CITY OF PORTLAND
Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201 **P524**
Land Use Notice Enclosed
Case # LU 09-144289 HDZM

16

Return Service Requested

City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: July 28, 2009

To: Interested Person

From: Kara Fioravanti, Land Use Services
503-823-5892 / kfioravanti@ci.portland.or.us

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on August 18, 2009**. Please mail or deliver your comments to the address above, and include the Case File Number, LU 09-144289 HDZM, in your letter. It also is helpful to address your letter to me, Kara Fioravanti.

CASE FILE NUMBER: LU 09-144289 HDZM

Applicant: Quixote Investment LLC
3414 SE Oak Street
Portland, OR 97214-2062

Representative: Jon Jorgensen, Architect
Works Partnership Architecture
524 E Burnside Street, Suite 320
Portland, OR 97214

Site Address: 2828-2838 SE BELMONT STREET

Legal Description: N 15' OF E 60' OF LOT 7 BLOCK 21 E 60' OF LOT 8 BLOCK 21 HISTORIC PROPERTY 15 YR 1997 POTENTIAL ADDITIONAL TAX, HANSONS ADD & 2ND
Tax Account No.: R358102090
State ID No.: 1S1E01BB 13400
Quarter Section: 3133

Neighborhood: Sunnyside, contact Tim Brooks at 503-295-1699.
Business District: Belmont Business Association, contact John Barker at 503-231-9118.
District Coalition: Southeast Uplift, contact Leah Hyman at 503-232-0010.

Designations: Historic Landmark
Zoning: CM, Mixed Commercial
Case Type: HDZM, Historic Design Review with Modification Requests
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:
The applicant seeks historic design review approval for exterior alterations to the Historic Landmark.

- At the north elevation, the proposal includes: new tile at the base below the storefront, new tile at the floor of the recessed entry and corner entry, a new canopy and signage at the recessed entry, removal of the existing "Genoa" fascia sign, and a new blade sign at the corner entry.
- At the west elevation, the proposal includes relocating the existing "Genoa" sign from the north elevation to the west elevation.
- At the east elevation, the proposal includes: a new canopy and signage at the existing door, a new wood window at the existing window opening.
- New rooftop mechanical equipment is proposed at the roof of the building.

A new enclosed, covered garbage area is proposed along the south lot line. This garbage area is being created by adding height to the existing retaining walls at the south and west lot lines. Because the existing retaining walls on these 2 lot lines are being increased in height and creating a new covered area, a Modification request to the required 5' setback at both property lines is required.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are: 33.846.060 G. 1-10 – Historic Design Review Approval Criteria and 33.846.070 – Modifications Considered through Historic Design Review.

Zoning Code Section *33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on July 16, 2009 and determined to be complete on July 27, 2009.

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence of this case are available for your review by appointment. Please contact the support staff at our office, 1900 SW Fourth Ave., Suite 5000, phone 503-823-7967, to schedule a time. Copies of information in the file can be obtained for a fee equal to the City's cost for providing those copies. I can provide some information over the phone. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing

for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations and low-income individuals appealing a decision for their personal residence may qualify for an appeal fee waiver.

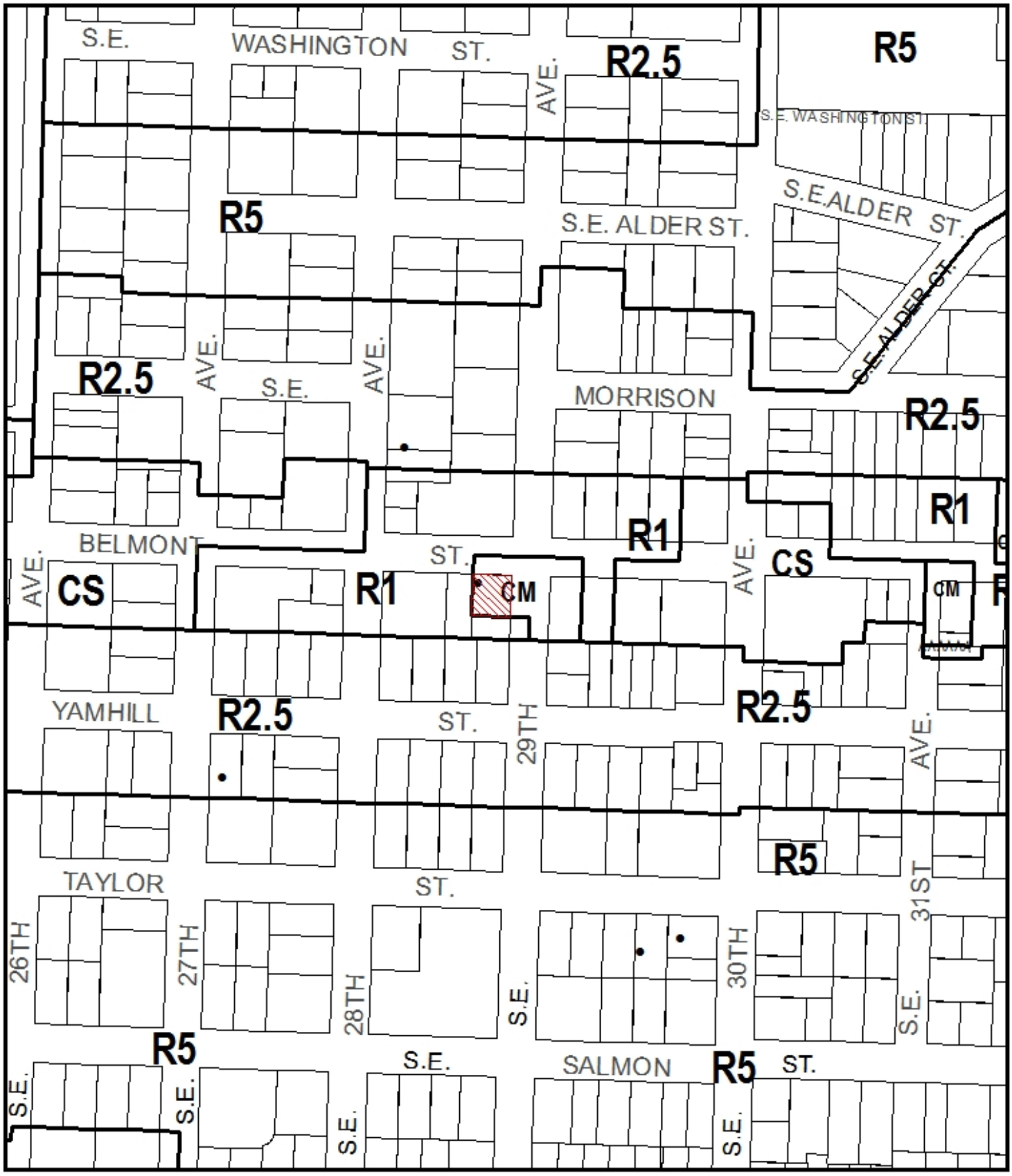
Appeal fee waivers. Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190th, Portland, OR 97233.

APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).

Enclosures:
Zoning Map
Site Plan
Elevations



ZONING

Site

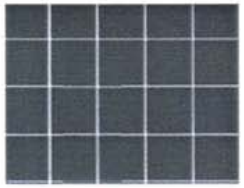
Historic Landmark

NORTH

File No.	LU 09-144289 HDZ
1/4 Section	3133
Scale	1 inch = 200 feet
State_Id	1S1E01BB 13400
Exhibit	B (Jul 20,2009)

Proposed Site Plan

Close-up of Existing Brick



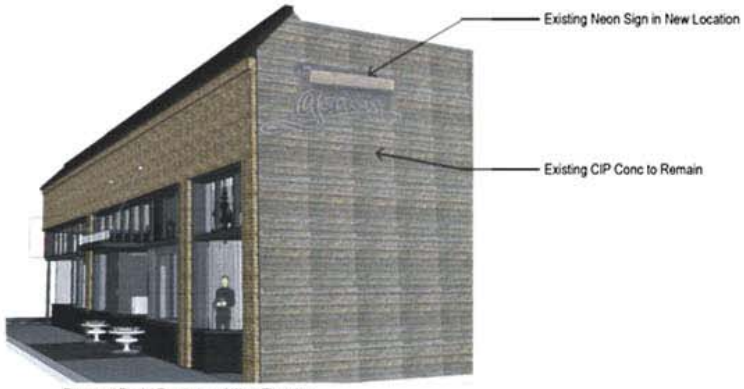
Close-up of Proposed Ceramic Tile Under Windows

Close-up of Existing Roof Tile

Close-up of Existing Fritted Glass Clerestory

1" Hexagonal Tile Precedent

Proposed Rendering of North Elevation



Proposed Partial Rendering of West Elevation

Proposed Elevations

LU 09-144289 HDZM

Close-up of Existing Brick

Close-up of Proposed Ceramic Tile Under Windows

Close-up of Existing Roof Tile

Close-up of Existing Fritted Glass Clerestory

1" Hexagonal Tile Precedent

Proposed Rendering of East Elevation

Proposed Elevations

LU 09-144289 HDZM