



CITY OF OAKLAND

S-11 SITE DEVELOPMENT AND DESIGN REVIEW

COMBINING ZONE - DESIGN REVIEW CRITERIA

Design Review is intended to ensure high quality attractive designs that will compliment and benefit the surrounding neighborhood and city as a whole. Design Review is primarily focused on site planning and the exterior appearance of structures. This can include things such as architectural style; design quality; building materials; building mass and bulk; façade articulation; landscaping; preservation of sunlight, views, and privacy; screening of parking and loading areas; and other design related issues. Design Review approval can only be granted if all of the following findings can be made.

The S-11 Site Development and Design Review Combining Zone is specifically intended to preserve and enhance areas subject to the North Oakland Hill Area Specific Plan and to assure that development there is sensitively integrated with the land forms, view corridors, and vegetation masses.

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

1. The siting, clearing, landscaping, and other relevant features of the proposal will conform in all significant respects with the Vegetation Management Prescriptions of the North Oakland Hill Area Specific Plan:

2. The proposal will conform in all significant respects with the Site Development Map of the North Oakland Hill Area Specific Plan with respect to the protection of view corridors and vegetation masses:

3. After due consideration has been given to other criteria, any proposed vehicular access will be provided at the safest point of entry from the appropriate street:

4. The proposal will duly take into account any special geotechnical or similar constraint affecting the property:

5. The proposal will involve the minimum possible amount of grading, consistent with the attainment of other criteria set forth in this section, and that an acceptable grading and/or erosion and sedimentation control plan, where required, has been or will be submitted:

6. In conjunction with criterion 5 of this section, retaining walls of excessive height and/or length will be avoided. Projects involving retaining walls over eight feet in height and/or grading or removal of material in excess of five hundred (500) cubic yards shall be referred to the Director of City Planning for design review pursuant to Chapter 17.136:

7. Fire hydrants will be provided consistent with the city of Oakland Fire Prevention Bureau's requirements:

8. Where feasible, solar orientation and energy conservation techniques will be suitably incorporated in the overall design:

9. If the proposal involves developing dwelling units on a property for which the Site Development Map of the North Oakland Hill Area Specific Plan depicts siting of those facilities, the provisions of Section 17.92.040 will be met:

10. if the proposal involves creating driveway access to Grizzly Peak Boulevard, Skyline Boulevard, Tunnel Road, or Shepherd Canyon Road, it will meet the same criteria as are specified in subsections A and B of Section 17.90.040:
