



CITY OF OAKLAND

S-7 PRESERVATION COMBINING ZONE

ADDITIONAL DESIGN REVIEW CRITERIA

The S-7 Preservation Combining Zone is specifically intended to preserve and enhance the value of historic buildings and historic districts that are areas of special importance due to historical association, basic architectural merit, the embodiment of a style or special type of construction, or other special character.

*In the S-7 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.

Design review criteria for construction or alteration (Section 17.84.040):

A. That 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, color, 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:

B. The proposed development will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities. Consideration shall be given to integration with, and subordination to, the desired overall character of any such area or grouping of facilities. All design elements or effects specified in subsection A of this section shall be so considered:

C. That the proposal conforms with the Design Guidelines for Landmarks and Preservation Districts as adopted by the City Planning Commission and, as applicable for certain federally related projects, with the Secretary of the Interior's Standards for the Treatment of Historic Properties:

Design review criteria for demolition or removal (Section 17.84.050):

A. That the affected structure or portion thereof is not considered irreplaceable in terms of its visual, cultural, or educational value to the area or community:

B. That the proposed demolition or removal will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities:

C. If the proposal does not conform to the criteria set forth in subsections A and B of this section, then the proposal conforms with **at least one** of the following criteria:

1. That the structure or portion thereof is in such condition that it is not architecturally feasible to preserve or restore it:

- OR -

2. That, 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:
