



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

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
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www.portlandoregon.gov/bds

Date: April 23, 2013

From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-109253 CU
Pre App: PC # - EA 12-204213

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Sylvia Cate at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: May 22, 2013– 30 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: May 31, 2013**
- **A public hearing before the Hearings Officer is tentatively scheduled for June 10, 2013 at 1:30 PM**

Applicant/Owner: Peaks And Valleys LLC
Steve Martini
1725 NW Division St
Gresham OR 97030

Representative: Edward Radulescu, Main contact
EPR Design
825 NE 20th Ave Ste 202
Portland OR 97232

Site Address: 9347 SW 35TH AVE

Legal Description: BLOCK 7 LOT 9, ARA VISTA
Tax Account No.: R032202260
State ID No.: 1S1E29BD 00300
Quarter Section: 3925

Neighborhood: Multnomah, contact Susan Rudloff at 503-358-2316.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Zoning: R7, Single Dwelling Residential 7,000
Case Type: CU, Conditional Use
Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

The applicant requests a Conditional Use approval to add an additional 6 beds to an existing 10 bed group living facility. The existing facility was approved in 2001 via Case File LUR 00-00430 CU. The applicant proposes to convert space in the existing daylight basement of the home to add the additional beds. No increase in the building's foot print is proposed. A Type III Conditional Use Review is required as the proposed additional number of residents is increasing by more than 10 percent.

Attached to the Request for Response are site plans, elevations and zoning map depicting the proposal.

Approval Criteria:

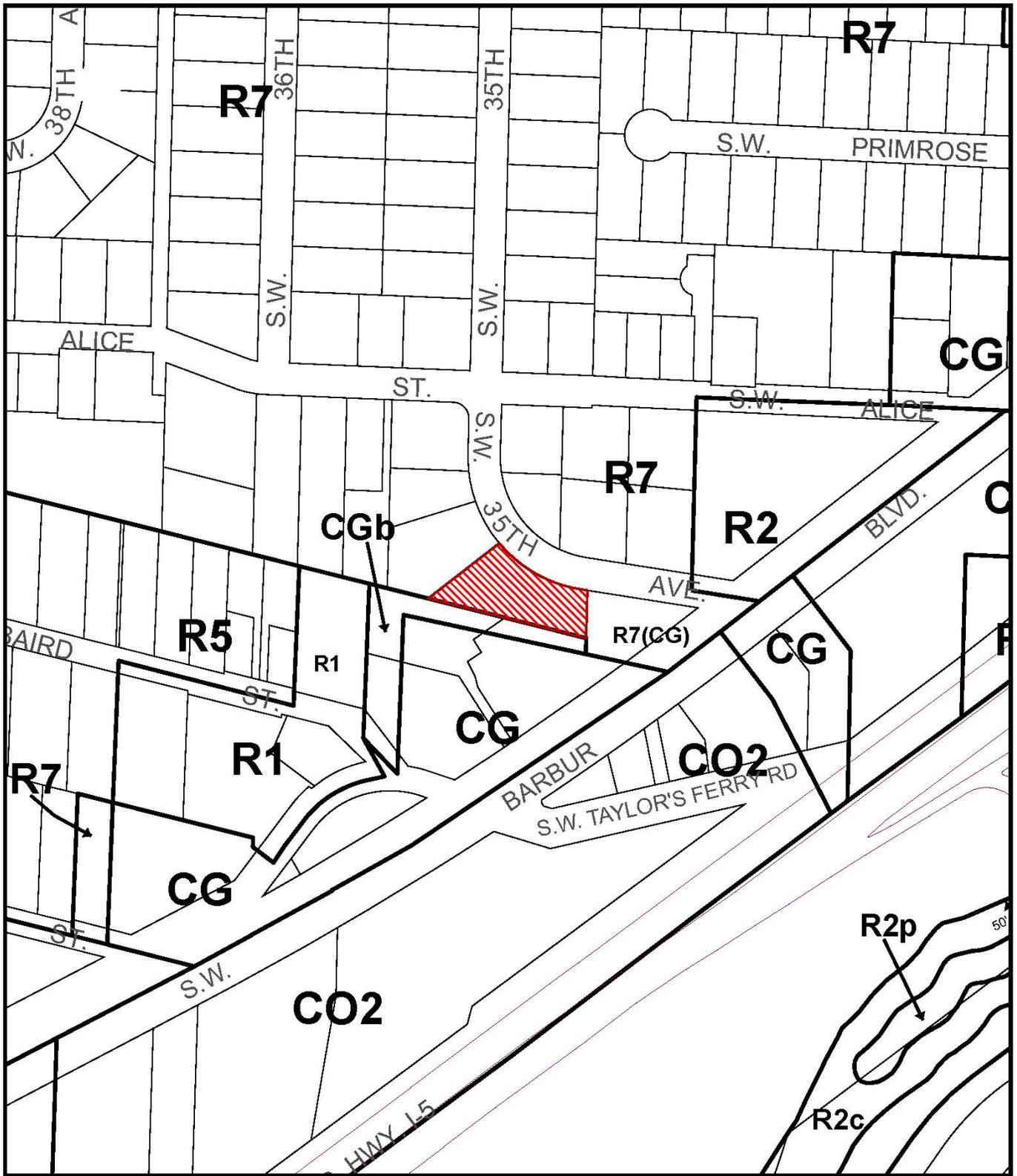
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.815.105, Institutional and Other Uses in the R zones

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on January 25, 2013 and determined to be complete on April 18, 2013.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, elevations



ZONING



Site



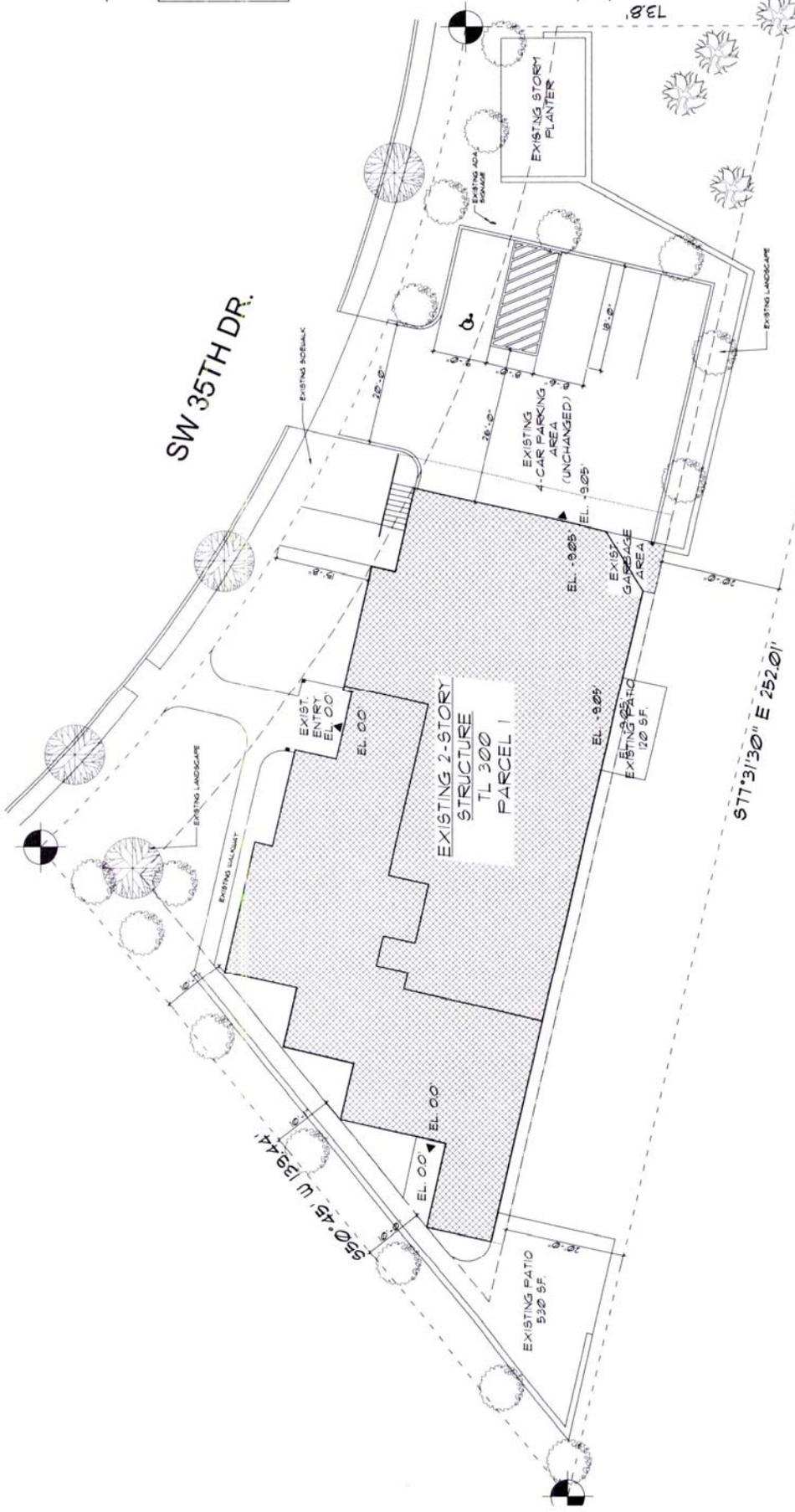
NORTH

File No. LU 13-109253 CU
 1/4 Section 3925
 Scale 1 inch = 200 feet
 State_Id 1S1E29BD 300
 Exhibit B (Jan 28, 2013)



ALL COMFORT CARE
Residential Care Facility
9347 SW 35th Ave.
Portland, Oregon 97219

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therein are copyrighted under
Federal Laws by EPR DESIGN, LLC.



SITE PLAN
REVISED

DATED: 12/10/2012
DRAWN BY:

SHEET: **A0.1**



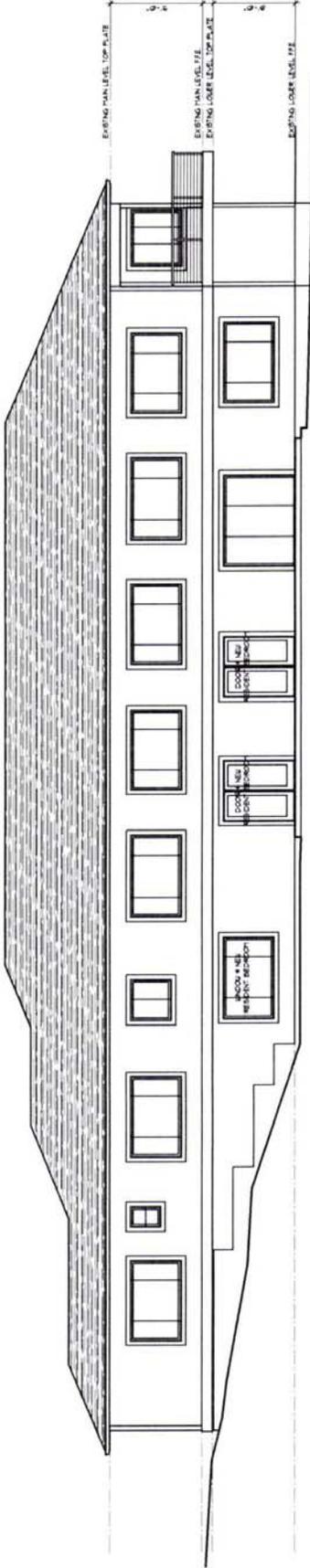
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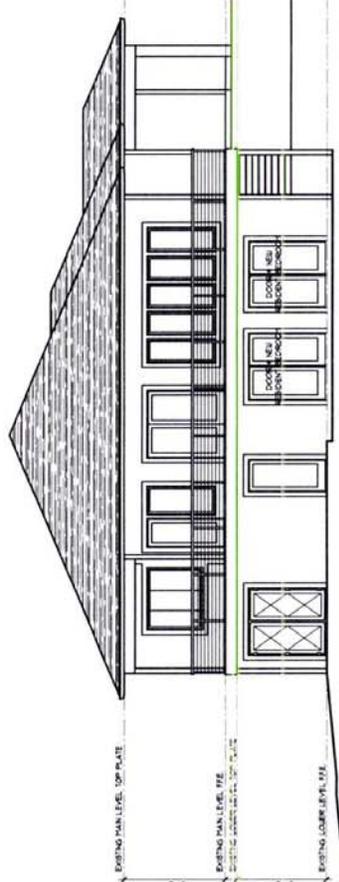
BUILDING ELEVATIONS / DOOR & WINDOW SCHEDULE

REVISIONS:
DATE: 12/10/2012
DRAWN BY:

SHEET
A0.2



A REAR ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



A LEFT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE

WINDOW #	TYPE	HEAD HEIGHT	SIZE	WINDOW DETAILS
1	SLIDER	7'-0"	8'0" x 5'0"	UNIT: FRAM

DOOR SCHEDULE

DOOR #	TYPE	SIZE	DOOR DETAILS	HARDWARE
1	L4	3'0" x 6'0"	HOLLOW CORE ACCESSIBLE LEVER TYPE HANDLES STYLE TO MATCH	ACCESSIBLE LEVER TYPE HANDLES
2	R4	3'0" x 6'0"	HOLLOW CORE LOCKING HARDWARE GRAB	LOCKING HARDWARE W/ KEY
3	POCKET	3'0" x 6'0"	HOLLOW CORE ACCESSIBLE LEVER TYPE HANDLES STYLE TO MATCH	ACCESSIBLE LEVER TYPE HANDLES
4	POCKET	3'0" x 6'0"	HOLLOW CORE ACCESSIBLE LEVER TYPE HANDLES STYLE TO MATCH	ACCESSIBLE LEVER TYPE HANDLES
5	R4	3'0" x 6'0"	HOLLOW CORE LOCKING HARDWARE GRAB	LOCKING HARDWARE W/ KEY
6	R4	3'0" x 6'0"	HOLLOW CORE LOCKING HARDWARE GRAB	LOCKING HARDWARE W/ KEY
7	L4	3'0" x 6'0"	HOLLOW CORE ACCESSIBLE LEVER TYPE HANDLES STYLE TO MATCH	ACCESSIBLE LEVER TYPE HANDLES
8	SLICER BT. CLOSET DOOR	4'0" x 6'0"	HOLLOW CORE ACCESSIBLE LEVER TYPE HANDLES STYLE TO MATCH	TOP CLOSET DOOR HARDWARE
9	R4	3'0" x 6'0"	HOLLOW CORE LOCKING HARDWARE GRAB	ACCESSIBLE LEVER TYPE HANDLES
10	R4	3'0" x 6'0"	HOLLOW CORE LOCKING HARDWARE GRAB	ACCESSIBLE LEVER TYPE HANDLES
11	L4	3'0" x 6'0"	HOLLOW CORE ACCESSIBLE LEVER TYPE HANDLES STYLE TO MATCH	ACCESSIBLE LEVER TYPE HANDLES
12	L4	3'0" x 6'0"	HOLLOW CORE ACCESSIBLE LEVER TYPE HANDLES STYLE TO MATCH	ACCESSIBLE LEVER TYPE HANDLES
13	SLICER BT. ASS DOOR	4'0" x 6'0"	HOLLOW CORE ACCESSIBLE LEVER TYPE HANDLES STYLE TO MATCH	ACCESSIBLE LEVER TYPE HANDLES
14	R4	3'0" x 6'0"	HOLLOW CORE LOCKING HARDWARE GRAB	ACCESSIBLE LEVER TYPE HANDLES
15	R4	3'0" x 6'0"	EXTERIOR ACCESSIBLE LEVER TYPE HANDLES LOCKING DEVICE	ACCESSIBLE LEVER TYPE HANDLES LOCKING DEVICE
16	FRAMING DOOR	6'0" x 6'0"	EXTERIOR ACCESSIBLE LEVER TYPE HANDLES LOCKING DEVICE	ACCESSIBLE LEVER TYPE HANDLES LOCKING DEVICE