



CITY OF OAKLAND

S-8 URBAN STREET COMBINING ZONE

ADDITIONAL DESIGN REVIEW CRITERIA & CUP FINDINGS

The S-8 Urban Street Combining Zone is specifically intended to create, preserve, and enhance attractive street and plaza spaces and to assure ground-level continuity of retail and consumer service uses along key shopping frontages.

*In the S-8 zone, a conditional use permit for any use under Sections 17.86.050, 17.86.070, or 17.86.080 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 following **additional** use permit criteria:*

*Also in the S-8 zone, proposals requiring Regular Design Review may only be granted upon determination that the proposal conforms to the Regular Design Review criteria set forth in Section 17.136.050 and to the following **additional** design review criteria:*

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

Additional Design Review Criteria (Section 17.86.110):

- A. That the proposal will be compatible with an atmosphere of quality and refined architectural taste appropriate to a highly urban commercial center:

- B. That the design of ground-level facilities will be interesting to pedestrians and will preserve, and where possible enhance, the basic continuity of key shopping frontages:

- C. That the building facade and other walls will be considered and treated as a whole, and in relationship to adjoining buildings:

D. That all signs will be harmonious with the architectural design of the building and adjacent buildings, and will not cover or detract from desirable architectural features:

Conditional Use Permit Findings (Section 17.86.100):

A. That the proposal will not detract from the compact, urban character of the area:

B. That the proposal will not impair a generally continuous wall of building facades:

C. That the proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not break up an important shopping frontage:

D. That the proposal will not interfere with the movement of people along an important pedestrian street:

E. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council:
