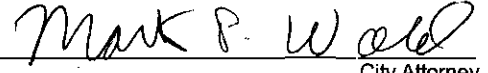


INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

  
 City Attorney

 2006 APR 27 PM 4:48  
 OFFICE

**ORDINANCE No. 12739 C.M.S.**

**ORDINANCE TO REZONE THE PANORAMIC HILL NEIGHBORHOOD, COMPRISING APPROXIMATELY 30 ACRES OF LAND, IN AN AREA GENERALLY LOCATED NORTH OF DWIGHT WAY, SOUTH OF PANORAMIC PLACE, EAST OF THE OAKLAND BERKELEY BORDER, AND WEST OF PANORAMIC WAY, FROM THE R-20 LOW DENSITY RESIDENTIAL ZONE / S-4 DESIGN REVIEW COMBINING ZONE AND S-18 MEDIATED RESIDENTIAL DESIGN REVIEW COMBINING ZONE TO R-10 ESTATE RESIDENTIAL ZONE / S-4 DESIGN REVIEW COMBINING ZONE AND S-18 MEDIATED RESIDENTIAL DESIGN REVIEW COMBINING ZONE (CASE FILE NUMBER RZ04-042)**

**WHEREAS**, in 2004, in response to concerns regarding the impact of development on the safety and character of the Panoramic Hill neighborhood, staff reviewed and initiated the process to rezone the Panoramic Hill neighborhood; and

**WHEREAS**, on February 18, 2004, a community meeting was held to discuss the land use and development issues affecting the Panoramic Hill neighborhood; and

**WHEREAS**, on March 3, 2004, a duly noticed public hearing was held on this matter by the City Planning Commission; and

**WHEREAS**, on March 31, 2004, a duly noticed public hearing was held on this matter by the Special Projects Committee of the City Planning Commission; and

**WHEREAS**, on August 18, 2004, a duly noticed public hearing was again held on this matter by the City Planning Commission, which voted 7:0 to recommend rezoning the Panoramic Hill neighborhood from the R-20 One-Family Residential Zone / S-4 Design Review Combining Zone / S-18 Mediated Residential Design Review Recombining Zone to the R-10 Estate Residential Zone / S-4 Design Review Combining Zone / S-18 Mediated Residential Design Review Recombining Zone, as set forth below; and

**WHEREAS**, said rezoning is exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15183 of the State CEQA Guidelines because the amendment would reduce future development in the area and this rezoning is consistent with the certified EIR prepared for the Land Use and Transportation Element of the general plan and there are no project-specific significant effects which are peculiar to the area affected by the rezoning; and

**WHEREAS**, the City Council finds and determines that said rezoning is consistent with the goals and policies of the Oakland General Plan, as detailed in the May 9, 2006 City Council Agenda Report; and

WHEREAS, the City Council finds and determines that the public safety, health, convenience, comfort, prosperity, and general welfare will be furthered by said rezoning, as detailed in the May 9, 2006 City Council Agenda Report ; now, therefore

**THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council finds and determines the foregoing recitals to be true and correct and hereby makes them a part of this Ordinance.

**SECTION 2.** The City Council finds and determines that the adoption of this Ordinance complies with the California Environmental Quality Act and a Notice of Exemption shall be filed with the appropriate agencies.

**SECTION 3.** The designation and location of zones and zone boundaries on the Zoning Map Numbers 345 and 346 are hereby amended as shown on the map attached and incorporated herein by reference as Attachment A.

**SECTION 4.** This Ordinance shall be effective upon its adoption if it receives at least six affirmative votes; otherwise, it shall be effective upon the seventh day after final adoption, but shall not apply to permits already issued or to zoning applications approved by the City for which permits have not been issued, or to subdivision applications deemed complete by the date of May 16, 2006.

**SECTION 5.** If any provisions of this Ordinance or application thereof to any person of circumstances is held invalid, the remainder of this Ordinance and the application of provisions to other persons or circumstances shall not be affected thereby.

IN COUNCIL, OAKLAND, CALIFORNIA, JUN 30 2006, 20    

**PASSED BY THE FOLLOWING VOTE:**

AYES- ~~BROOKS~~, BRUNNER, CHANG, KERNIGHAN, ~~KIM~~, QUAN, REID, and PRESIDENT DE LA FUENTE

NOES- 2, Brooks and Nadel

ABSENT- 0

ABSTENTION- 0

Introduction Date: MAY 30 2006

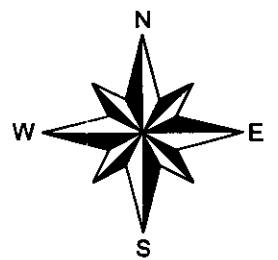
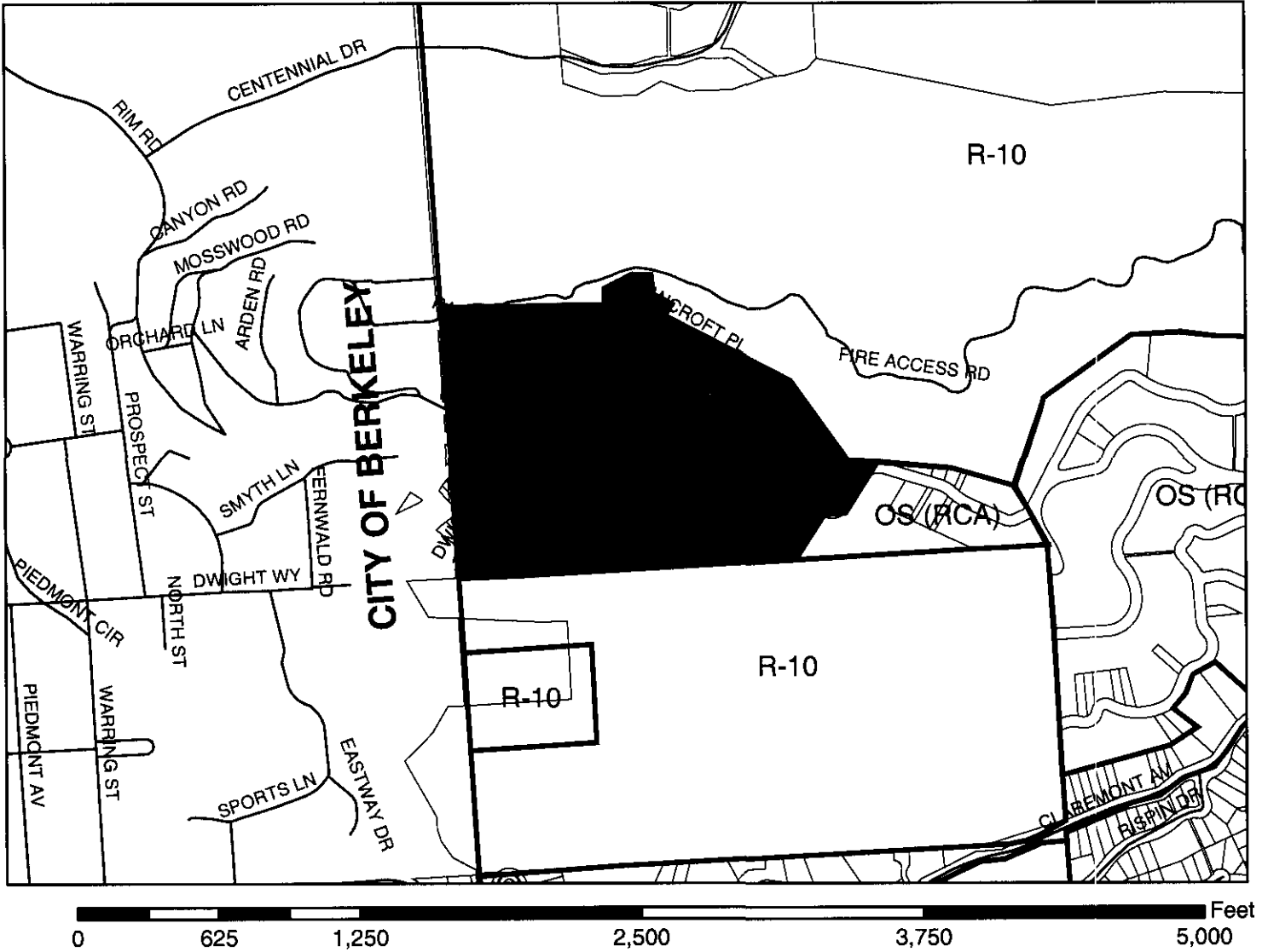
ATTEST:



LaTonda Simmons  
City Clerk and Clerk of the Council  
Council of the City of Oakland, California

# EXHIBIT A

## AMENDMENT TO ZONING MAP



Case File Number RZ04-042

August 18, 2004

<b>Project Name:</b>	<b>Panoramic Hill Rezoning</b>
<b>Location:</b>	<b>Panoramic Hill neighborhood (generally located north of Dwight Way, south of Panoramic Place, east of the Oakland / Berkeley border, and west of Panoramic Way).</b>
<b>Assessors Parcel Numbers:</b>	Various
<b>Proposal:</b>	Proposal to rezone 303 parcels, comprising approximately 30 acres of land in the Panoramic Hill neighborhood from R-20 / S-4 / S-18 to R-10 / S-4 / S-18.
<b>Applicant:</b>	City of Oakland
<b>Owner:</b>	Various
<b>Planning Permits Required:</b>	Rezoning application
<b>General Plan:</b>	Hillside Residential
<b>Zoning:</b>	R-20 Low Density Residential Zone, S-4 Design Review Recombining Zone, and S-18 Mediated Residential Design Review Recombining Zone.
<b>Environmental Determination:</b>	Exempt, Section 15061(b)(3), State CEQA Guidelines, proposal which will not result in a significant effect on the environment.
<b>Historic Status:</b>	Various
<b>Service Delivery District:</b>	II- North Oakland
<b>City Council District:</b>	1
<b>Date Filed:</b>	February 2, 2004
<b>Last Date for Consideration:</b>	N/A
<b>Support/Opposition:</b>	Staff has received public comments both in support and in opposition.
<b>Status:</b>	The Special Projects Committee reviewed the proposal and referred it to back to the Planning Commission on March 31, 2004.
<b>Staff recommendation:</b>	Forward to the City Council with a recommendation to approve the proposed rezoning.
<b>For further information:</b>	Contact case planner Heather Klein at (510) 238-3659 or hklein@oaklandnet.com.

**SUMMARY**

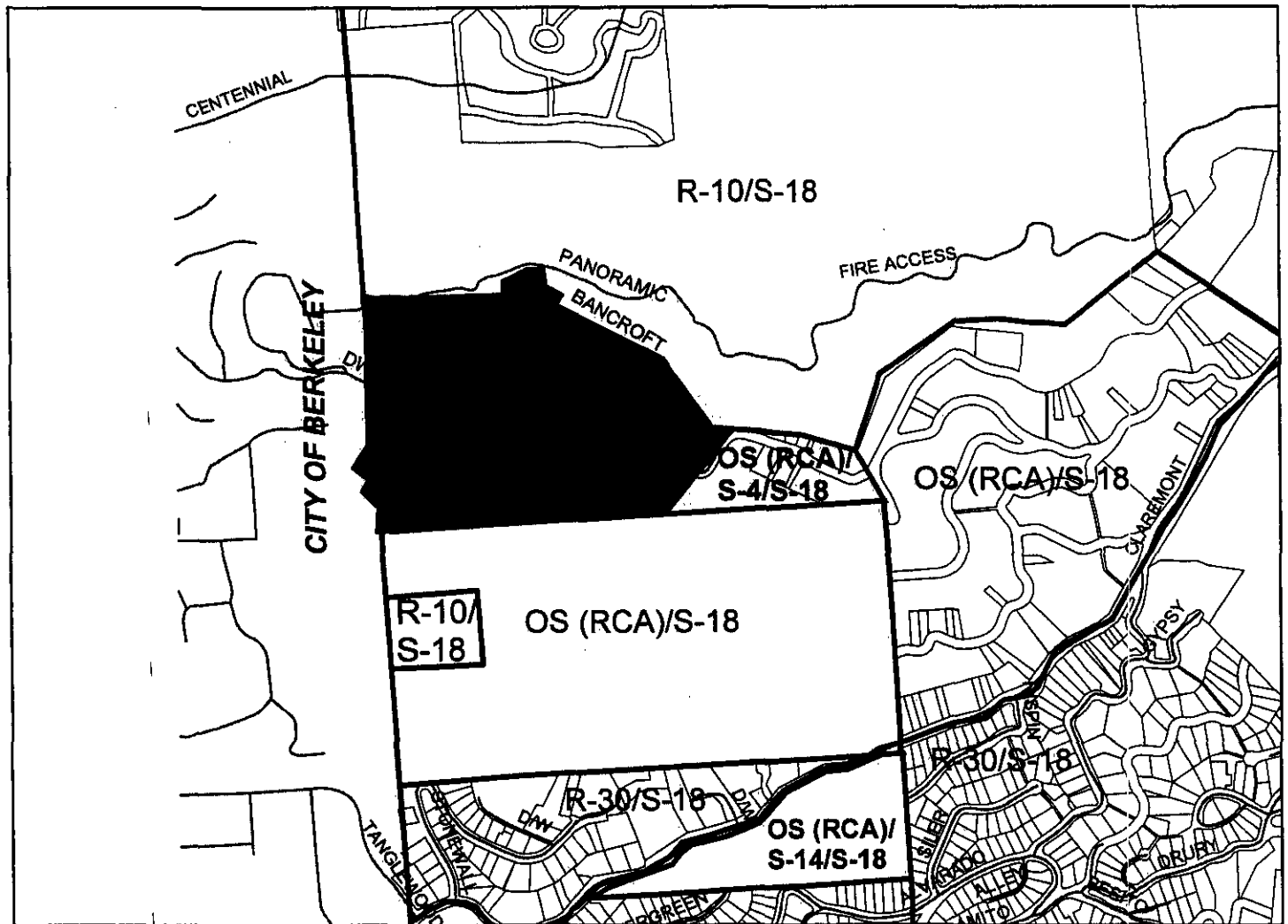
In March of 1998, the City of Oakland adopted the Land Use and Transportation Element (LUTE) of the General Plan, a document that maps the entire City's future land use development. Since then, the City of Oakland's Strategic Planning Division has begun a major revision of the Planning and Zoning regulations to make them consistent with the new General Plan. The Strategic Planning Division has identified Panoramic Hill as an area having serious issues regarding utilities, safety, access, and environmental impacts in relation to existing density regulations. In response to community concerns and City Council's direction, staff has initiated a proposal to change the zoning regulations that apply to new development for Panoramic Hill. This proposal would help to determine the number of maximum of units that could be built in this area.

On March 3, 2004, the proposal was brought before the Planning Commission. Staff received public comment letters regarding the project and several residents spoke both in support and in opposition to the rezoning. After taking public testimony, the Planning Commission asked that staff bring the proposal to the Special Projects Committee for review. The Special Projects Committee reviewed the proposal and

(SEE REVERSE SI

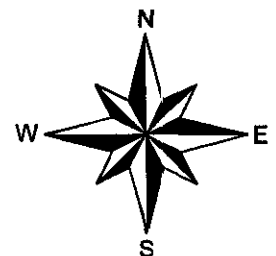
ATTACHMENT B

# CITY OF OAKLAND PLANNING COMMISSION



0 700 1,400 2,800 4,200 5,600 Feet

Case Files: RZ04-042  
Applicant: City of Oakland  
Address: Panoramic Hill  
Zone: R-20/S-4/S-18



directed staff to include more detailed information on the emergency access and utility issues before bringing the project back before the Planning Commission.

The neighborhood generally known as Panoramic Hill consists of 303 parcels totaling approximately 30 acres of land. Currently, the area is zoned R-20 Low Density Residential / S-4 Design Review / S-18 Mediated Design Review. This zone permits one single-family dwelling on a 12,000 S.F. lot. The proposed R-10 Estate Residential / S-4 / S-18 zoning permits one single family dwelling on a 25,000 S.F. lot. The majority of the lots in this area range from 2,000 to 5,000 square feet in size, although there are larger lots that range from 10,000 to 46,000 S.F. There are only 6 lots in the project area that would be affected by the density limits of this proposed rezoning. The proposed rezoning would result in the loss of 6 potential additional dwelling units.

The proposed rezoning conforms with the General Plan policies, is consistent with the zoning of similar neighborhoods in the Oakland hills, and will not have a significant environmental impact. Staff believes that the proposed rezoning appropriately addresses both public concerns and the City's General Plan. Staff is asking that the Planning Commission review the proposal and recommend approval to City Council.

#### **PROPERTY DESCRIPTION**

The area subject to this proposed rezoning is generally located north of Dwight Way, south of Panoramic Place, east of the Oakland / Berkeley border, and west of Panoramic Way. The area is characterized by steep slopes and substandard infrastructure. The only access is via Panoramic Way, a narrow road without curb and gutter. Derby Creek runs south through the middle of the neighborhood. The area consists of approximately 303 parcels, comprising about 30 acres of land. The neighborhood consists of 58 single-family lots and 245 vacant lots, while the average lot size is between 2,000-5,000 S.F.

#### **PROJECT BACKGROUND**

Both the Open Space, Conservation, and Recreation (OSCAR) Element and the Land Use and Transportation Element (LUTE) of the General Plan contain specific policies related to the Panoramic Hill area. These policies called for the preparation of a Specific Plan (Action OS-1.3.6 and LUTE Improvement Strategies for the North/South Hills) that "would resolve access and infrastructure issues and indicate the number of maximum of units that could be built in this area."

In the late 1940's, a group of neighborhood residents formed the Panoramic Hill Association (PHA) to present information concerning traffic and parking to the City of Berkeley. These issues are still a concern to this day. In recent years, the PHA has been successful in pushing for the adoption of a special zoning district (ES-R Environmental Safety Residential) on the Berkeley side of Panoramic Hill. This designation is the most restrictive concerning development in the City of Berkeley. The PHA has had discussions with Oakland City Council staff regarding a rezoning proposal for this area, and this is the impetus for the proposal.

On February 18, 2004, Planning & Zoning staff held an informational community meeting to discuss the proposed rezoning with the neighborhood residents, and to explain the changes that would be brought about by the proposed rezoning. There was extensive public comment regarding issues in the area. Most residents were concerned that the other problems, such as utilities, emergency access, and City services would not be addressed in a timely manner. Several residents believed that instead of proceeding with the rezoning, that the OSCAR action regarding a "Specific Plan" to address issues of maximum number of units, utilities, and infrastructure should be the first step.

On March 3, 2004 the Planning Commission held a public hearing on the proposed rezoning. Approximately 5 neighborhood residents spoke on the matter. The majority of speakers were in favor of the proposal. The Planning Commission referred the item to the Special Projects Committee.

On March 31, 2004 the Special Projects Committee reviewed the rezoning proposal and asked staff to include more detailed information on the emergency access and utility issues.

**GENERAL PLAN ANALYSIS**

The proposed rezoning area is located within the Hillside Residential General Plan Land Use Classification. The Hillside Residential classification is "intended to create, maintain, and enhance neighborhood residential areas characterized by detached, single unit structures on hillside lots." Typical lot sizes range from approximately 8,000 S.F. to 1 acre in size.

**ZONING ANALYSIS**

The area is located within the R-20 Low Density Residential Zone / S-4 Design Review Recombining Zone / S-18 Mediated Residential Design Review Recombining Zone. The R-20 zone is "intended to create, preserve, and enhance areas for single-family dwellings at very low densities in spacious environments, and is typically appropriate to portions of the Oakland hill area" (Section 17.14.010 Oakland Planning Code).

