

# DEVELOPMENT YIELD STUDY

# 1130 OXFORD ST

07/31/2025



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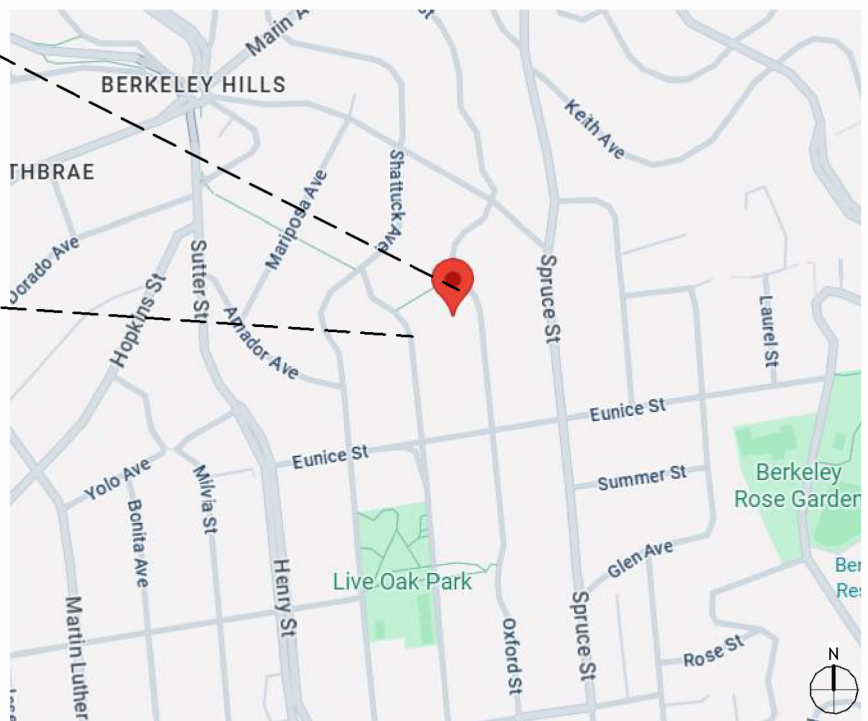
studioKDA



## SITE CONTEXT



## LOCATION MAP



### 1130 OXFORD ST

PARCEL SIZE:  
+/- 1.26 acres (+/-54,847 sqft)

CURRENT / FORMER USE:  
School (Berkely Unified School District)

# ZONING DATA AND RESIDENTIAL ANALYSIS

## SITE ZONING DATA

### SITE INFORMATION

PROJECT ADDRESS:	1130 Oxford St, Berkeley CA 94707
CROSS STREET:	Oxford School Way
APN:	61-2558-17
ZONING DISTRICT:	R-1H
GENERAL PLAN AREA:	Low Density Residential
SPECIAL ZONING OVERLAYS:	Hillside
ZONING ADJACENCIES:	R-1H
LOT SIZE:	+/- 1.26 acres (+/-54,847 sqft)

### SEISMIC SAFTY

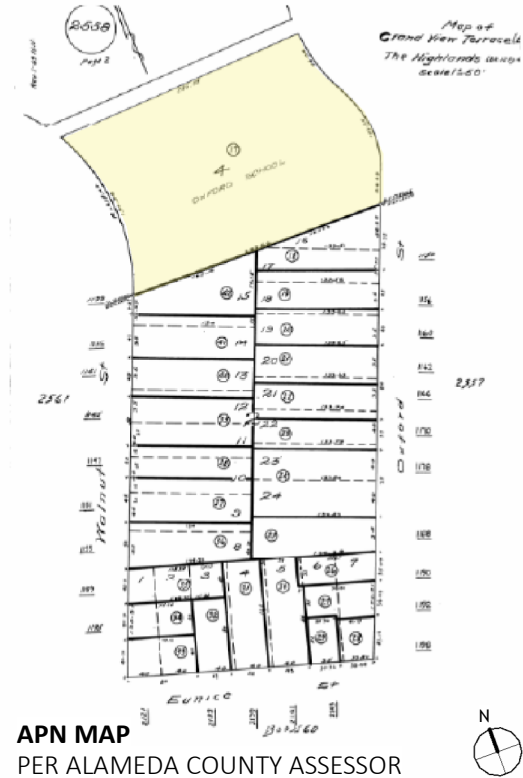
EARTHQUAKE FAULT RUPTURE ZONE:	No
LANDSLIDE ZONE:	Yes
LIQUEFACTION ZONE:	No
UN-REINFORCED MASONRY BLDG:	No

### HISTORICAL PRESERVATION

LANDMARK / STRUCTURE OF MERIT:	No
STRUCTURE > 40 YEARS OLD:	No

### ENVIROMENTAL SAFETY

CREEK BUFFER:	None
ENVIRONMENTAL AREA:	No
FIRE ZONE:	2
FLOOD ZONE (100-YEAR OR 1%):	No



APN MAP

PER ALAMEDA COUNTY ASSESSOR

## RESIDENTIAL USE ZONING ANALYSIS:

The R-1H zoning district is a Single Family Residential zone, which requires minimum 5,000 sqft per lot. Based on the lot size listed above, this would allow for subdivision of the existing lot into 10 new residential lots, 5 facing Oxford St and 5 facing Walnut St.

New primary residences would be allowed to be up to 3 stories and occupy up to 40% of the lot.

One parking space would be required, per primary residence.

Refer to the Primary Residence Development Standards on A03 for additional detail.

Multifamily uses are not allowed in this district. However, a detached ADU would be allowed on each of the 10 lots as well. The ADUs could be up to 1000 sqft in gross floor area and up to 20' tall, allowing for two stories.

Refer to the Accessory Dwelling Unit Development Standards on A03 for additional detail.

The Sample Parcel Plan and Site Plans on A04 and A05 demonstrate subdividing the existing lot in to 10 lots and maximizing the Primary Residence and ADU gross floor area.

*NOTE: Sample Parcel and Site plans provided for illustrative purposes only and do not represent a fully code compliant design. Square footage is based on the given information.*



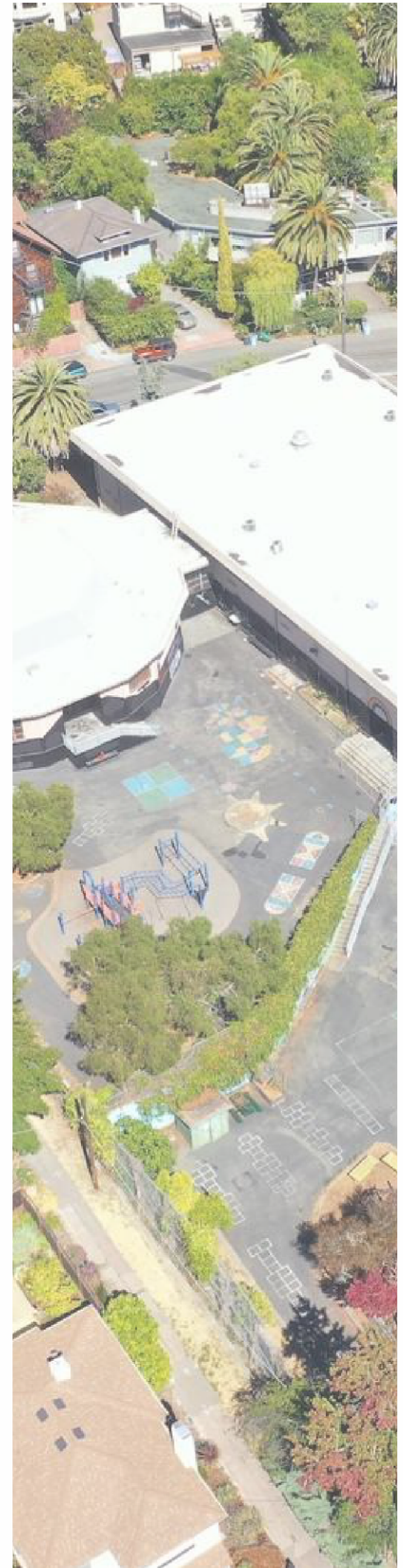
# R1-H DEVELOPMENT STANDARDS

## PRIMARY RESIDENCE DEVELOPMENT STANDARDS FOR R1-H ZONE

	REQUIREMENT	NOTES
<b>YARDS AND HEIGHT</b>		
FRONT YARD SETBACK	20 FT	
SIDE YARD SETBACK (EAST)	4 FT	
SIDE YARD SETBACK (WEST)	4 FT	
REAR YARD SETBACK	20 FT	
BUILDING STORIES	3 STORIES	
AVERAGE HEIGHT	28 FT	Maximum 35 ft. with an AUP.
MAXIMUM HEIGHT	35 FT	Hillside Overlay Requirement
RESIDENTIAL ADDITION MAX HEIGHT	20 FT	Hillside Overlay Requirement
BUILDING SEPARATION, MIN	NO MIN	
<b>AREAS</b>		
LOT AREA-SF	5000 SF MIN	
LOT COVERAGE	40%	
FLOOR AREA RATIO (FAR)	NO MAX	
USABLE OPEN SPACE (UOS)- SF	400 SF MIN / DU	
<b>PARKING</b>		
RESIDENTIAL PARKING SPACES:	1	Road is <26' wide, 1 spot required in Hillside Overlay

