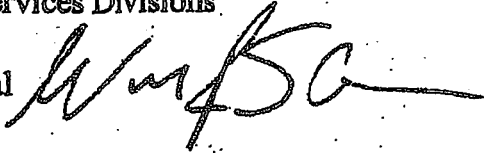


# CITY OF SAN LEANDRO

## MEMORANDUM

**DATE:** December 21, 2005

**TO:** Planning Services and Building and Safety Services Divisions

**FROM:** William Schock, Zoning Enforcement Official 

**BY:** Sally Barros, Planner II

**SUBJECT:** ZEO Interpretation of Zoning Code Article 5, Sections 2-580 H(2), 2-582 D(6c), and 5-2512(B), and Article 25, Section 5-2512, related to massing of two-story additions and new dwellings

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The Zoning Code requirement for massing of new two-story homes or two-story additions to single-family homes is outlined in Zoning Code Sections 2-580 H(2) and 2-582 D(6-c) as follows:

The visual mass of the home is de-emphasized. The home appears in scale with the surrounding homes. The building's surfaces should be articulated in a manner that reduces the appearance of blocky or massive features, and architectural features, detailing, and/or landscaping should subdue, rather than accentuate the prominence of larger homes.

Furthermore, the massing standards for new two-story duplexes or two-story additions to create a duplex in Article 25, Section 5-2512, include:

The building(s) have adequate articulation, with appropriate window placement, use of detailing, and/or changes in building planes to provide visual interest....If the proposal is for an addition to an existing building, such additions shall appear as an integral element of the building. Additions shall not have a "tacked-on" appearance....

It is the interpretation of the Zoning Enforcement Official that two-story additions, when placed alongside or to the rear of an existing dwelling, typically do not meet the intent of the above-referenced Zoning Code standards for building massing. Such additions often lack adequate articulation, have haphazard window placement with massing that accentuates a blocky appearance of the structure. Furthermore, the additions frequently appear to be two separate buildings without any common architectural theme or style.

It is not the intent to limit architectural styles, but rather to encourage visual interest and promote architectural harmonization of dwelling features. To do so, the following guidelines will be used when evaluating a project:

1. The addition should be integrated over not less than 30 to 50 percent of the existing structure.

2. The structure shall appear as if it were designed and constructed as a whole, with consistent use of roof form and details, window details and exterior materials on all building sides.
3. Walls and horizontal surfaces should have sufficient architectural features to provide visual interest and minimize a blocky appearance.
4. Roof surfaces and pitch should be harmonious and consistent with the proposed style of the building.
5. The total area of the second story should not exceed seventy-five (75) percent of the home's first floor area. *(For the purposes of this calculation only, if the first floor has an attached garage, the garage's square footage may be included in the first floor's floor area. However, the attached garage's square footage shall continue to be discounted when determining the home's existing floor area for the purpose of determining whether the proposed addition is classified as a Major Site Plan Review [more than 100% of the existing floor area]).*

For the purposes of future approvals of Site Plan Review applications, all applications that are submitted after January 1, 2006 shall adhere to the above interpretation of the massing standards. Note that the above discussion also pertains to proposals of new three-story homes and additions that create a third story.