



CITY OF OAKLAND

R-70, R-80, AND R-90 RESIDENTIAL ZONES

CUP FINDINGS FOR COMMERCIAL ACTIVITIES

The R-70 High Density Residential Zone is specifically intended to create, preserve, and enhance areas for apartment living in high density neighborhoods with good accessibility to transportation routes and major shopping and community centers.

The R-80 High-Rise Apartment Residential Zone is specifically intended to create, preserve, and enhance areas for high-rise apartment living in high density neighborhoods that are near major shopping and community centers and rapid transit stations.

The R-90 Downtown Apartment Residential Zone is specifically intended to create, preserve, and enhance areas for high-rise apartment living at very high densities within the central business district.

*In the R-70, R-80, and R-90 zones, a conditional use permit for Consultative and Financial Service Commercial Activities may only be granted upon determination that the proposal conforms to the general use permit criteria set forth in Section 17.134.050 and to the **additional** use permit criteria on page one below:*

*In the R-80 zone, a conditional use permit for General Food Sales, Convenience Market, Fast-Food Restaurant, Alcoholic Beverage Sales, or Convenience Sales and Service Commercial Activities may only be granted upon determination that the proposal conforms to the general use permit criteria set forth in Section 17.134.050 and to the **additional** use permit criteria on page two below:*

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

CUP Findings for Consultative and Financial Service Commercial Activities:

1. The proposal involves preservation of an existing building which is architecturally or culturally significant, or which will substantially contribute to the livability of abutting properties and the surrounding neighborhood by providing architectural variety, lower bulk and coverage than otherwise permitted, and a generous amount of open space and landscaping:

2. The proposed activity will generate little or no vehicular and pedestrian traffic beyond that represented by persons working on the premises:

CUP Findings for General Food Sales, Convenience Market, Fast-Food Restaurant, Alcoholic Beverage Sales, or Conveniences Sales and Service Commercial Activities (R-80 Zone only):

A. The proposed activities are intended primarily to serve residents of the facility within which the activities are to be located:
