City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 25, 2014

To: Interested Person

From: Jennifer Kenny, Land Use Services
503-823-7011 / Jennifer.Kenny@portlandoregon.gov

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 March 18, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-109154 DZ, in your letter. It also is helpful to address your letter to me, Jennifer Kenny.

CASE FILE NUMBER: LU 14-109154 DZ – STOREFRONT REMODEL

Applicant/Rep: Mary Valeant
Valeant Architecture
2318 SW Market St.
Portland, Oregon 97201

Owner/Lessee: Tomas Switer
Culmination Brewing
1215 SW Jefferson St.
Portland, OR 97201

Site Address: 1215-1225 SW 16TH AVE

Legal Description: BLOCK 1 N 5' OF LOT 1&2 S 45' OF LOT 6, DAVENPORT TR
Tax Account No.: R198700030
State ID No.: 1S1E04AB 01900
Quarter Section: 3128

Neighborhood: Goose Hollow, contact Greg Wimmer at 503-222-7173.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Goose Hollow

Zoning: CXd. The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. This zone has a Design Review (d) overlay.

Case Type: Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal: The applicant seeks Design Review approval to remodel an existing storefront, including a new roll-up door, three new light fixtures and signage.

Design Review is required because the proposal is for non-exempt alterations in a Design Overlay zone. Two of the proposed signs are under 32 SF and thus exempt from this review. These are noted as "exempt" on the attached elevation drawing. The non-exempt sign is a 43 SF logo sign painted in red on a cream-colored background, noted on the elevations as "not exempt."

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Central City Fundamental Design Guidelines
- Goose Hollow District Design Guidelines

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 January 23, 2014 and determined to be complete on February 18, 2014.

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 on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available 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 Design 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.

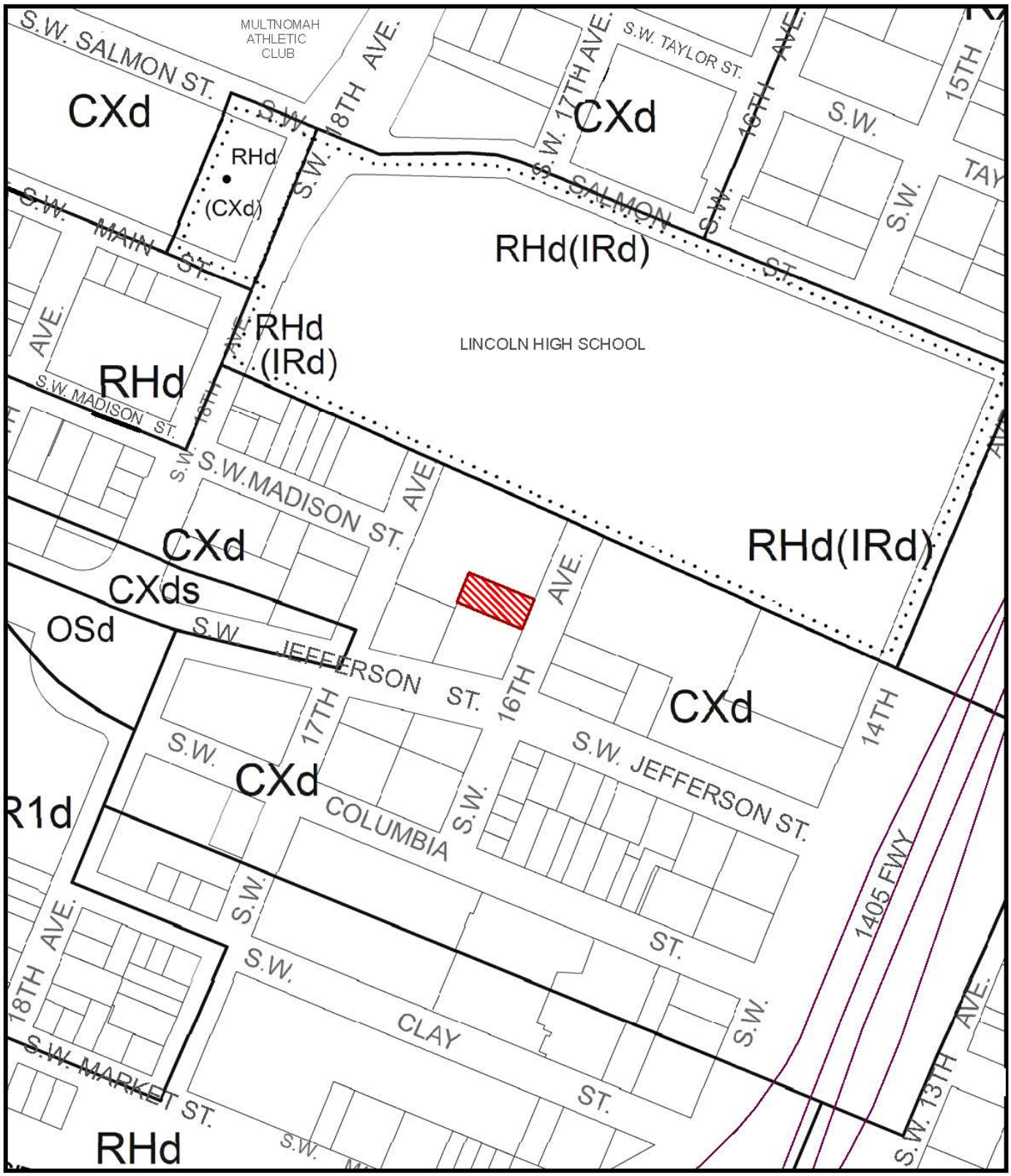
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:
Zoning Map
Site Plan
Elevations



