



CITY OF OAKLAND RESIDENTIAL ADDITIONS RESULTING IN A TOTAL OF FIVE OR MORE BEDROOMS – CUP FINDINGS

The Zoning Ordinance describes two different types of uses in each zoning district: 1) permitted uses; and 2) conditional uses. Conditional uses are those which require special consideration from the City. The Conditional Use Permit (CUP) process provides the City with the flexibility to determine if a specific use at a certain location will be compatible with the neighborhood. Conditional Use Permits can only be granted if all of the following findings can be made.

Additions to existing residential dwellings that will result in a total of five or more bedrooms have been determined to have specific additional potential impacts warranting additional review criteria.

Please indicate the way in which the proposal meets the following required criteria. Attach additional sheets if necessary.

1. Off-street parking for residents of the entire facility, including any existing facility and any proposed alteration or addition, is provided as specified in subsection (a) or (b) of this section, whichever results in the greater number of parking spaces:
 - a. One space for each three habitable rooms in the facility, as determined in accordance with Section 17.102.280 and rounded to a whole number in accordance with the rules of Section 17.116.050, or
 - b. The number of spaces required in the zone or zones in which the facility is located, as set forth in Section 17.116.060:

2. Off-street parking for visitors of the entire facility, including any existing facility and any proposed alteration or addition, is provided in the amount of 0.2 spaces per dwelling unit, rounded to a whole number in accordance with the rules of Section 17.116.050, or one visitor parking space, whichever is greater:

3. The parking spaces provided in accordance with criteria 1 and 2, and all associated driveways, maneuvering aisles, and other related features, comply with the standards for required parking and loading facilities applicable in the base zone in which the facility is located, as set forth in Sections 17.116.170 through 17.116.290:

4. No parking spaces are located between the front lot line and the front wall of the facility or its projection across the lot, except on steep lots where the difference in elevation of finished grade between the midpoint of the front lot line and the farthest opposite point of the lot depth exceeds a gradient of twenty (20) percent:

5. At least fifty (50) percent of the area between the rear lot line and the rear wall of the facility or its projection across the lot is not used for parking spaces, driveways, maneuvering aisles, or other related features, and meets the standards for group usable open space at Section 17.126.030:

6. The applicable requirements of the buffering regulations in Chapter 17.110 are met:
