



CITY OF OAKLAND

CONVENIENCE MARKETS, FAST-FOOD RESTAURANTS, & ALCOHOLIC BEVERAGE SALES – 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.

Convenience Markets, Fast-Food Restaurants, and Alcoholic Beverage Sales are all uses which have 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.

1. The proposal will not contribute to undue proliferation of such uses in an area where additional ones would be undesirable, with consideration to be given to the area's function and character, problems of crime and loitering, and traffic problems and capacity:

2. The proposal will not adversely affect adjacent or nearby churches, temples, or synagogues; public, parochial, or private elementary, junior high, or high schools; public parks or recreation centers; or public or parochial playgrounds:

3. The proposal will not interfere with the movement of people along an important pedestrian street:

4. The proposed development will be of an architectural and visual quality and character which harmonizes with, or where appropriate enhances, the surrounding area:

5. The design will avoid unduly large or obtrusive Signs, bleak unlandscaped parking areas, and an overall garish impression:

6. Adequate litter receptacles will be provided where appropriate:

7. Where the proposed use is in close proximity to residential uses, and especially to bedroom windows, it will be limited in hours of operation, or designed or operated, so as to avoid disruption of residents' sleep between the hours of ten p.m. and seven a.m.:

8. Proposals for new Fast-Food Restaurants must substantially comply with the provisions of the Oakland City Planning Commission "Fast-Food Restaurant--Guidelines for Development and Evaluation" (OCPD 100-18):