ZONING

Site

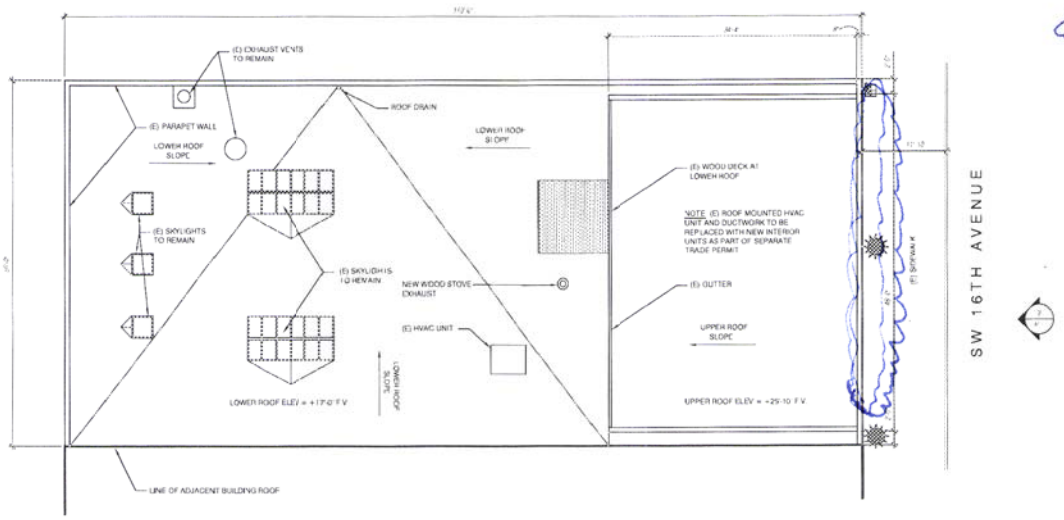
Historic Landmark

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
GOOSE HOLLOW SUBDISTRICT

File No.	LU 14-109154 DZ
1/4 Section	3128
Scale	1 inch = 200 feet
State_Id	1S1E04AB 1900
Exhibit	B (Jan 29,2014)

= area of proposed change

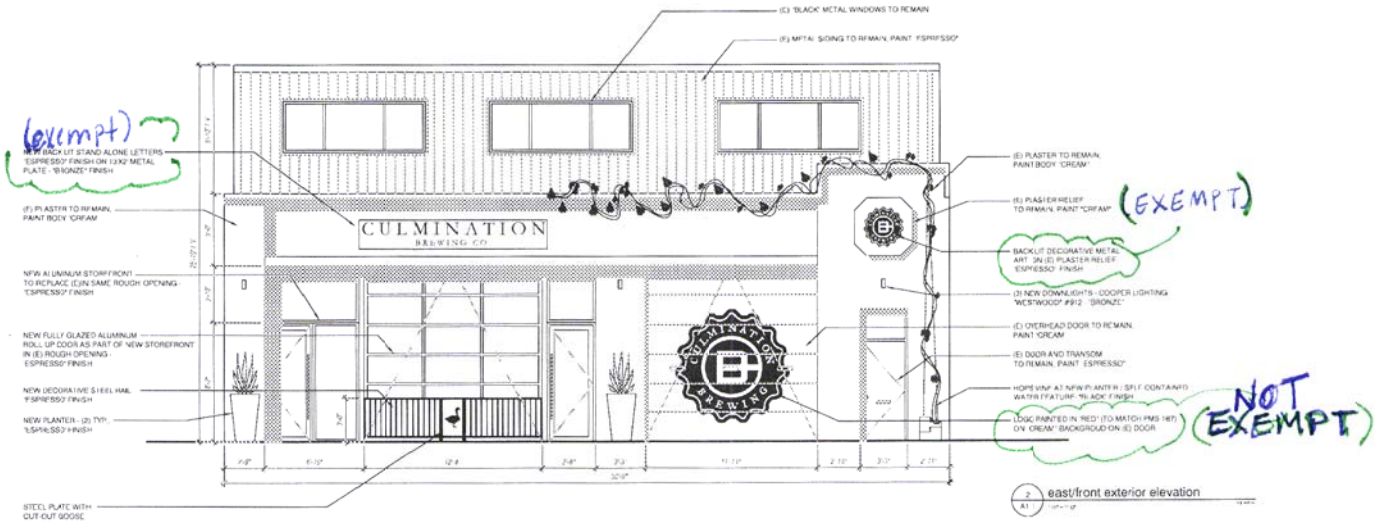


1 A1.1 site plan / roof plan

ZONING: CM1
PLAN DISTRICT: CENTRAL CITY

BUILDING SIGNAGE:
PRIMARY WALL AREA = 50 SF X 1.5 = 75 SF ALLOWED
AREA PROPOSED

STAND-ALONE FLETTER WALL SIGN	76 SF
LOGO ARTWORK	6 SF
LOGO PAINTED DOOR	43 SF
TOTAL	75 SF



2 A1 east/front exterior elevation

LU 14-109154DZ

culmination brewery tenant-improvement
1215 sw 16th ave portland, or 97201

valeant architecture

site plan / elevation

job number:	1306
date issued:	01.21.13
revision 1:	-
revision 2:	-
revision 3:	-

A1.1