



# CITY OF OAKLAND

## S-7 PRESERVATION COMBINING ZONE

### DESIGN REVIEW CRITERIA

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*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-7 Preservation Combining Zone is specifically intended to preserve and enhance the value of historic buildings and historic districts that are areas of special importance due to historical association, basic architectural merit, the embodiment of a style or special type of construction, or other special character.*

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

**Design review criteria for additions, alterations, or new construction:**

1. The proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, color, materials, texture, lighting, detailing and ornamentation, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility:

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2. The proposed development will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities. Consideration shall be given to integration with, and subordination to, the desired overall character of any such area or grouping of facilities. All design elements or effects specified in subsection A of this section shall be so considered:

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**-continued-**

**Design review criteria for demolition or removal (projects must comply with both A and B -or- with C):**

A. The affected structure or portion thereof is not considered irreplaceable in terms of its visual, cultural, or educational value to the area or community:

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B. The proposed demolition or removal will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities:

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C. If the proposal does not conform to the criteria set forth in subsections A and B of this section then the proposal conforms with **at least one** of the following criteria:

i. The structure or portion thereof is in such condition that it is not architecturally feasible to preserve or restore it:

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ii. Considering the economic feasibility of preserving or restoring the structure or portion thereof, and balancing the interest of the public in such preservation or restoration and the interest of the owner of the property in the utilization thereof, approval is required by considerations of equity:

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