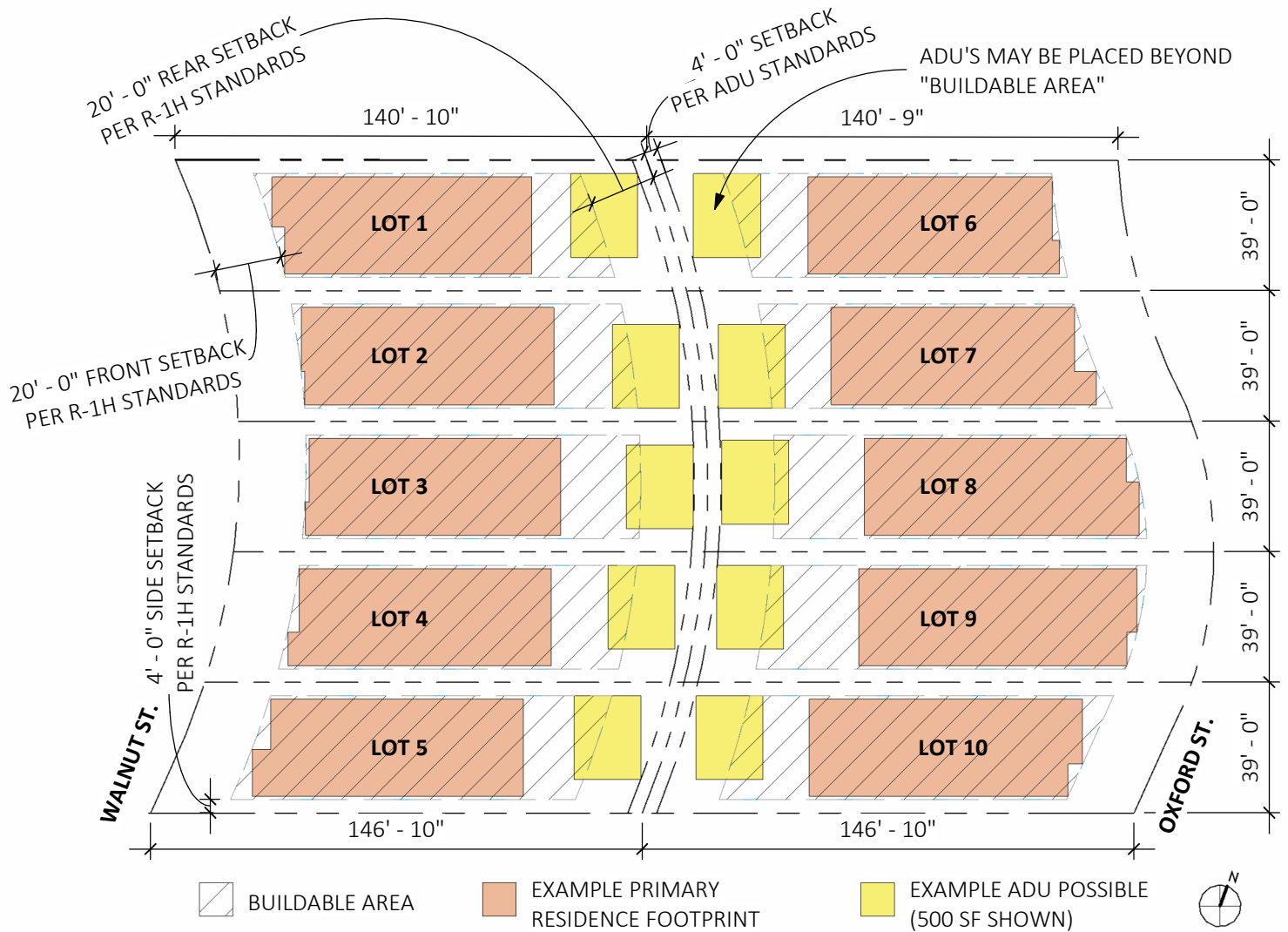
## ACCESSORY DWELLING UNIT (ADU) DEVELOPMENT STANDARDS

	REQUIREMENT	NOTES
<b>YARDS AND HEIGHT</b>		
FRONT YARD SETBACK	20 FT	
SIDE YARD SETBACK (EAST)	4 FT	
SIDE YARD SETBACK (WEST)	4 FT	
REAR YARD SETBACK	4 FT	
MAXIMUM HEIGHT, ATTACHED	25 FT	Maximum 35 ft. with an AUP.
MAXIMUM HEIGHT, DETACHED	20 FT	Hillside Overlay Requirement
BUILDING SEPARATION FOR DETACHED	8 FT MIN	If separation creates ADU of <800 sf, min. sep. can be 5 ft.
<b>GROSS FLOOR AREA MAXIMUM</b>		
STUDIO OR 1 BEDRM	850 SF	
2+ BEDRMS	1000 SF	
<b>VEHICLE PARKING</b>		
RESIDENTIAL PARKING SPACES:	0	Within half mile to public transit per exception





