

NOTICE OF PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

Date of Notice: October 17, 2012

On Monday, November 5, 2012, at 7:00 p.m., the City of Lake Oswego Development Review Commission will hold a public hearing in the Council Chambers at City Hall, 380 "A" Avenue, Lake Oswego, Oregon to consider the following development application.

File No.: LU 12-0028

Applicant: Lakewood Center for the Arts, 368 S. State Street, Lake Oswego, OR 97034

Location of Property: 368 S. State Street, Tax Lots 10200, 10300, and 10400 of Tax Map 21E 10AD.

Nature of Application and Use or Uses which could be Authorized: The applicant is requesting approval of the following:

- A Conditional Use Permit to expand an existing institutional use;
- A Development Review Permit to construct a new 1,800 sq. ft. building (rehearsal hall);
- A Minor Alteration to a site containing a Historic Resource (the existing Lakewood Center is designated a Historic Landmark);
- Three Hardship Variances, two to the required front yard setbacks for the new building and one to the required 16-foot setback for the existing parking lot;
- A modification to an approved Development Permit's conditions of approval [CU 4-80/DR 31-80(Mod 3-89)]; and,
- The removal of seven trees to accommodate the proposed development.

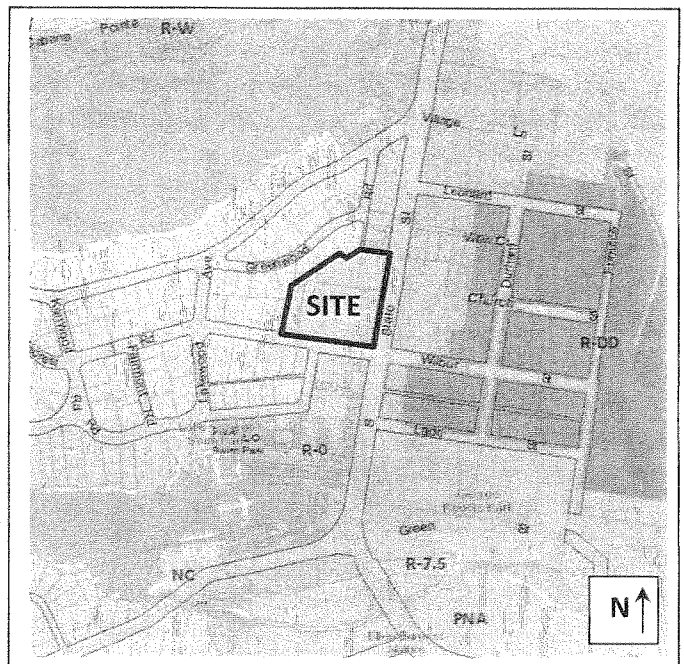
Applicable Approval Criteria: Please see attached list.

Conduct of the Hearing: The Chair will open the public hearing and describe the hearing procedure, and staff will present its report. The Chair will then open the hearing for public testimony. Testimony begins with the applicant, followed by persons in favor of the application, persons opposed to the application, persons who are neutral on the application, and concludes with rebuttal by the applicant. Before closing the hearing, the Chair will ask whether any person who testified desires a continuance to submit new evidence or testimony. If no continuance is requested, the Chair

will ask whether any party desires the record to be left open for at least seven days for submittal of additional evidence. Unless a continuance is granted or the record is left open, the Chair will close public testimony and return the matter to the table for deliberation and decision.

How To Testify: All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will each have 10 minutes, individuals will each have 5 minutes, and the applicant will be given 5 minutes for rebuttal. The Development Review Commission may modify these time limits, however, depending on the circumstances. In order to be considered and become part of the record, written comments or testimony must be submitted to the Development Review Commission at the hearing or must be received by 5:00 p.m. on the date of the hearing at the following address:

Planning & Building Services Dept.
City of Lake Oswego
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034



VICINITY MAP

How To Obtain Further Information: The applicable approval criteria and all evidence relied on by the applicant are available for review at the above address. The City Staff Report will be available ten days prior to the date of the hearing at the above address. Copies of all of these documents may be obtained at cost. The City staff person assigned to this application is Johanna Hastay, Associate Planner, phone: 503-635-0290, and email: jhastay@ci.oswego.or.us.

NOTE: Failure to raise an issue in a hearing, in person or by letter, accompanied by statements or evidence sufficient to afford the Development Review Commission an opportunity to respond to the issue precludes appeal to the City Council and the Oregon Land Use Board of Appeals (LUBA) based on that issue.

APPLICABLE REGULATIONS

(The Lake Oswego Community Development Code and other code sections may be reviewed online at: <http://www.codepublishing.com/or/lakeoswego/>, or is also available at the City Library and Lake Oswego Planning & Building Services Department.)

A. City of Lake Oswego Comprehensive Plan:

Goal 2	Land Use Planning
Goal 5	Open Spaces, Historic, and Natural Resources
Goal 12	Transportation

B. City of Lake Oswego Community Development Code (Chapter LOC 50):

LOC 50.02.001	Residential Districts
LOC 50.03.002	Use Table
LOC 50.03.003.3.b	Conditional Use Standards
LOC 50.04.001	R-0 Zoning Dimensional Table
LOC 50.04.002	Special Street Setbacks
LOC 50.06.001.5	Building Design
LOC 50.06.002	Parking
LOC 50.06.003.1	Access
LOC 50.06.003.2	On-Site Circulation - Driveways and Fire Access Roads
LOC 50.06.003.3	On-Site Circulation - Bikeways, Walkway and Accessways
LOC 50.06.003.5	Transit System
LOC 50.06.004.1	Landscaping, Screening, and Buffering
LOC 50.06.004.2	Fences
LOC 50.06.004.3	Lighting
LOC 50.06.005	Park and Open Space
LOC 50.06.006.3	Drainage Standards
LOC 50.06.008	Utilities
LOC 50.06.009	Historic Preservation
LOC 50.06.011	Vision Clearance
LOC 50.07.003.1.b	Burden of Proof
LOC 50.07.003.1.f	Neighborhood Meeting
LOC 50.07.003.3	Public Notice/Opportunity for Public Comment
LOC 50.07.003.5	Conditions of Approval
LOC 50.07.003.7.a	Review by Hearing Body/Notice of Public Hearing
LOC 50.07.003.7.	Appeal of Development Decision
LOC 50.07.003.11	Modification of Development Permits
LOC 50.07.003.14	Minor Development Decision
LOC 50.07.003.15	Major Development Decision
LOC 50.07.005	Conditional Uses
LOC 50.08.003	Hardship Variances
LOC 50.09.002.5	Compliance with Approved Permit

C. City of Lake Oswego Tree Chapter [LOC Chapter 55]:

LOC 55.02.010 - 55.02.080	Tree Removal
LOC 55.02.084	Mitigation Requirements
LOC 55.08.020	Tree Protection Plan Required
LOC 55.08.030	Tree Protection Measures Require

D. Prior Approvals:

CU 4-80/DR 31-80(Mod 3-89)

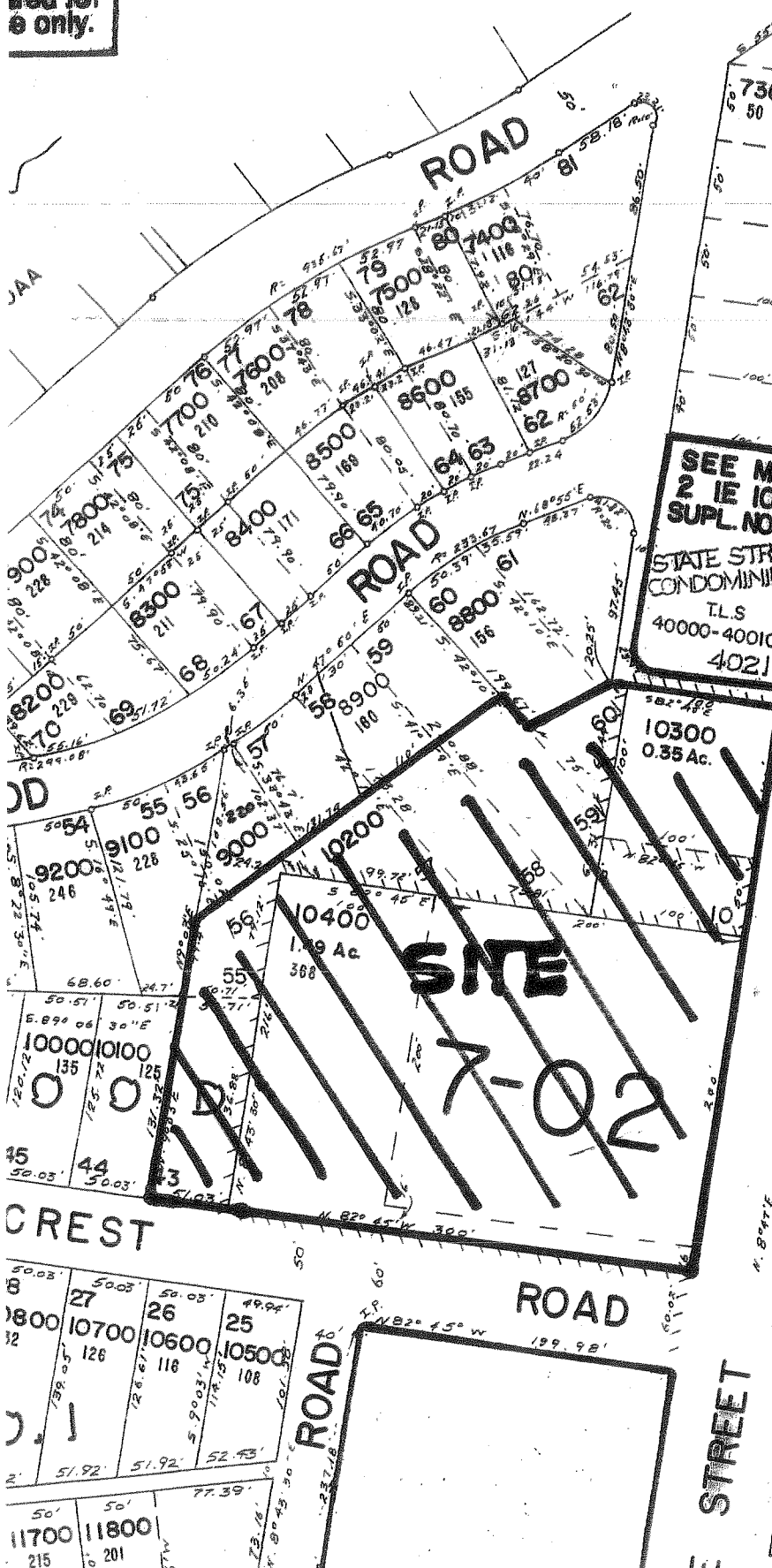
red for
6 only.