Staff proposes rezoning the area to R-10 Estate Residential Zone / S-4 Design Review Recombining Zone / S-18 Mediated Residential Design Review Recombining Zone. The R-10 zone is "intended to create, preserve, and enhance areas for single-family estate living at very low densities in spacious environments, and is typically appropriate to portions of the Oakland hill area" (Section 17.12.010 Oakland Planning Code).

The regulations set forth under the R-20 and R-10 zones are identical with the sole exception of minimum lot size, minimum lot width, and the front and rear yard setbacks. This rezoning would not affect any other zoning regulations, including but not limited to lot coverage, maximum height, parking, usable open space, front yard paving, fence height, or landscaping requirements.

**ENVIRONMENTAL DETERMINATION**

This rezoning is considered exempt from the requirements of the California Environmental Quality Act (CEQA), based on Section 15061(B)(3) of the State CEQA Guidelines, which states that "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

This rezoning would not in itself adversely affect the environment, and, on the contrary, would be more restrictive than current zoning because of the reduced maximum residential density. Therefore, it can be seen with certainty that effects on the environment would be less than under current zoning, and thus the activity is not subject to CEQA.

**KEY ISSUES AND IMPACTS**

*Rezoning*

The main impact under the proposed rezoning is its effect on the number of new housing units that could be constructed. The following table outlines the existing number of lots and lot sizes:

LOT AREA	NUMBER OF LOTS
Over 25,000 S.F.	7
25,000 S.F. – 12,000 S.F.	11
12,000 S.F. – 5,000 S.F.	54
Under 5,000 S.F.	231

Staff is proposing to rezone the neighborhood from the R-20 / S-4 / S-18 to R-10 / S-4 / S-18. The new zoning would enlarge the minimum lot size, lot width, and setback requirements thereby reducing the number of new lots that could be created. Below is table highlighting the effects the rezoning would have on the development area:

ZONING REGULATIONS	Existing	Proposed
Zoning District	R-20 / S-4 / S-18	R-10 / S-4 / S-18
Minimum Lot Size Required*	12,000 S.F.	25,000 S.F.
Existing Lots	303	303
Existing Vacant Lots	245	245
Subdividable Lots	7	1
Development Sites **	252	246
Potential New Lots (subdivided)	15	8
Potential New Units ***	260	254

**Notes**

\* Subdivision regulations require that the size of the new lots must be the same size or larger than the median lot size of lots within 200'

\*\* Development sites = existing vacant lots + subdividable lots

\*\*\* Potential New unit = Vacant lots + Potential new lots

\*\*\*\* These numbers are based on lot area alone.

If the neighborhood is rezoned to the R-10 zone, the minimum lot size will be 25,000 S.F. and the minimum lot width shall be 100 ft. Existing lots that do not meet these requirements would be considered substandard. This would be the majority of lots in this area (285 total). The rezoning does not prevent a property owner from developing an existing vacant substandard lot if it was created legally prior to the rezoning taking effect (the lot would be considered legal non-conforming or "grandfathered"). Owners of substandard lots containing existing homes would not be prevented from making modifications to their homes as long as the modifications met all the required zoning requirements.

**Other Issues**

The following is a discussion of additional neighborhood concerns:

- **Lack of a Specific Plan.** Although the General Plan and OSCAR call for a "Specific Plan" to address access and infrastructure issues and indicate the number of maximum of units that could be built in this area, City Council has not yet allocated funds for this analysis. Staff believes that in lieu of a specific plan that the rezoning proposal would be the first step in addressing the other issues. By indicating the maximum number of lots that could be developed, staff could more thoroughly address the utility and emergency access issues.
- **Existing Lot Sizes.** The average lot size in the area is between 2,000 and 5,000 S.F. The R-10 zone requires a maximum lot size of 25,000 S.F. Some residents feel that it doesn't make sense to rezone the neighborhood to a zone that requires lots that are larger than the majority of the existing lots. Under the new rezoning proposal 296 out of 303 parcels would become substandard. In the past, it has not been uncommon for the City to rezone hillside residential



areas with existing smaller lots to a zone that requires larger lots in order to preserve neighborhood character or reduce environmental and safety impacts.

- *Property Values.* Under the proposed regulations the required minimum lot size for new lots would increase. Therefore, 7 of the lots that are subdividable now would no longer be subdividable. Some residents are concerned that this will cause the value of these lots to decrease. Staff points out that the City regularly changes land use regulations that affect allowable densities and this in turn affects property values. Staff also points out that it is possible that some buyers would be willing to pay more for a property if the regulations were changed to restrict the amount of future development in the area.
- *Lack of utilities.* From 1967 to 1989 there was an informal understanding between both Oakland and Berkeley Mayors and Public Works Directors to pause permits for new construction. On October 13, 1984, Oakland City Council passed an ordinance prohibiting the installation of any new septic tanks systems. In 1987, Oakland and Berkeley City Councils entered into an agreement that allowed 690 Panoramic Way a connection to the Berkeley sewer pipe because the deteriorating septic tank would result in imminent failure. Through the 1990's and up to the present, the City of Oakland has received numerous inquires related to new development; however the City of Berkeley has not allowed any new connections to their sewer.

