



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

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

STAFF REPORT AND RECOMMENDATION TO THE HEARINGS OFFICER

CASE FILE: LU 16-205634 CU

H.O. Case #: 4160016

Pre-App: PC # 16-165120

REVIEW BY: Hearings Officer

WHEN: **Monday September 26, 2016 @ 9:00 AM**

WHERE: 1900 SW Fourth Ave., Suite 3000
Portland, OR 97201

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.

BUREAU OF DEVELOPMENT SERVICES STAFF: MARK WALHOOD / MARK.WALHOOD@PORTLANDOREGON.GOV

GENERAL INFORMATION

Applicant: Aaron Hall
F & H Enterprise, LLC
5621 SE Center Street
Portland, OR 97206

Property Owner: Center Street Real Estate Holdings, LLC
5621 SE Center St
Portland, OR 97206

Site Address: 5621 SE CENTER ST

Legal Description: BLOCK 2 LOT 11&12 13&14, WATTS SUB
Tax Account No.: R884300630
State ID No.: 1S2E07DB 05400
Quarter Section: 3436

Neighborhood: Foster-Powell, contact Shawn Morgan at 503-622-3933.
Business District: Foster Area, contact Kristin O'Neill at 503-724-2692.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: **CG** (General Commercial)
Case Type: **CU** (Conditional Use Review)
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 has proposed to turn part of an existing building at 5621 SE Center Street into a marijuana growing operation, without on-site sales or manufacturing of products. The growing operation would occur in parts of the building which are not being used for an on-site gym, which will continue to operate in the building. No significant exterior changes are

proposed to the building on the site, or to the existing surface parking lot at the corner. The attached floor plan shows the internal layout of the building, and which parts will be used for the grow operation versus the gym.

Growing marijuana is classified as an Agricultural Use in the Zoning Code. Agricultural uses require a Conditional Use Review on sites with commercial base zoning. As a new use, the Conditional Use is handled through a Type III procedure. Therefore, the applicant has requested a Type III Conditional Use Review to establish a marijuana growing operation in part of the existing gym building.

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 found at **33.815.115-A-D, Specified Uses in Commercial Zones.**

ANALYSIS

Site and Vicinity: The site is an L-shaped corner parcel of 12,300 square feet, located at the northeast corner of the intersection of SE 56th Avenue and SE Center Street, in the Foster-Powell Neighborhood. The larger portion of the land area on the east portion of the site contains the existing single-story building that is built right up against the lot lines on the interior north and east edges of the site, as well as along the frontage of SE Center Street. A small asphalt surface parking lot is located on the west edge of the site at the corner, with driveway access onto both SE Center Street and SE 56th Avenue. The building has entry doors, covered awnings and windows facing both south onto SE Center Street and west towards the parking lot. A slatted chain link fence runs along the north interior edge of the parking lot, and a narrow strip of grass separates the parking lot from the sidewalk in SE Center Street.

The surrounding area includes commercial, residential and institutional uses, with the commercial uses generally clustered along SE Foster Road. This site abuts single-family homes on the interior of the block, and commercial uses across both streets. The site sits at the six-pointed intersection of SE Foster Road/Center Street/56th Avenue, all of which are improved with paved roadways, curbing, on-street parking, and concrete public sidewalks. A remnant curb cut is located on the site frontage of SE Center Street, just east of an existing curb cut that leads to a former loading bay door. The remnant curb cut along SE Center Street currently terminates into a solid and windowed wall in the building, and does not include the grassy planter strip that usually occupies the area between the sidewalk and curb on this block.

Zoning: The General Commercial base zone is intended to provide land for commercial activities. The intent is to support the economic viability of both the specific neighborhood commercial district, and the city as a whole. Agriculture uses, including marijuana grow operations, require a Conditional Use Review in the commercial zones.

Land Use History: City records indicate two prior land use reviews for this site:

- *LUR 00-00586 AD* – Void/withdrawn Adjustment to reduce required parking; and
- *LUR 00-00676 AD* – Adjustment approval to reduce the minimum required parking for a health club, including provisions to substitute some vehicle parking with additional bike parking.

Agency Review: A “Request for Response” was mailed to city agencies **August 25, 2016**. The following Bureaus have responded with formal responses:

- The *Bureau of Environmental Services* has reviewed the proposal and offered no concerns or objections. Any pertinent stormwater- or sanitary-related requirements will be imposed during the building permit process (Exhibit E.1);
- The *Development Review Section of Portland Transportation* has reviewed the proposal and offered commentary on the availability of public transportation services with regards to the

approval criteria. No concerns or objections were raised, and approval is recommended (Exhibit E.2);

- The *Life Safety Section of the Bureau of Development Services* has reviewed the proposal and notes that a building permit is already under review for the project, and that applicable Life Safety issues will be communicated to the applicant through that process (Exhibit E.3);
- The *Site Development Section of the Bureau of Development Services* has reviewed the proposal and responded without comment or concern (Exhibit E.4); and
- The *Urban Forestry Department of Portland Parks and Recreation* has reviewed the proposal and responded without concern, including a note that there are no current street trees. Future improvements exceeding \$25,000 in value on the site may trigger the planting of additional street trees (Exhibit E.5).

Neighborhood Review: A mailed notice of this public hearing was mailed on September 6, 2016. Only one written response was received. An e-mail from the Land Use Chair for the Foster-Powell Neighborhood stated that upon review of the notice, their association takes no position on this application (Exhibit F.1).

ZONING CODE APPROVAL CRITERIA

33.815.010 Purpose of Conditional Use Regulations

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

33.815.115 Conditional Use Approval Criteria for Specified Uses in Commercial Zones

These approval criteria apply to uses in the following categories and zones: Industrial Service uses and Agricultural uses in the CS, CG, and CX zones, and Warehouse And Freight Movement uses in the CG zone. The approval criteria allow these uses in commercial zones when they have a business or consumer orientation and are of a size and character to blend in with the other commercial uses. The approval criteria are:

- A. The proposed use will not have nuisance impacts from noise, odor, and vibrations greater than usually generated by uses allowed by right in the zone;

Findings: The growing of potted plants in an indoor setting is unlikely to produce noise or vibrations beyond what would usually be generated by uses allowed in the zone. The mechanical equipment associated with the operation is comparable in size and operational aspects like noise and vibration to mechanical equipment such as exhaust vents and HVAC (Heating, Ventilation and Air Conditioning) equipment that would be associated with an allowed restaurant, retail coffee shop or store, or commercial office building.

The applicant states that odor associated with the use will be contained within the building and be undetectable for two reasons. The first method is the use of an air scrubber/HEPA (High-Efficiency Particulate Air) filtration system which removes odors and particulates from the return air vents before anything can be expelled to the exterior of the building. The exact model has yet to be determined, but the applicant intends to survey existing grow facilities for

their recommendations on the best equipment, and then install the appropriate filters concurrently with the new rooftop HVAC unit and integrated dehumidification system.

The second method proposed to address odor issues is standard with the typical indoor marijuana grow operation, and involves keeping the grow rooms at a slight negative relative pressure compared to their adjoining spaces (hallway and entry vestibule). This prevents air from migrating out of the building through any doorways, keeping odors from being detectable to passersby or neighboring homes and businesses. The negative air pressure system is also part of the CO2 pumping system which is integral to contemporary indoor marijuana grow operations, as it advances the growth rate and other aspects of the desired product.

The applicant has submitted cut sheets for all the proposed mechanical systems associated with the grow operation (Exhibit C.5), with the exception of the air scrubber/HEPA filtration system. In order to ensure that odor is controlled to the greatest extent practical, a condition of approval will require the applicant to install the air scrubber/HEPA filtration system via a building or mechanical permit prior to occupancy of the space, with documentation of the system specifications submitted during permit review. With the noted condition, all relevant noise, odor and vibration impacts noted in this criterion have been addressed. Therefore, this criterion can be met.

- B. Based on the characteristics of the proposed use and its development, the proposal is consistent with the purpose of the commercial zone and with the character of the specific area;

Findings: The purpose of the commercial zone is identified at 33.130.010. The purpose includes implementation of the commercial policies and plan map designations of the Comprehensive Plan, but more generally to allow and support commercial areas which have a neighborhood and regional draw. The overall goal is to enhance the economic viability of both the specific commercial district in question, as well as the city as a whole.

The character of the surrounding specific area has a mixed character, with a variety of commercial, institutional and light industrial uses in the area. This particular commercial segment of SE Foster Road has a combination of older storefront commercial buildings, some smaller warehouse, auto repair and other manufacturing firms, as well as large auto-oriented retail uses. The commercial uses cluster in the first block or so immediately abutting SE Foster Road, and then quickly change to residential just beyond the narrow band along SE Foster Road.

The proposed marijuana grow operation is technically an Agricultural use, but the specialized equipment, indoor-only operation supported by mechanical equipment, and the inherent security issues which keep the operation largely out-of-sight from passersby on the street, will prevent this particular operation from having any significant impact on the intent to support the economic viability of the area. The outside of the building will remain largely as it is today, with the appearance of a retail gym operation, including the existing gym signage and entry doors. Based on the specific project layout and location inside an existing building that will continue to hold a retail use alongside the grow operation, the proposal is inherently consistent with the purpose of the commercial zones and the character of nearby commercial areas along SE Foster Road. Therefore, this criterion is met.

- C. The proposed use will not significantly alter the overall commercial character of the area, based on the existing proportion of commercial and noncommercial uses and the effects of incremental changes; and

Findings: The proposed use is contained entirely within an existing building, which will continue to hold a commercial gym operation in the balance of the building while the marijuana grow operation is in business. State law requires that the operations inside the grow facility cannot be visible from the street, eliminating any significant changes to the overall character of the existing building. The surrounding commercial area has a diversity of commercial, light industrial and institutional uses along SE Foster Road, both of an older storefront variety, as well as larger and newer single-use developments. Given the bulk of the building will be retained as an operating retail use, as well as the mixed and evolving character of the nearby commercially-zoned areas along SE Foster Road, the proposed use will not significantly alter the overall commercial character of the area. This criterion is met.

D. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterials; truck impacts, connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies.

Findings: The Development Review Section of Portland Transportation (PBOT) has reviewed the proposal and responded without concerns or objections to the proposal (Exhibit E.2). The essential findings and discussion from the PBOT response with regards to this criterion are included below:

“Based on the applicant’s narrative, the proposed “agricultural production facility” will be owner-operated. There are two owners identified in the application materials, one of which currently lives within one-half block from the subject site. The facility may accommodate a couple of clients, consultants or State Inspectors at any given time – the operation will otherwise not be open to the public and access will be significantly restricted. Supplies will be delivered by the owners only – no other outside deliveries by anyone else is expected. It should be identified here that PBOT and the general transportation-profession typically refers to the Institute of Transportation Engineers (ITE)/Trip Generation Manual to obtain collected data related to the approximate number of vehicle trips that are expected to be generated in association with specifically identified land-use categories. In this case, the ITE Manual does not include a specific land use category for the proposed use. There is also no relatively similar land use category to use as a substitute. In cases where there is no data available from the ITE Manual, an industry practice is to have observations conducted at the same use in question (at other locations) to obtain actual vehicle “counts” to attribute towards the trip generation/intersection operation analysis. In this case, because the specifically proposed agricultural (marijuana) production facility” is new, there are no other similar uses available for anyone to conduct said observations. Accordingly, the projected number of vehicle trips provided by the applicant in association with the proposed use must be considered for the purposes of conducting this evaluation.

The applicant estimates approximately 10 vehicle trips/week associated with the proposed use, which PBOT accepts as reasonable given the likely number of individuals noted above that will be affiliated with the facility. The relatively few number of weekly vehicle trips expected to be generated by the proposed use must then be distributed throughout the generally accepted AM or PM peak hour of travel to accurately determine the impacts to area intersections to address the performance measures noted above. The negligible number of (either) AM or PM peak hour vehicle trips will have an insignificant impact on nearby intersection operations. It should be noted that the general hours of operation for the proposed “agricultural production facility” will commence *after* the typical AM peak hour of vehicle travel, therefore, impacts related to the use on the transportation system during the traditional morning peak period will be even further minimized.

With regard to the other relative evaluation factors, PBOT expects the same negligible impacts associated with the proposed “agricultural production facility”. The site is in very close proximity to SE

Foster Rd, an arterial roadway. Access to SE Foster will not be affected by the proposed use. As identified above, deliveries to the site will be made by the owners-operators via personal vehicles – no truck deliveries are expected, therefore no truck impacts are anticipated. The proposed “agricultural production facility” on the subject site will not trigger PBOT thresholds to allow for either public street or pedestrian connection construction through the site. Therefore, the City’s connectivity goals cannot be furthered by the proposed use. The site is served by Tri-Met bus route #14 with stops along nearby SE Foster Rd - transit availability will not be affected by the proposed “agricultural production facility”. On-street parking impacts will be minimized given the few number of vehicles associated with the new use and the fact that the existing on-site parking lot can accommodate the expected users. There are no current access restrictions related to the subject site, nor are there any new restrictions necessary in association with the proposed “agricultural production facility”. Neighborhood impacts are directly attributed to impacts associated with intersection operations and on-street parking supply. As noted previously, PBOT does not expect the proposed “agricultural production facility” to have any adverse impacts to either the operation of nearby intersection nor to the supply of on-street parking spaces. Pedestrians are afforded safe movement in the area via existing sidewalks. Bicyclists enjoy designated (Portland Bike/Walk Map) bike facilities in the area including a “Neighborhood Greenway/signed and marked route” along SE Center as well as a “Shared roadway” along SE 56th Ave (south of SE Foster). The proposed “agricultural production facility” will have no bearing on the aforementioned nearby transit route along SE Foster. Finally, Transportation Demand Management Plans (TDMP) are typically required to mitigate for adverse transportation-related impacts generated by new uses. As identified above, PBOT does not expect that the proposed “agricultural production facility” will result in any impacts, therefore, adequate transportation demand management strategies are unnecessary.

In summary, based on the information that was submitted by the applicant into the record, PBOT finds that “the transportation system is capable of supporting the proposed use in addition to the existing uses in the area”.

Based on the above findings from Portland Transportation, this criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant has proposed a marijuana grow operation in a portion of a commercial building that will continue to contain a commercial gym use, just off SE Foster Road in the Foster-Powell Neighborhood. The proposed use will not have unusual noise or vibration impacts as it involves growing plants indoors, and the applicant’s intention to provide an air scrubber/HEPA filtration system as part of the new heating and ventilation (HVAC) system will address potential odor impacts to the surrounding area. Given the otherwise limited impacts of this specific proposal on the surrounding commercial area, and without any significant traffic or transportation system impacts given the limited staff needs and lack of retail or client traffic to the site, the proposal is able to easily meet all but the odor-related approval criteria. To ensure the odor-related approval criterion is met, a condition of approval will ensure that the air scrubber/HEPA filtration system is installed during the permit process. With the condition requiring the air filtration system as noted, all relevant approval criteria can be met and the request should be approved.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time prior to the Hearings Officer decision)

Approval of a Conditional Use Review for the establishment of an Agricultural Use (marijuana grow operation) inside the existing commercial gym building at 5621 SE Center Street, as identified on the approved site plan, floor plan and other detail drawings submitted as Exhibits C.1 through C.5, and subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 16-205634 CU ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Prior to occupancy of the building by an Agricultural Use, the applicant must submit specifications and plans as part of either the building or mechanical permit process showing that an air filter/HEPA filtration system will be installed at the facility, to prevent detectable odors from the operation extending into the surrounding area.

Procedural Information. The application for this land use review was submitted on July 15, 2016, and was determined to be complete on August 11, 2016.

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. Therefore this application was reviewed against the Zoning Code in effect on July 15, 2016.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on December 8, 2016.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This report is not a decision. The review body for this proposal is the Hearings Officer who will make the decision on this case. This report is a recommendation to the Hearings Officer by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Hearings Officer will make a decision about this proposal within 17 days of the close of the record. Your comments to the Hearings Officer can be mailed c/o the Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 or faxed to 503-823-4347.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Hearings Officer may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Hearings Officer, only evidence previously presented to the Hearings Officer will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. Appeals must be filed within 14 days of the decision. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000.00 will be charged (one-half of the BDS application fee, up to a maximum of \$5,000).**

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

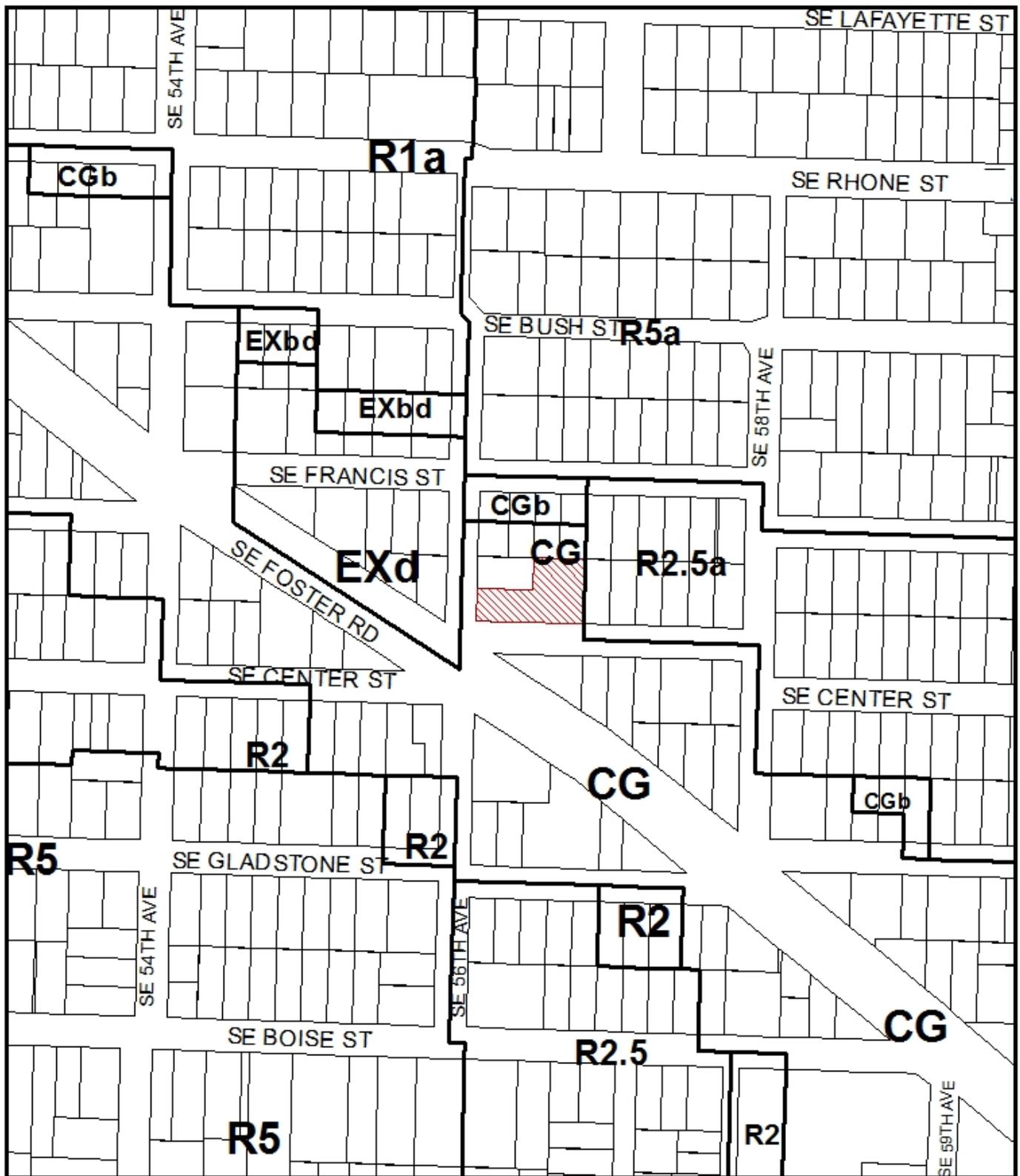
Planner's Name: Mark Walhood
Date: September 16, 2016