S.E.1/4 N.E.1/4 SEC. 10 CLACKAMAS

1"=100'
1300 ALBERT DURH.

SEE MAP 2
7-83U

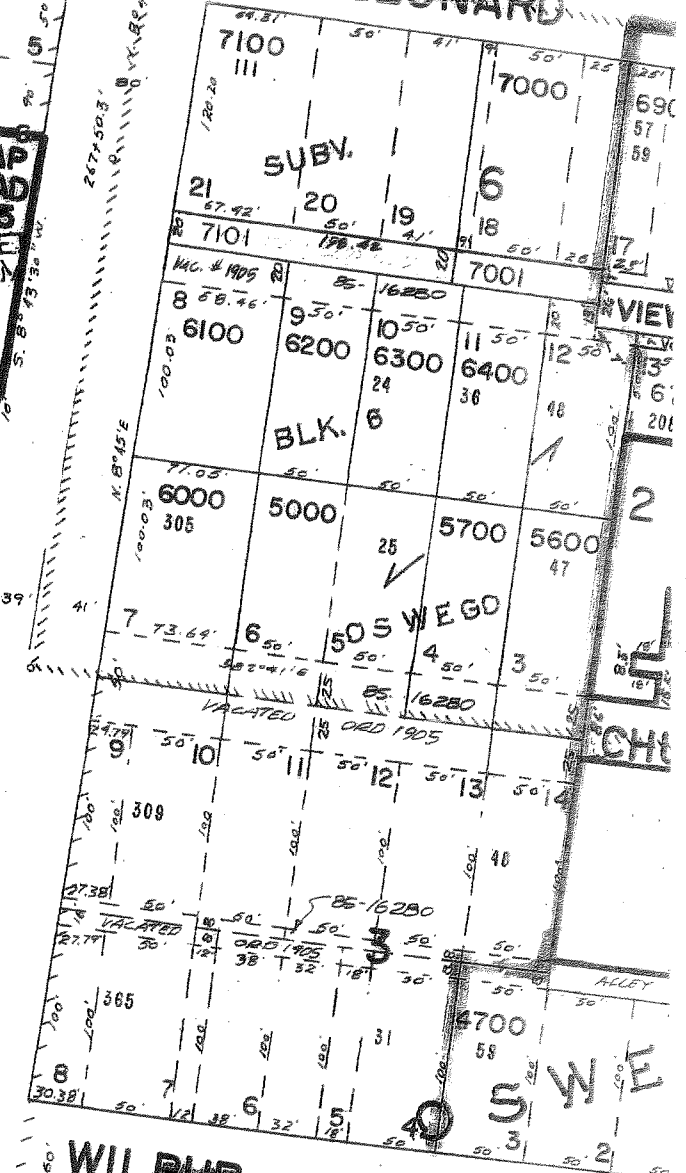
LEONARD



**SEE MAP
2 IE IOAD
SUPL. NO. 5**

STATE STREET
CONDOMINIUM
T.L.S
40000-40010
4021

**SITE
7-Q2**



**SEE MAP
2 IE IOAD
SUPL. 7**

WILBUR
HOUSE
CONDOS.
T.L.S 20000

**WILBUR
HOUSE
CONDOS.
T.L.S 20000**

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THE PLANNING DEPARTMENT
 1500 COMMERCIAL AVENUE, SUITE 200
 PORTLAND, OREGON 97201

AREA OF PROPOSED DEVELOPMENT

DEVELOPMENT

- LEGEND
- EXISTING
- NEW
- PRELIMINARY
- CONSTRUCTION

PROPOSED DEVELOPMENT

EXISTING DEVELOPMENT

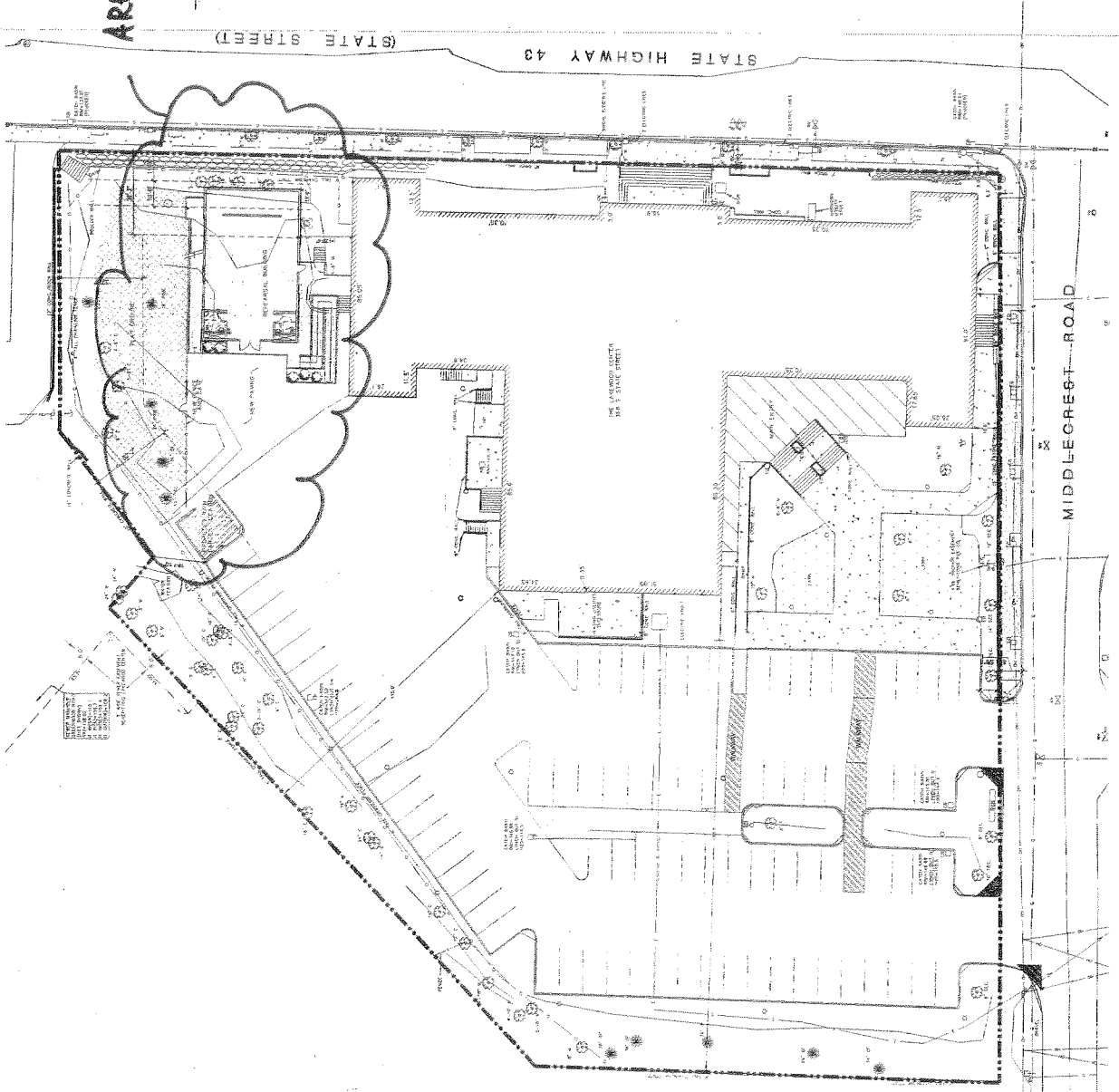
PRELIMINARY CONSTRUCTION

PROJECT NUMBER: 20057
**Lakewood Center
 For the Arts**
 360 S. State Street
 Lake Oswego, OR 97034

SECTION: 1
**Site Plan with
 New Addition**

DATE: 05/14/02
 DATE: 05/14/02
 DATE: 05/14/02

SHEET: **A101**



1. SITE PLAN
 SCALE: 1" = 20'-0"