Unclear	

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	Private open space	10 ft. for space on the ground floor, no dimensional requirement elsewhere.	Unclear	
	Public Ground-Floor Plaza open space	10 ft.	Unclear	
	Rooftop open space	15 ft.	Unclear	
	Courtyard open space	15 ft.	Unclear	
	17.116.080 - Off-street parking— Commercial Activities, A. Minimum Parking for Commercial Activities			
	Total Required Parking	No spaces required.	87 parking spaces. Six tandem spaces.	Exceeds the minimum.
	17.116.080 - Off-street parking— Commercial Activities, B. Maximum Parking for Commercial Activities			
	Maximum Number of Parking Spaces	Ground floor: One (1) space for each three hundred (300) square feet of floor area; Above Ground floor: One (1) space for each five hundred (500) square feet of floor area.	1,866	Complies
Design Guideline for Corridors and Commercial Areas				
	Guiding Principles			Compliance Analysis
	1. Build upon patterns of urban development that lend a special sense of place. - Enhance existing neighborhoods that have a well-defined and vibrant urban design context. - Develop attractive urban neighborhoods in areas where they do not currently exist.			Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	<p>2. Provide elements that define the street and the place for pedestrians.</p> <ul style="list-style-type: none"> - Locate buildings to spatially define the street. - Construct high quality storefronts and ground floor residential space. - Create a connection between the public right of way and ground floor activities. - Reduce the negative visual impact of on-site parking. - Enhance the pedestrian space by framing the sidewalk area with trees, awnings, and other features. 			Does not comply
	<p>3. Allow for a diversity of architectural expression to prevent monotony.</p> <ul style="list-style-type: none"> - Allow for street fronts with a variety of architectural expression that is appropriate in its context. - Respect the design vocabulary of historic and established neighborhoods while allowing for a variety of architectural styles. 			Does not comply
	<p>4. Encourage high quality design and construction.</p> <ul style="list-style-type: none"> - Add visual interest and distinction to the community. - Construct buildings with high quality materials and detailing that make a lasting contribution. - Develop buildings with pleasing compositions and forms. 			Does not comply
	<p>6. Create transitions in height, massing, and scale.</p> <ul style="list-style-type: none"> - Achieve a compatible transition between areas with different scale buildings. 			Does not comply
	<p>7. Use sustainable design techniques.</p> <ul style="list-style-type: none"> - Treat on-site stormwater. - Use green building techniques. 			Does not comply
	Guidelines			Compliance Analysis
	<p>#1.1.1 Commercial Building Placement</p> <ul style="list-style-type: none"> - Spatially define the street front by locating storefronts near the property lines facing the corridor and adjacent to one another. 			Complies
	<p>#2.1.1 Integrate open space into the site plan.</p>			Complies

