



CITY OF OAKLAND

S-10 SCENIC ROUTE COMBINING ZONE

ADDITIONAL DESIGN REVIEW CRITERIA & CUP FINDINGS

The S-10 Scenic Route Combining Zone is specifically intended to preserve and enhance areas where hillside terrain; wooded canyons and ridges; and fine vistas or panoramas of Oakland, neighboring cities, or the San Francisco Bay can be seen from the road.

*In the S-10 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:*

*Also in the S-10 zone, a conditional use permit for any use under Sections 17.90.040, 17.90.060, or 17.90.080 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:*

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

Additional Design Review Criteria (Section 17.90.050):

1. The siting, grading, and design will, to the maximum extent feasible, preserve existing live trees and other desirable natural features:

2. The proposed development will, as far as practicable, maintain existing vistas or panoramas which can be seen from the abutting public road and maintain the visual value of the total setting or character of the surrounding area:

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Conditional Use Permit (CUP) Findings for driveway access along Grizzly Peak Boulevard, Skyline Boulevard, Tunnel Road, or Shepherd Canyon Road (Section 17.90.040):

A. Vehicular access cannot reasonably be provided from a different street or other way:

B. Every reasonable effort has been made to share means of vehicular access with abutting properties:

Conditional Use Permit (CUP) Findings for subdivisions in the Shepherd Canyon Corridor (Section 17.90.060):

A. The proposal is consistent in all significant respects with the Shepherd Canyon Corridor Plan:

B. Every reasonable effort has been made to locate the building sites so as to maximize the conservation of open space which is valuable for visual, recreational, ecological, drainage, or safety purposes:

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Conditional Use Permit (CUP) Findings for waiver of certain requirements in the Shepherd Canyon Corridor (Section 17.90.080):

A. The waiver or modification will promote an improved arrangement of structures and circulation which will preserve and enhance open space, for visual, recreational, ecological, drainage, or safety purposes, more effectively than what the standard requirements would allow:

B. There is adequate provision for maintenance of the open space and other facilities within the subdivision or development:
