

PROPOSED MULTI-TRACK DESIGN REVIEW PROCESS FOR RESIDENTIAL AND MIXED-USE PROJECTS			
	<i>PROJECT TYPE</i>	<i>DECISION-MAKER</i>	<i>APPEAL</i>
EXEMPT	<p>Construction not requiring building permit</p> <p>Interior alterations</p> <p>New construction on a lot in a subdivision or master-planned development with design review approval based on a determination of compliance with approved plans</p> <p>Alterations, additions, or construction subject to review by the Alameda County Parks, Recreation, and Historical Commission or another body the County designates to review properties that are of historical significance</p> <p>Exempt signs and awnings</p> <p>Landscaping less than 2,500 square feet required in connection with alteration of existing structure</p> <p>Any project consistent with previous design review approval, per State or federal law or public agency requirements (e.g. wheelchair ramps to comply with ADA)</p> <p>Anything else that the Director deems to have a negligible visible effect</p>	<p>Ministerial staff-level review for compliance with applicable development regulations or approved plans.</p>	<p>Planning Commission</p>

<p>TRACK 1</p>	<p>Minor additions and alterations that do not exceed 1,000 square feet of building area (500 in A District), or 10 percent increase in floor area, whichever is less.</p> <p>Remodel of exterior commercial façade.</p> <p>Construction of an accessory structure that does not exceed 400 square feet</p> <p>Any single-family detached residential structure on a single lot, detached accessory unit on a lot with an existing single family detached structure, or attached duplex structure not exceeding 5,000 sq. ft. gross square feet</p> <p>Modification of more than 2,500 square feet or landscaped area or any reduction in landscaped area of mixed-use or multi-family residential projects.</p> <p>Signs, awnings, and fences that do not qualify for exemption</p>	<p>Ministerial staff-level review for compliance with design review checklist based on illustrated design review guidelines and new development standards.</p>	<p>None</p>
<p>TRACK 2</p>	<p>Any Track 1 project that is more than 50% taller or with FAR more than 50% greater than average of residential structures on abutting parcels</p> <p>Any residential or mixed-use project that exceeds Track 1 thresholds or doesn't score sufficient points for checklist approval</p> <p>Any Track 1 project that requires an administrative use permit for construction</p>	<p>Planning Director or "peer" review by in-house architectural consultant</p>	<p>Planning Commission</p>

	Parcel maps		
TRACK 3	<p>Any residential or mixed-use project that exceeds Track 2 thresholds</p> <p>All tentative maps (except for condominium conversions with no physical alterations)</p> <p>Any project that requires a Planning Commission use permit or variance for construction and exceeds Track 2 thresholds</p> <p>All other applications subject to design review.</p>	Options to be decided may include design sub-committee of the Planning Commission or MAC or other body to be established.	Planning Commission