



CITY OF OAKLAND

DEMOLITION OF ROOMING UNITS OR THE CONVERSION OF LIVING UNITS TO A NONRESIDENTIAL USE – CUP FINDINGS

The Zoning Ordinance describes two different types of uses in each zoning district: 1) permitted uses; and 2) conditional uses. 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. Conditional Use Permits can only be granted if all of the following findings can be made.

In the City's nonresidential zones (such as commercial zones), the demolition of existing rooming units or the conversion of living units to a nonresidential use has been determined to have specific additional potential impacts warranting additional review criteria.

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

Projects must conform to at least one of the following criteria:

1. The facility proposed for demolition or the living unit proposed for conversion is unoccupied and is, or is situated in, a residential building that has been found, determined, and declared to be substandard or unsafe pursuant to Section 15.08.350B of the Oakland Housing Code:

2. A replacement rental unit, comparable in affordability and type to each unit proposed for demolition or conversion, will be added to the city's housing supply prior to the proposed demolition or conversion taking place:

3. The benefits to the city resulting from the proposed demolition or conversion will outweigh the loss of a unit from the city's housing supply:

4. The conversion will be an integral part of a rehabilitation project involving both residential and nonresidential activities, and that the rehabilitation project would not be economically feasible unless some nonresidential activity were permitted within it:
