



CITY OF OAKLAND

JOINT LIVING AND WORK QUARTERS

CONDITIONAL USE PERMIT 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.

Joint living and work quarters is defined as residential occupancy by not more than four persons, maintaining a common household of one or more rooms or floors in a building originally designed for industrial or commercial occupancy which includes: (1) cooking space and sanitary facilities which satisfy the provisions of other applicable codes; and (2) adequate working space reserved for, and regularly used by, one or more persons residing therein.

17.102.190(C) Joint living and work quarters.

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

1. The workers and others living there will not interfere with, nor impair, the purposes of the particular zone:

2. That the workers and others living there will not be subject to unreasonable noise, odors, vibration, or other potentially harmful environmental conditions:

3. The nonresidential floor area is concentrated in a central area within the unit and provides a functional open area for working activities:

4. The working area(s) are clearly distinguished from residential areas, including kitchen and eating areas:

5. The nonresidential floor area is conveniently accessible from bedrooms or sleeping spaces:

6. The project includes provisions for the delivery of commercial items. This may include, but is not necessarily limited to, the following: (a) Service elevators designed to carry and move oversized items; (b) Stairwells wide and/or straight enough to deliver large items; (c) Loading areas located near stairs and/or elevators; (d) Wide corridors for the movement of oversized items:

7. Facilities, such as a commercial sink or other equipment, are provided in the work area to accommodate work activities:
