



**CITY OF OAKLAND**  
**SUBDIVISION OF PROPERTY BETWEEN EXISTING**  
**BUILDINGS (WAIVER OF REQUIREMENTS) – CUP FINDINGS**

*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.*

*The waiver of the minimum lot area, frontage, setback, open space, and/or parking requirements to allow subdivisions between existing buildings has been determined to have specific additional potential impacts warranting additional review criteria.*

*Where a parcel contains two or more existing principal buildings, said parcel may be divided into two or more lots which do not have the minimum lot area, and minimum frontage, yards, open space, and parking requirements otherwise applying to the divided lots may be waived or modified upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134. Each resulting lot shall accommodate at least one existing principal building and shall have frontage on a street. A conditional use permit may be granted only upon determination that the proposal conforms to the general use permit criteria in Chapter 17.134 and to the following **additional** use permit criteria:*

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

**Conditional Use Permit (CUP) Findings for Division of Parcel with Existing Buildings (Section 17.106.010B):**

1. All principal structures existed lawfully under the previous zoning controls, and are habitable or in sound condition:

---

---

---

---

2. The proposal will not result in a lot which is so small, so shaped, or so situated that it would be impractical for subsequent permitted uses:

---

---

---

---

3. The proposal will maintain the existing amount of usable open space and off-street parking spaces for any Residential Facilities involved. If there are more parking spaces or usable open space on the lot than required, then the number of parking spaces and/or amount of open space can be reduced to the minimum required:

---

---

---

---