



CITY OF OAKLAND HOTELS AND MOTELS 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.

The construction of new hotels and motels 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.

1. The proposal is located in downtown, along the waterfront, near the airport, or along the I-880 freeway, and/or in an area with a concentration of amenities for hotel patrons, including restaurant, retail, recreation, open space and exercise facilities, and is well-served by public transit:

2. The proposal considers the impact of the employees of the hotel or motel on the demand in the city for housing, public transit, and social services:

3. The proposal is consistent with the goal of attracting first-class, luxury hotels in downtown, along the waterfront, near the airport, or along the I-880 freeway which provide: (a) a minimum of one hundred (100) sleeping rooms; (b) a full service restaurant providing three meals per day; and (c) on-site recreational amenities, which may include an exercise room, swimming pool, and/or tennis courts:

4. The proposed development will be of an architectural and visual quality and character which harmonizes and enhances the surrounding area, and that such design includes: (a) site planning that insures appropriate access and circulation, locates building entries which face the primary street, provides a consistent development pattern along the primary street, and insures a design that promotes safety for its users; (b) landscaping that creates a pleasant visual corridor along the primary streets with a variety of local species and high quality landscape materials; (c) signage that is integrated and consistent with the building design and promotes the building entry, is consistent with the desired character of the area, and does not detract from the overall streetscape; (d) the majority of the parking to the rear of the site and where appropriate is provided within a structured parking facility that is consistent, compatible and integrated into the overall development; (e) appropriate design treatment for ventilation of room units as well as structured parking areas; and prominent entry features that may include attractive porte-cocheres; (f) building design that enhances the building's quality with strong architectural statements, high quality materials particularly at the pedestrian level and appropriate attention to detail; (g) lighting standards for hotel buildings, grounds and parking lots shall not be overly bright and shall direct the downward placement of light:

5. The proposed development provides adequately buffered loading areas and to the extent possible, are located on secondary streets:

6. The proposed operator of the facility shall be identified as part of the project description at the time of application:
