

**Landmarks Preservation Advisory Board  
Oakland City Planning Commission**

**STAFF REPORT**

**Case File Numbers: ER04-0001Addendum #2  
CMDV04-063 Amendment #2**

**March 14 & 16, 2005**

<b>Location:</b>	<b>230 Bay Place, Cox Cadillac Site (APN: 010-0795-027-01)</b>
<b>Proposal:</b>	Amendment #2 to an Approved application, CMDV04-063, ER04-0001, at <b>230 Bay Place</b> (Cox Cadillac site) consisting of design modifications including modification to the parking design from a two-story parking structure, to rooftop parking and surface parking area, relocation of the rooftop parking access, redesign of the entry vestibule and modifications to the existing Landmark Cox Cadillac showroom.
<b>Applicant:</b>	Bond CC Oakland, LLC
<b>Contact Person/Phone Number:</b>	Alan Chapman, Vice President/(312)853-0070
<b>Owner:</b>	Bond CC Oakland, LLC
<b>Case File Number:</b>	ER04-0001, CMDV04-063
<b>Planning Permits Required:</b>	Major Variances for reduced rear and side setbacks, two loading berths (where three are required), and reduced parking; Major Conditional Use Permit for the creation of more than one driveway to serve the project; Design Review.
<b>General Plan:</b>	Urban Residential and Neighborhood Center Mixed Use
<b>Zoning:</b>	C-30, District Thoroughfare Commercial and S-12, Residential Parking Combining Zone
<b>Environmental Determination:</b>	Addendum #2 to 2001 Certified Final Environmental Impact Report for the AvalonBay at Lake Merritt Project Per CEQA Guidelines Sections 15162 and 15164.
<b>Historic Status:</b>	Designated City of Oakland Landmark, Cox Cadillac Showroom
<b>Service Delivery District:</b>	San Antonio 3
<b>City Council District:</b>	3
<b>Status:</b>	Landmark Preservation Advisory Board (LPAB) Recommendation Pending – LPAB Meeting March 14, 2005.
<b>Action to be Taken:</b>	Decision on application and adoption of Addendum #2 to FEIR based on staff report.
<b>Finality of Decision:</b>	<i>Appealable to City Council</i>
<b>For Further Information:</b>	Contact case planner <b>Joann Pavlinec</b> at <b>510-238-6344</b> or be e-mail at <a href="mailto:jpavlinec@oaklandnet.com">jpavlinec@oaklandnet.com</a>

**#1-LPAB**

**#4-PC**