The City of Berkeley wrote a letter to the Oakland City Manager on March 31, 2004, that provided additional background information, as well as outlining the situation to date on issues such as sewer, utilities, and emergency vehicle access. The letter recommended approval of a lot merger ordinance, as well as the rezoning proposal, and stated that they were eager to meet with City of Oakland staff to discuss the long-standing issues surrounding this neighborhood. The City of Oakland responded by outlining the steps that have been taken to address the issues, thus far, and requested a meeting to begin the process of finding and implementing solutions to the long-standing problems.

*Staff Involvement:* The City of Oakland has scheduled a meeting with the City of Berkeley for August 12, 2004. Comments from the meeting will be reported at the Planning Commission hearing.

- *Public Safety.* The neighborhood is served by one access road, Panoramic Way, which begins in the City of Berkeley and dead ends at the top of the hill in Oakland. This road varies in width from 12 to 18 feet, is without curb or gutter, includes three hairpin turns, and accommodates traffic in both directions. Also, because of the steep lots there is inadequate off-street parking and many vehicles park along the street. According to the "Panoramic Hill Area Development and Environmental Study" dated June 1974, much of the area has parking limited to one side only, however this is rarely enforced. Both the narrowness of the road, the parking situation, and the turns create a potential risk in the event of a fire or other emergency if residents and emergency response vehicles are unable to safely navigate in and out of the neighborhood.

*Possible solutions:* At the community meeting, one resident mentioned that the City had purchased 2 lots for the purpose of constructing an emergency access route. Staff does not know the feasibility or the timeframe of this construction. There are also a number of fire trails, including the Jordan Trail and UC Botanical Garden Trail that could serve the Panoramic Hill area and provide secondary emergency access. Emergency access alternatives will be part of the ongoing discussions with the City of Berkeley.

*Staff Involvement:* After hearing public comments about the lack of timely emergency response, staff contacted several people from the Fire and Police Departments, including the Neighborhood Services Coordinator, the Beat Officer, and the dispatcher. The police dispatcher stated that any untimely emergency responses were due to incorrect maps that the dispatcher and officers were using to find the neighborhood. She suggested that we submit a new map that could be handed out to all the beat officers, the fire and EMT personnel, and included in the map books. Planning staff has initiated this task and distributed copies of the map for mark-up to the Vice-President of the PHA. Staff is awaiting the comments and marked-up maps for final revision before distribution.

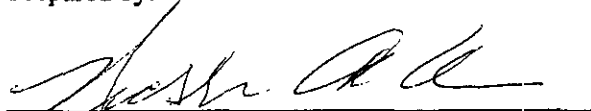
**CONCLUSION:**

The proposed rezoning is an appropriate strategy for addressing the issues related to new development in the Panoramic Hill neighborhood. The rezoning would limit future density in the area, thereby reducing the environmental and public safety impacts. The proposed rezoning would not completely solve all the problems present in the neighborhood, but it is an appropriate first step toward that goal. The rezoning would also implement the policies of the General Plan, which call for a maximum number of units that could be built in this area.

**RECOMMENDATION:**


- 1) Affirm staff's environmental determination.
- 2) Recommend approval of the rezoning proposal to the City Council.
- 3) Direct staff to continue to work cooperatively with City of Berkeley staff to develop recommendations concerning utility improvements, emergency access, and other concerns of mutual interest based on preliminary outcomes of the August 12, 2004 meeting.

Prepared by:



Heather Klein  
Planner II

Approved by:

  
\_\_\_\_\_  
CLAUDIA CAPPIO  
Development Director

**Attachments:**

- A. List of Assessor's Parcel Numbers affected by the rezoning
- B. Public Comment Letters
- C. Letter from the City of Berkeley, dated March 31, 2004
- D. Letter from the City of Oakland, dated June 16, 2004
- E. Map distributed to the Vice-President of the Panoramic Hill Association
- F. Map showing Fire Trails.
- G. Additional Public Comments

## Panoramic Hill

### List of Assessor's Parcel Numbers affected by the rezoning

APN	ADDRESS	APN	ADDRESS
048H769700100	PANORAMIC WY	048H769708500	STATE PL
048H769700200	900 PANORAMIC WAY	048H769708600	STATE PL
048H769700300	PANORAMIC WY	048H769708700	PANORAMIC WY
048H769700400	PANORAMIC WY	048H769708800	PANORAMIC WY
048H769700500	PANORAMIC WY	048H769708900	PANORAMIC WY
048H769700600	PANORAMIC WY	048H769709000	PANORAMIC WY
048H769700700	PANORAMIC WY	048H769709100	PANORAMIC WY
048H769700800	PANORAMIC WY	048H769709200	PANORAMIC WY
048H769700900	PANORAMIC WY	048H769709300	PANORAMIC WY
048H769701000	PANORAMIC WY	048H769709400	PANORAMIC WY
048H769701100	PANORAMIC WY	048H769709500	PANORAMIC WY
048H769701200		048H769709600	PANORAMIC WY
048H769701300		048H769709700	PANORAMIC WY
048H769701400		048H769709800	PANORAMIC WY
048H769701500		048H769709900	PANORAMIC WY
048H769701600	PANORAMIC WY	048H769710000	PANORAMIC WY
048H769701700	PANORAMIC WY	048H769710100	PANORAMIC WY
048H769701800	PANORAMIC WY	048H769710200	PANORAMIC WY
048H769701900	PANORAMIC WY	048H769710300	PANORAMIC WY
048H769702000	PANORAMIC WY	048H769710400	PANORAMIC WY
048H769702100	PANORAMIC WY	048H769710500	PANORAMIC WY
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048H769702400	PANORAMIC WY	048H769710800	PANORAMIC WY
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048H769702600	PANORAMIC WY	048H769711000	PANORAMIC WY
048H769702700	PANORAMIC WY	048H769711100	PANORAMIC WY
048H769702800	PANORAMIC WY	048H769800101	929 PANORAMIC WAY
048H769702900	PANORAMIC WY	048H769800300	PANORAMIC WY
048H769703000	PANORAMIC WY	048H769800400	959 PANORAMIC WAY
048H769703100	1050 PANORAMIC WAY	048H769800500	959 PANORAMIC WAY
048H769703200	PANORAMIC WY	048H769800600	959 PANORAMIC WAY
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048H769707000	STATE PL	048H769802403	999 PANORAMIC WAY
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048H769707200	STATE PL	048H769802600	959 PANORAMIC WAY
048H769707300	STATE PL	048H769900100	PANORAMIC WY
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048H769707500	STATE PL	048H769900300	PANORAMIC WY
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048H769707700	STATE PL	048H769900500	STATE PL
048H769707800	STATE PL	048H769900600	STATE PL
048H769707900	STATE PL	048H769900700	STATE PL
048H769708000	STATE PL	048H769900800	STATE PL
048H769708100	STATE PL	048H769900900	STATE PL
048H769708200	STATE PL	048H770000101	571 DWIGHT PL
048H769708300	STATE PL	048H770000301	595 DWIGHT PL
048H769708400	STATE PL	048H770000501	DWIGHT WY

048H770000701	3527 DWIGHT WAY	048H770301401	470 PANORAMIC WAY
048H770001202	3541 DWIGHT WAY	048H770301600	PANORAMIC WY
048H770001601	3555 DWIGHT WAY	048H770301700	PANORAMIC WY
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048H770100200	3315 DWIGHT WAY	048H770303100	PANORAMIC WY
048H770100401	3323 DWIGHT WAY	048H770303200	PANORAMIC WY
048H770100500	3333 DWIGHT WAY	048H770303300	PANORAMIC WY
048H770100600	3343 DWIGHT WAY	048H770303802	PANORAMIC WY
048H770100701	3333 DWIGHT WAY	048H770303803	PANORAMIC WY
048H770100712	3367 DWIGHT WAY	048H770303803	PANORAMIC WY
048H770100713	3343 DWIGHT WAY	048H770303900	PANORAMIC WY
048H770100804	572 DWIGHT PL	048H770304001	604 PANORAMIC WAY
048H770101001	570 DWIGHT PL	048H770304301	622 PANORAMIC WAY
048H770101100	564 DWIGHT PL	048H770304600	PANORAMIC WY
048H770101200	560 DWIGHT PL	048H770305101	650 PANORAMIC WAY
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048H770102600	DWIGHT WY	048H770306202	690 PANORAMIC WAY
048H770102700	DWIGHT WY	048H770306501	3560 DWIGHT WAY
048H770102800	DWIGHT WY	048H770306903	PANORAMIC WY
048H770102900	3241 DWIGHT WAY	048H770306904	3514 DWIGHT WAY
048H770103000	DWIGHT WY	048H770307601	3456 DWIGHT WAY
048H770103100	DWIGHT WY	048H770308000	3450 DWIGHT WAY
048H770103200		048H770308101	3444 DWIGHT WAY
048H770103301	10 DWIGHT PL	048H770308101	3444 DWIGHT WAY
048H770103501	540 DWIGHT PL	048H770308300	3434 DWIGHT WAY
048H770104000	DWIGHT WY	048H770308401	3420 DWIGHT WAY
048H7702		048H770308401	3420 DWIGHT WAY
048H7703		048H770308504	3400 DWIGHT WAY
048H7703		048H770308601	3390 DWIGHT WAY
048H770300200		048H770309000	3382 DWIGHT WAY
048H770300300	PANORAMIC WY	048H770309601	3360 DWIGHT WAY
048H770300400	PANORAMIC WY	048H770309700	DWIGHT WY
048H770300501	430 PANORAMIC WAY	048H770309800	DWIGHT WY
048H770300800	PANORAMIC WY	048H770309900	DWIGHT WY
048H770301100	PANORAMIC WY	048H770310001	3326 DWIGHT WAY
048H770301200	454 PANORAMIC WAY	048H770311000	630 PANORAMIC WAY
048H770301300	PANORAMIC WY	048H770311100	640 PANORAMIC WAY

