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: April 29, 2014

To: Interested Person

From: Kathleen Stokes, Land Use Services
503-823-7843 / Kathleen.Stokes@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood that requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. Copies of the site plans, elevation drawings and zoning map are 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 May 20, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-226790 NU, in your letter. It also is helpful to address your letter to me, Kathleen Stokes.

CASE FILE NUMBER: LU 13-226790 NU

Applicant: Brian Bainnson/ Quatrefoil/ 404 SE 80th Ave/ Portland OR 97213

Owners: Woo Yong Choi, Man Ja Choi/2323 NE 165th Dr/ Portland, OR 97230-5533

Site Address: 16955 SE Division

Legal Description: TL 5200 0.75 ACRES LAND & IMPS SEE R337924 (R993062611) FOR BILLBOARD, SECTION 06 1S 3E
Tax Account No.: R993062610
State ID No.: 1S3E06CD 05200
Quarter Section: 3247

Neighborhood: Centennial, Tom Lewis at 503-347-5715.
District Coalition: East Portland Neighborhood Office, Richard Bixby at 503-823-4550.

Zoning: R1a (R1,000, Medium Density Multi-dwelling Residential with an Alternative Design Density Overlay)

Case Type: Nonconforming Situation Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal: Legal nonconforming status for the retail use that is located on the eastern two tax lots of this site was previously recognized and now approval of an expansion of the development for the use is requested, in order to legalize construction of a parking area to serve the use.

Relevant Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are: **33.258.080 B.**

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 November 12, 2013 and determined to be complete on **April 25, 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 Hearings Officer. 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.

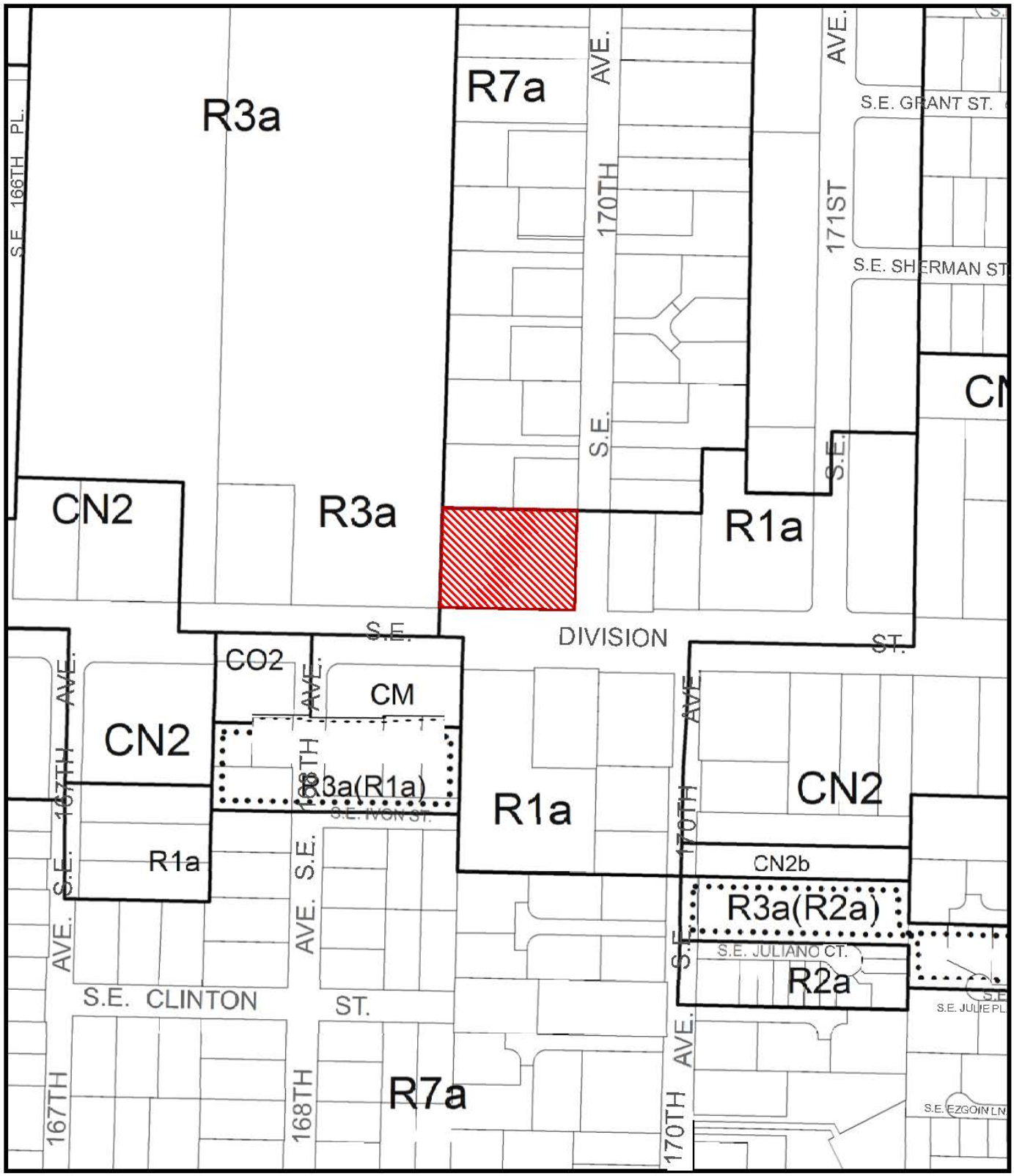
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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, Landscape Plan, Elevation Drawings

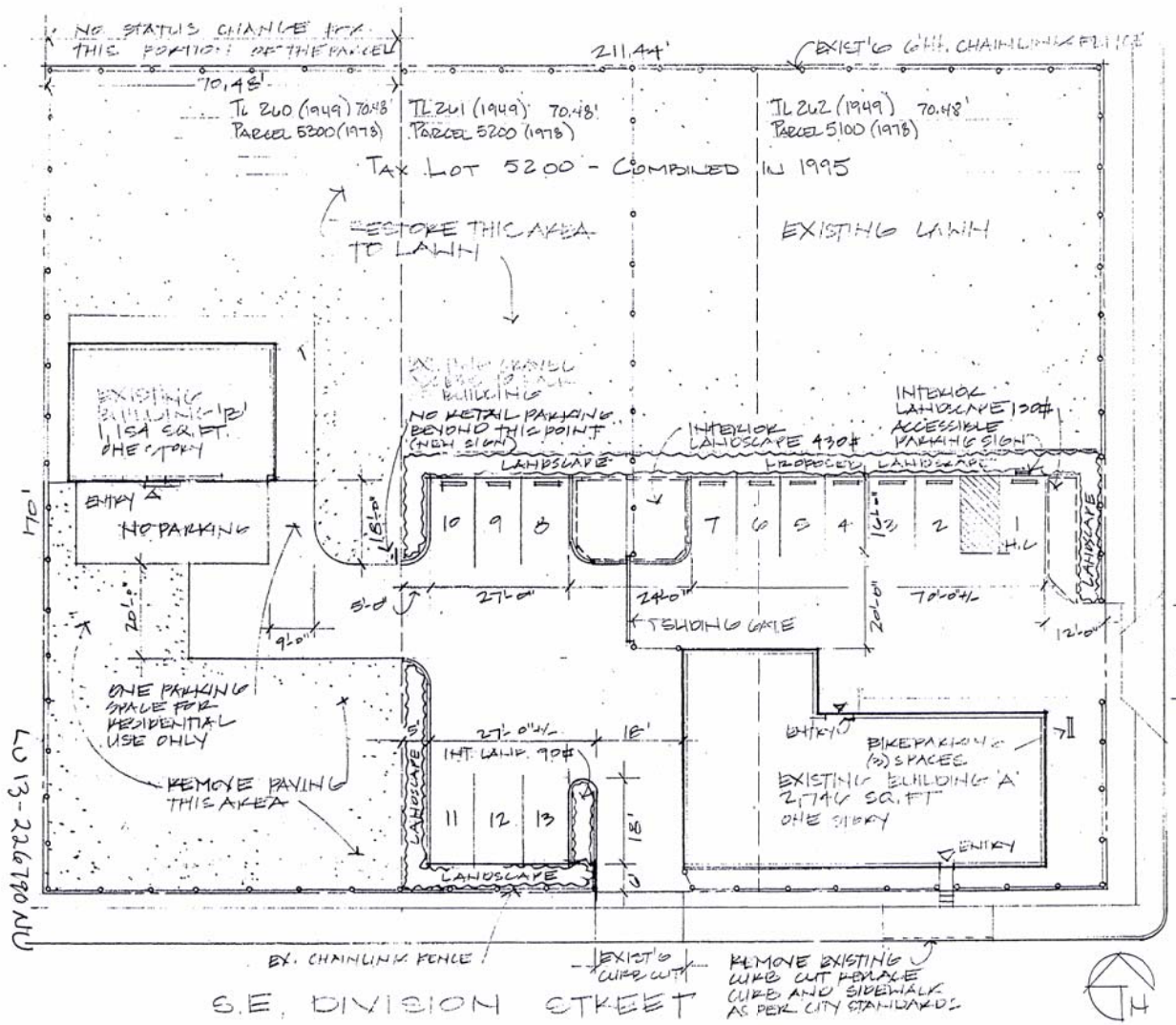


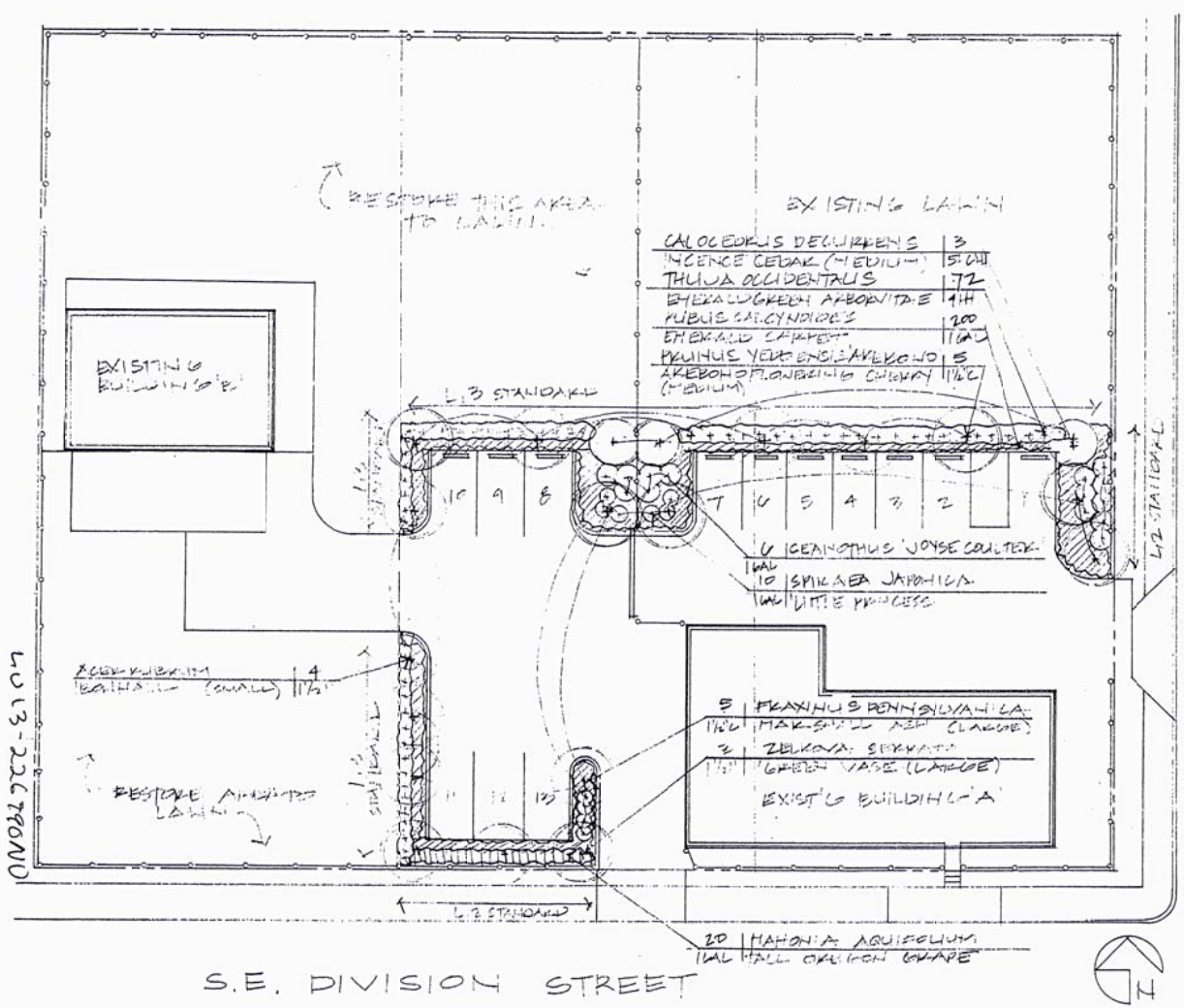
ZONING

Site

NORTH

File No.	LU 13-226790 NU
1/4 Section	3247,3347
Scale	1 inch = 200 feet
State_Id	1S3E06CD 5200
Exhibit	B (Nov 14,2013)


NO STATUS CHANGE FOR THIS PORTION OF THE PARCEL
211.44'
EXIST'G 6' HT. CHAINLINK FENCE
70.48'
TL 260 (1949) 70.48' PARCEL 5200 (1978)
TL 261 (1949) 70.48' PARCEL 5200 (1978)
TL 262 (1949) 70.48' PARCEL 5100 (1978)
TAX LOT 5200 - COMBINED IN 1995
RESTORE THIS AREA TO LAWN
EXISTING LAWN
EXISTING BUILDING 'B' 1,154 SQ.FT. ONE STORY
ENTRY
NO PARKING
NO RETAIL PARKING BEYOND THIS POINT (NEW SIGN)
INTERIOR LANDSCAPE 430#
INTERIOR LANDSCAPE 100# ACCESSIBLE PARKING SIGN
LANDSCAPE
PROPOSED LANDSCAPE
10 9 8 7 6 5 4 2 1 H.C.
27'-0"
24'-0"
20'-0"
70'-0"
12'-0"
9'-0"
SLIDING GATE
ONE PARKING SPACE FOR RESIDENTIAL USE ONLY
REMOVE PAVING THIS AREA
27'-0"
18'
INT. LANDSCAPE 90#
11 12 13
BIKE PARKING (2) SPACES
EXISTING BUILDING 'A' 2,746 SQ.FT. ONE STORY
ENTRY
EX. CHAINLINK FENCE
EXIST'G CURB CUT
REMOVE EXISTING CURB CUT REPLACE CURB AND SIDEWALK AS PER CITY STANDARDS
S.E. DIVISION STREET
S.E. 17TH AVE
70'
104.98'
SUBJECT SITE
EXISTING CURB CUT
PARKING:
MAX PARKING:
2746 ÷ 196 = 14
MIN PARKING
2746 ÷ 500 = 5.5
13 SPACES PROPOSED
INTERIOR LANDSCAPE:
13 PROPOSED SPACES
INTERIOR LANDSCAPE
13 x 45# = 585 S.F
670 INTERIOR LANDSCAPE PROPOSED.
PROPERTY INFO:
TAX MAP
PROP ID
ZONE
LOT AREA
BUILDING 'A' 2,746 S.F.
BUILDING 'B' 1,154 S.F.
LU 13-226790 NU
Quatrefoil Inc.
Design • Landscape Architecture • Space Planning
404 SE 80th Ave. Portland, Oregon 97215
Tel: (503) 256-8955 Fax: (503) 256-3460
REGISTERED
BRIAN E. BAINNSON
OREGON
07/26/1996
LANDSCAPE ARCHITECT
LANDSCAPE UNLIMITED
PORTLAND, OREGON
LAND USE REVIEW
SITE PLAN
REVISIONS:
4.22.2014
DATE:
SCALE:
1" = 20'-0"
SHEET:
L.1
1264



PERIMETER TREES
(A) LARGE TREES (4 x 30 = 120 L.F.)
(B) MEDIUM TREES (8 · 22 = 176 L.F.)
(A) SMALL TREES (4 x 3 = 60 L.F.)
TOTAL 356 L.F. MANDED
320 PERIMETER LANDSCAPE

INTERIOR LANDSCAPE
13 PROPOSED SPACES
13 x 45.4 = 590 S.F.
670 INTERIOR LANDSCAPE PROPOSED
INTERIOR TREES (13 SPACES)
4 LARGE TREES PROVIDED
13 ÷ 4 = 3.25

Quatrefoil Inc.
Design • Landscape Architecture • Space Planning
404 SE 82nd Ave. Portland, Oregon 97215
Tel: (503) 256-8955 Fax: (503) 256-3460

REGISTERED 352 BRIAN E. BAINNSON OREGON 07/26/1996 LANDSCAPE ARCHITECT

16955 SE DIVISION
PORTLAND, OREGON
LAND USE REVIEW
13-207266

LANDSCAPE PLAN

REVISIONS:
4.23.2014

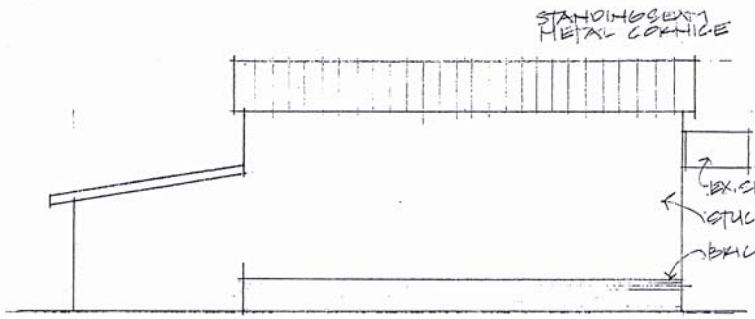
DATE:
11.11.2013

SCALE:
1" = 20'-0"

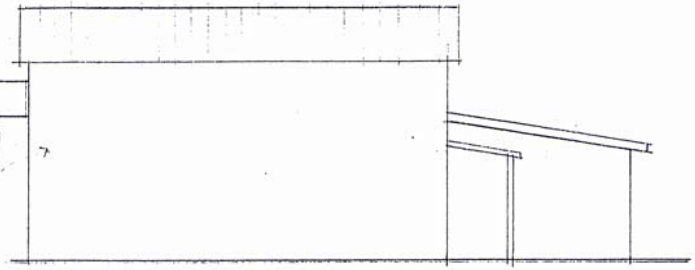
SHEET:
L.2

13-4

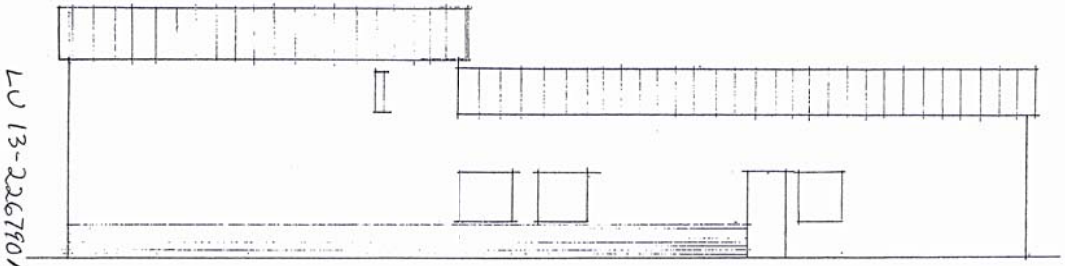
LU 13-227900



WEST ELEVATION - BUILDING 'A'
SCALE: 1/8"=1'-0"



EAST ELEVATION - BUILDING 'B'
SCALE: 1/8"=1'-0"



DIVISION STREET ELEVATION (SOUTH) - BUILDING 'A'
SCALE: 1/8"=1'-0"

LU 13-226790 NU

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404 SE 30th Ave. Portland, Oregon 97215
Tel: (503) 236-8955 Fax: (503) 236-3460

REGISTERED LANDSCAPE ARCHITECT
352
BRIAN E. BAINNSON
OREGON
07/26/1996

16955 SE DIVISION
PORTLAND, OREGON

LAND USE REVIEW
13-207266

EXISTING BUILDING ELEVATIONS

REVISIONS:

DATE: 11.11.2013

SCALE: 1/8"=1'-0"

SHEET: L.2