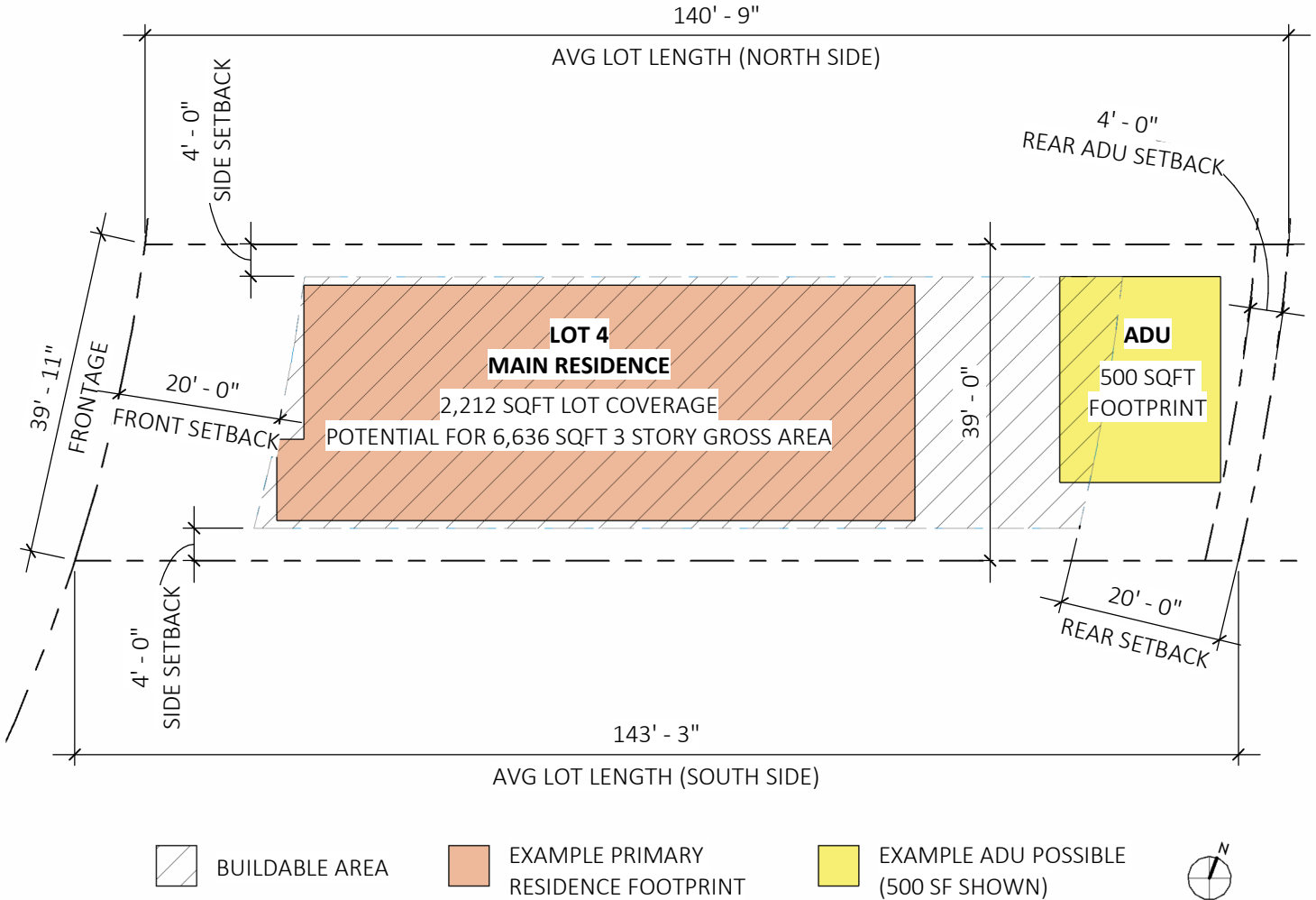
## SAMPLE RESIDENTIAL PARCEL PLAN - SUBDIVIDED LOT



LOT #:	LOT AREA	MAX LOT COVERAGE (40%)	GROSS FLR AREA (ASSUMES 3 STORIES)
LOT 1	5,484	2,194	6,581
LOT 2	5,434	2,174	6,521
LOT 3	5,459	2,184	6,551
<b>LOT 4 (AVG)</b>	<b>5,530</b>	<b>2,212</b>	<b>6,636</b>
LOT 5	5,655	2,262	6,786
<b>LOT 6 (SMALLEST)</b>	<b>5,337</b>	<b>2,135</b>	<b>6,404</b>
LOT 7	5,424	2,169	6,508
LOT 8	5,815	2,326	6,978
<b>LOT 9 (LARGEST)</b>	<b>5,940</b>	<b>2,376</b>	<b>7,127</b>
LOT 10	5,801	2,320	6,961
<b>AVERAGE:</b>	<b>5,588</b>	<b>2,235</b>	<b>6,705</b>

NOTE: Sample Parcel and Site plans provided for illustrative purposes only and do not represent a fully code compliant design. Square footage is based on the given information. Building footprints shown only to illustrate maximum coverage. Actual footprints may vary.