048H7704		048H770407302	
048H7704		048H770407303	
048H770400100	PANORAMIC WY	048H770407501	
048H770400200	PANORAMIC WY	048H770407800	
048H770400300	PANORAMIC WY	048H770407900	PANORAMIC WY
048H770400400	PANORAMIC WY	048H770408201	517 PANORAMIC WAY
048H770400500	PANORAMIC WY	048H770408400	PANORAMIC WY
048H770400600	PANORAMIC WY	048H770408500	PANORAMIC WY
048H770400700	PANORAMIC WY	048H770408600	PANORAMIC WY
048H770400800	PANORAMIC WY	048H770408700	PANORAMIC WY
048H770400900	PANORAMIC WY	048H770408800	PANORAMIC WY
048H770401000	PANORAMIC WY	048H770408900	PANORAMIC WY
048H770401100	PANORAMIC WY	048H770409000	PANORAMIC WY
048H770401200	PANORAMIC WY	048H770409201	435 PANORAMIC WAY
048H770401300	PANORAMIC WY	048H770409501	425 PANORAMIC WAY
048H770401400	PANORAMIC WY	048H770409800	436 PANORAMIC WAY
048H770401500	PANORAMIC WY	048H770409900	444 PANORAMIC WAY
048H770401600	PANORAMIC WY	048H770410000	PANORAMIC PL
048H770401700	PANORAMIC WY	048H770410405	474 PANORAMIC WAY
048H770401800	PANORAMIC WY	048H770411200	PANORAMIC PL
048H770401900	PANORAMIC WY	048H770411601	850 PANORAMIC PL
048H770402000	PANORAMIC WY	048H770411700	PANORAMIC PL
048H770402100	PANORAMIC WY	048H770411800	PANORAMIC PL
048H770402200	PANORAMIC WY	048H770411900	PANORAMIC PL
048H770402300	PANORAMIC WY	048H770412000	PANORAMIC PL
048H77040409600		048H770412100	PANORAMIC PL
048H77040409700		048H770412200	PANORAMIC PL
048H770404402	701 PANORAMIC WAY	048H770412300	PANORAMIC PL
048H770404600	PANORAMIC WY	048H770412400	PANORAMIC PL
048H770404700	PANORAMIC WY	048H770412500	PANORAMIC PL
048H770405303	PANORAMIC WY	048H770412600	PANORAMIC PL
048H770405304	777 PANORAMIC WAY	048H770412700	PANORAMIC PL
048H770405400	PANORAMIC WY	048H770412800	PANORAMIC PL
048H770405500	PANORAMIC WY	048H770412900	PANORAMIC PL
048H770405600	PANORAMIC WY	048H770413000	PANORAMIC PL
048H770405700	PANORAMIC WY	048H770413100	PANORAMIC PL
048H770405800	PANORAMIC WY	048H770413200	PANORAMIC PL
048H770405900	PANORAMIC WY	048H770413300	PANORAMIC PL
048H770406000	PANORAMIC WY	048H770413400	PANORAMIC PL
048H770406100	PANORAMIC WY	048H770413500	PANORAMIC PL
048H770406200	PANORAMIC WY	048H770413600	PANORAMIC PL
048H770406300	PANORAMIC WY	048H770413700	PANORAMIC PL
048H770406400	PANORAMIC WY	048H775000203	PANORAMIC PL
048H770406500	PANORAMIC WY		
048H770406600	PANORAMIC WY		
048H770406700	PANORAMIC WY		
048H770406800	PANORAMIC WY		
048H770406900			
048H770407000			
048H770407100			
048H770407201			
048H770407202			

MFW

## **NOTICE AND DIGEST**

**PUBLIC HEARING AND ORDINANCE TO REZONE THE PANORAMIC HILL NEIGHBORHOOD, COMPRISING APPROXIMATELY 30 ACRES OF LAND, IN AN AREA GENERALLY LOCATED NORTH OF DWIGHT WAY, SOUTH OF PANORAMIC PLACE, EAST OF THE OAKLAND BERKELEY BORDER, AND WEST OF PANORAMIC WAY, FROM THE R-20 LOW DENSITY RESIDENTIAL ZONE / S-4 DESIGN REVIEW COMBINING ZONE AND S-18 MEDIATED RESIDENTIAL DESIGN REVIEW COMBINING ZONE TO R-10 ESTATE RESIDENTIAL ZONE / S-4 DESIGN REVIEW COMBINING ZONE AND S-18 MEDIATED RESIDENTIAL DESIGN REVIEW COMBINING ZONE (CASE FILE NUMBER RZ04-042)**

This ordinance rezones the Panoramic Hill neighborhood by increasing the minimum lot size, the minimum lot width, the building setbacks, and the maximum lot coverage requirements.