



CITY OF OAKLAND

JUSTIFICATION FOR GRANTING RESIDENTIAL 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. Design Review approval can only be granted if all of the following findings can be made.

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

1. 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. The proposed design will protect, preserve, or enhance desirable neighborhood characteristics:

3. The proposed design will be sensitive to the topography and landscape:

4. If situated on a hill, the design and massing of the proposed building relates to the grade of the hill:

5. The proposed design conforms in all significant respects with the Oakland Comprehensive Plan and with any applicable district plan or development control map which has been adopted by the City Council.

Additional criteria for retaining walls:

6. 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;

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

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