## SAMPLE RESIDENTIAL SITE PLAN



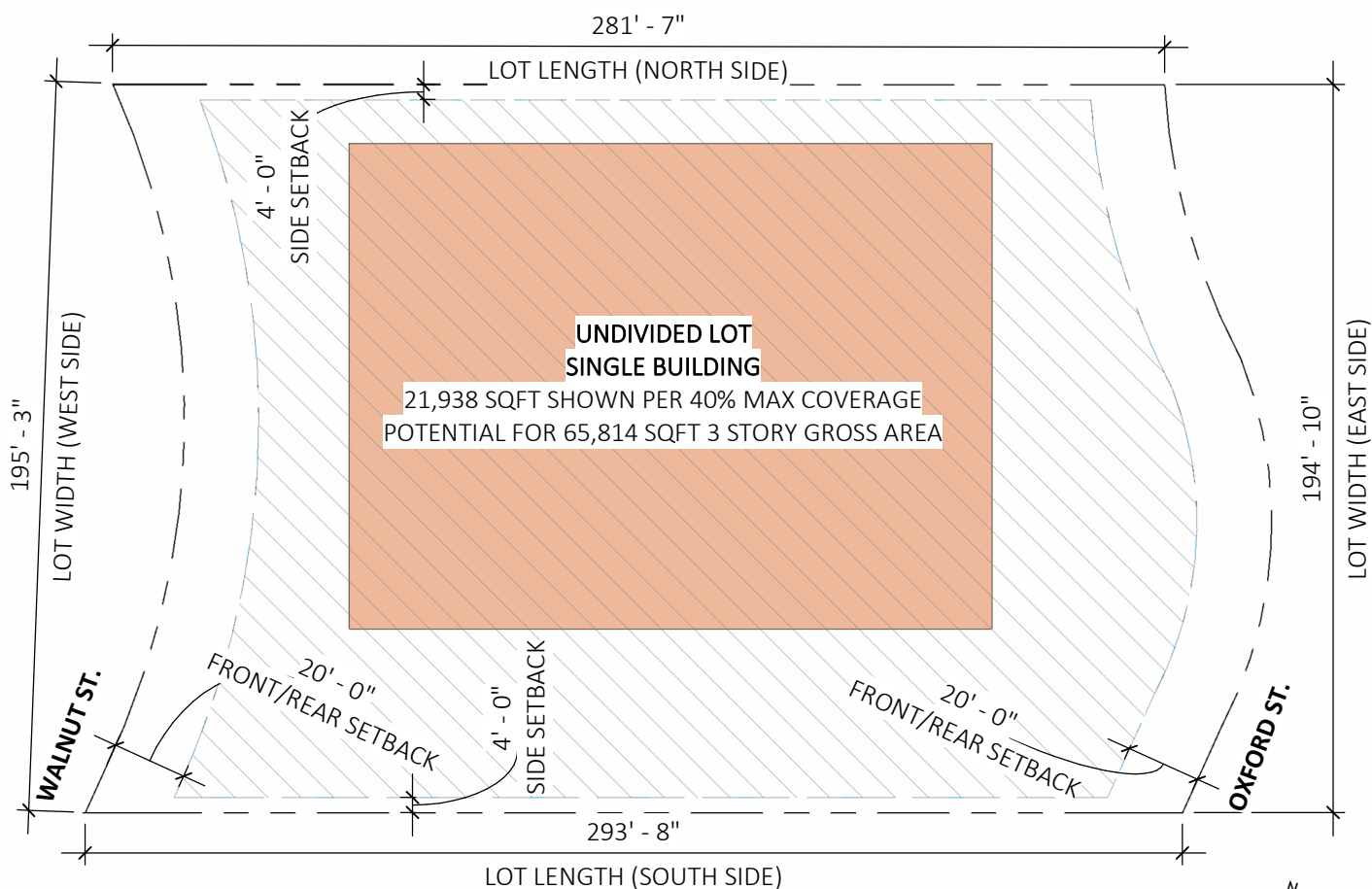
An average Lot would yield a 2,212 sq ft footprint for the Primary Residence. This would yield a maximum gross floor area of 6,636 sqft (assumes garage included within footprint of Primary Residence).

An ADU would likely be two stories to fit comfortably on the site and allow for usable open space. This Sample shows a 500 sqft footprint, allowing for a 2-bedroom, 1000 sq ft ADU.

*NOTE: Sample Parcel and Site plans provided for illustrative purposes only and do not represent a fully code compliant design. Square footage is based on the given information. Building footprints shown only to illustrate maximum coverage. Actual footprints may vary.*



NON- RESIDENTIAL ZONING ANALYSIS AND SAMPLE PLAN



PUBLIC AND QUASI-PUBLIC USES

CHILD CARE CENTER	UP(PH)
CLUB/LODGE	UP(PH)
COMMUNITY CARE FACILITY	UP(PH)
COMMUNITY CENTER	UP(PH)
LIBRARY	UP(PH)
PARK/PLAYGROUND	ZC
PUBLIC SAFETY & EMERGENCY SERVICE	UP(PH)
PUBLIC UTILITY SUBSTATION/TANK	UP(PH)
RELIGIOUS ASSEMBLY	UP(PH)
SCHOOL	UP(PH)

COMMERCIAL USES

PARKING LOT/STRUCTURE	UP(PH)
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INDUSTRIAL AND HEAVY COMMERCIAL USES

COMMERCIAL EXCAVATION	UP(PH)
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OTHER USES

ACCESSORY USES	P
HOME OCCUPATIONS	ZC
SHORT-TERM RENTAL	ZC
URBAN AGRICULTURE, LOW-IMPACT	ZC*
URBAN AGRICULTURE, HIGH-IMPACT	AUP*

BUILDABLE AREA

EXAMPLE PRIMARY BUILDING FOOTPRINT

Non-residential uses are allowed with the approval of Use Permit with Public Hearing (UP(PH)), a Zoning Certificate (ZC) or an Administrative Use Permit (AUP), as listed to the left.

The Sample Parcel Plan above demonstrates the buildable and max ground floor area for a single non-residential use at the property.

*Note: Floor plans provided for illustrative purposes only and do not represent a fully code compliant design. Square footage is based on the given information. Building footprint shown only to illustrate maximum coverage. Actual footprint may vary.*