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	# 2.1.2 Site common open space to be easily accessible to residents and/or the public.			NA
	# 2.1.3 Wherever feasible, orient group open space to have solar exposure and toward living units or commercial space.			NA
	# 3.1.1 Place parking areas and parking podiums behind active space or underground.			Complies
	# 3.1.2 Limit driveways, garage doors, and curb cuts on the corridor.			Complies
	# 3.3.1 Locate loading docks out of view from the corridor.			Complies
	# 3.3.2 Locate service elements such as utility boxes, transformers, conduits, trash enclosures, loading docks, and mechanical equipment screened and out of view from the corridor.			Complies
	# 3.3.2 [sic] Size, place, and screen rooftop mechanical equipment, elevator penthouses, antennas, and other equipment away from the public view.			Does not comply
	#4.2.1 Provide a high proportion of glazed surfaces versus solid wall areas in all storefronts.			Complies
	#4.2.2 Provide the elements of a successful storefront.			Does not comply
	#4.2.3 Consider operable storefront windows that open interior spaces to the sunlight and views of sidewalk activity.			Does not comply
	#4.2.4 Provide ground floor architectural detailing that provides visual interest to pedestrians and distinguishes the ground floor from upper floors.			Does not comply
	#4.2.5 Coordinate horizontal ground floor features with other commercial facades to create a unified composition at the street wall.			Does not comply
	#4.2.6 Do not set back the ground floor of commercial facades from upper stories			Complies
	#4.2.7 Provide floor space dimensions and facilities that create an economically viable and flexible commercial space.			Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	#4.3.1 Integrate garage doors into the building design and reduce their prominence on the street.			NA
	#4.3.2 Establish prominent and frequent entrances on facades facing the corridor.			Does not comply
	#4.4.1 Install consistently spaced street trees, extend an existing positive street tree context, and install trees appropriate for the zoning district.			Does not comply
	#4.4.2 Place features that create a transition between the sidewalk and the development.			Does not comply
	#5.1.1 Integrate the various components of a building to achieve a coherent composition and style.			Does not comply
	#5.1.2 Reduce the visual scale of a large building frontage.			Does not comply
	#5.2.1 Relate new buildings to the existing architecture in a neighborhood with a strong design vocabulary.			Does not comply
	#5.3.1 Avoid large blank walls on the street facade of a building; provide visual interest when blank walls are unavoidable.			Complies
	#5.3.2 Integrate architectural details to provide visual interest to the façade of a building.			Does not comply
	#5.4.2 Provide a roofline that integrates with the building's overall design concept.			Does not comply
	#5.4.3 Design parking structure facades as an integral part of the project it serves, consistent in style and materials with the rest of the project.			NA
	#5.4.4 Integrate balconies into the design of a building.			NA
	#6.1.1 Install durable and attractive materials on the ground floor façade of buildings.			Does not comply
	#6.1.2 Recess exterior street-facing windows.			Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	#6.3.1 Exterior materials on the upper levels of buildings should create a sense of permanence, provide an attractive visual quality, and be consistent with the design concept of the building.			Does not comply
	#6.4.1 Implement sustainable development methods.			Unclear
	#9.1.1 Design developments to maximize the natural surveillance of the streetscape and open space.			Does not comply
	#9.1.2 Establish "territoriality" at a development. Territoriality is the principle of providing clear delineation between public, private, and semi-private areas, to make it easier for pedestrians to understand the function of an area and participate in an it's appropriate use.			Unclear
	#9.3.1 Control access into a development			Unclear
	#9.4.1 Promote activity at a development. For example, create an atmosphere conducive to pedestrian travel or developing well- designed frontages, and a connection between private and public space.			Does not comply
	Historic Preservation Element, Policy 3.5, Findings:			
	1. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or			Does not comply
	2. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or			Does not comply
	3. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.			Does not comply
	Conditional Use Permit Criteria			
	Sec. 17.134.050			Compliance Analysis

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;			Does not comply
	B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;			Does not comply
	C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;			Complies
	D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;			Does not comply
	E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.			Does not comply
	Sec. 17.58.060. Table 17.58.03, Additional Regulation #3d:			

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	The maximum yard requirements above the ground floor may be waived upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, the proposal must also meet each of the following criteria:			
	i. It infeasible to both accommodate the use proposed for the space and meet the maximum yard requirement;			NA
	ii. The proposal will not weaken the street definition provided by buildings with reduced setbacks; and			NA
	iii. The proposal will not interrupt a continuity of 2nd and 3rd story facades on the street that have minimal front yard setbacks.			NA
	<u>Regular Design Review</u>			
	Sec. 17.136.050 - Regular design review criteria, B. For Nonresidential Facilities and Signs			
	1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;			Does not comply
	2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area			Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council			Does not comply
	Sec. 17.58.060. Table 17.58.03, Additional Regulation #3c:			
	In the CBD-P, CBD-C, and CBD-X Zones, these maximum yards apply to seventy-five percent (75%) of the street frontage on the principal street and fifty percent (50%) on other streets, if any. All percentages, however, may be reduced to fifty percent (50%) upon the granting of Regular design review (see Chapter 17.136 for the design review procedure). In addition to the criteria contained in Section 17.136.050, the proposal must also meet each of the following criteria:			
	i. Any additional yard area abutting the principal street is designed to accommodate publicly accessible plazas, sidewalk cafes, or restaurants;			Does not comply
	ii. The proposal will not impair a generally continuous wall of building facades;			Complies
	iii. The proposal will not weaken the concentration and continuity of retail facilities at ground-level, and will not impair the retention or creation of an important shopping frontage; and			Does not comply
	iv. The proposal will not interfere with the movement of people along an important pedestrian street.			Complies
	Sec. 17.136.055 B – Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area District Zones, 2. Findings			

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	a. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;			Does not comply
	b. New street frontage has forms that reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street			Does not comply
	c. The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.			Does not comply
	d. The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results			Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	e. Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and			NA
	g. For construction of new principal buildings:			
	i. The project will not cause the API to lose its status as an API;			Does not comply
	ii. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and			Does not comply
	iii. The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.			Does not comply