



CITY OF OAKLAND JUSTIFICATION FOR GRANTING REGULAR DESIGN REVIEW

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.

Regular Design Review approval can only be granted if all of the following applicable findings from Chapter 17.136 can be made:

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

A. FOR RESIDENTIAL FACILITIES:

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures:

2. That the proposed design will be sensitive to the topography and landscape:

3. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill:

4. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which has been adopted by the Planning Commission or City Council.

4. Continued from previous page (as needed):

B. FOR NON-RESIDENTIAL FACILITIES AND SIGNS:

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

IN ADDITION TO THE BASIC FINDINGS ABOVE, REGULAR DESIGN REVIEW PROJECTS ARE SUBJECT TO THE FOLLOWING APPLICABLE ADDITIONAL FINDINGS:

C. FOR LOCAL REGISTER PROPERTIES THAT ARE NOT LANDMARKS OR LOCATED IN THE S-7 OR S-20 ZONE:

1. That for additions or alterations -

- a. 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, 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.

2. That for demolition or removal,

- 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;

- OR -

- b. The structure or portion thereof is in such condition that it is not architecturally feasible to preserve or restore it;

- OR -

- c. 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.

D. FOR POTENTIAL DESIGNATED HISTORIC PROPERTIES THAT ARE NOT LOCAL REGISTER PROPERTIES:

1. That for additions or alterations,

- a. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design;

- OR -

- b. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood;

- OR -

- c. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

2. That for demolition or removal,

- a. The design quality of the proposed project is at least equal to that of the original structure and is compatible with the character of the neighborhood;

- OR -

b. The public benefits of the proposed project outweigh the benefit of retaining the original structure;

- OR -

c. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

E. FOR RETAINING WALLS:

1. That the retaining wall is consistent with the overall building and site design and respects the natural landscape and topography of the site and surrounding areas;

2. That the retaining wall is responsive to human scale, avoiding large, blank, uninterrupted or undesigned vertical surfaces;

3. That the retaining wall respects the natural topography, avoiding obvious scars on the land;

4. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.