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements:
 - 1. Original narrative
- B. Zoning Map (attached):
- C. Plans & Drawings:
 - 1. Proposed Site/Floor Plan (attached)
 - 2. Existing conditions floor and site plan
 - 3. Existing conditions plumbing diagram
 - 4. Large/scalable plan set, matching C.1 – C.3 above (three pages total)
 - 5. Equipment Specification Sheets, including grow lights, HVAC system, rooftop cooling unit, de-humidifier, control system, and CO2 extraction equipment (5 distinct stapled sections clipped together as a single clipped exhibit)
- D. Notification information:
 - 1. Request for response
 - 2. Posting information and notice as sent to applicant
 - 3. Applicant's statement certifying posting
 - 4. Mailing list and internal/master copy of mailed notice
 - 5. Postmarked copy of mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Development Review Section of Portland Transportation
 - 3. Life Safety Section of the Bureau of Development Services
 - 4. Site Development Section of the Bureau of Development Services
 - 5. Urban Forestry Division of Portland Parks and Recreation

- F. Letters:
 - 1. E-mail with comments from Shawn Morgan, Foster-Powell NA, rec'd. 9/13/16
- G. Other:
 - 1. Original LUR Application Form and Receipt
 - 2. Request for Completeness Review, sent 7/20/16
 - 3. Pre-Application Conference Summary Notes, EA 16-165120 PC
- H. Hearing Exhibits

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).

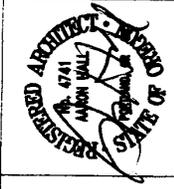


ZONING



 Site

File No.	<u>LU 16-205634 CU</u>
1/4 Section	<u>3436</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S2E07DB 5400</u>
Exhibit	<u>B (Jul 18, 2016)</u>

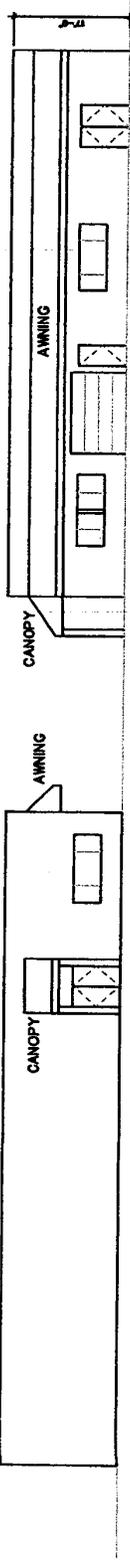


6621 SE CENTER ST
 PORTLAND, OREGON 97206

A1

PROJECT DESCRIPTION: CHANGE OF OCCUPANCY FOR AN EX. COMMERCIAL BUILDING
 SITE: 6621 SE CENTER ST, PORTLAND, OR 97206
 ZONE: CG (GENERAL COMMERCIAL)
 SITE AREA: 12,300 S.F.
 BUILDING FOOTPRINT: 7680 S.F.
 BUILDING TYPE: III-B SPRINKLERED (SPRINKLERS TO BE DEFERRED SUBMITTAL)

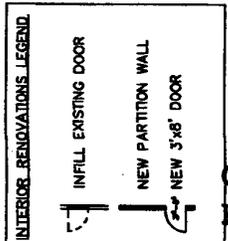
PROJECT NOTES:
 1)- URBAN FORESTRY REQUIRES 4 NEW TREES ON CENTER ST. AND 1 NEW TREE ON 56TH AVE. SINCE THERE IS NO PLANTING STRIP ON 56TH, 5 TREES ARE PROPOSED FOR CENTER ST. TREE SPECIES ARE CRAPE MYRTLE (LAGERSTROMIA).
 2)- NO DRAINS ARE PROPOSED FOR THE GROW ROOMS SINCE THERE WILL BE NO RUNOFF FROM THE PLANTS. CITY WATER METER WILL BE UPGRADED TO 1" AND BACKFLOW (BP) DEVICE INSTALLED AT SERVICE ENTRANCE. ALL OTHER EX. PLUMBING TO REMAIN AS-IS.



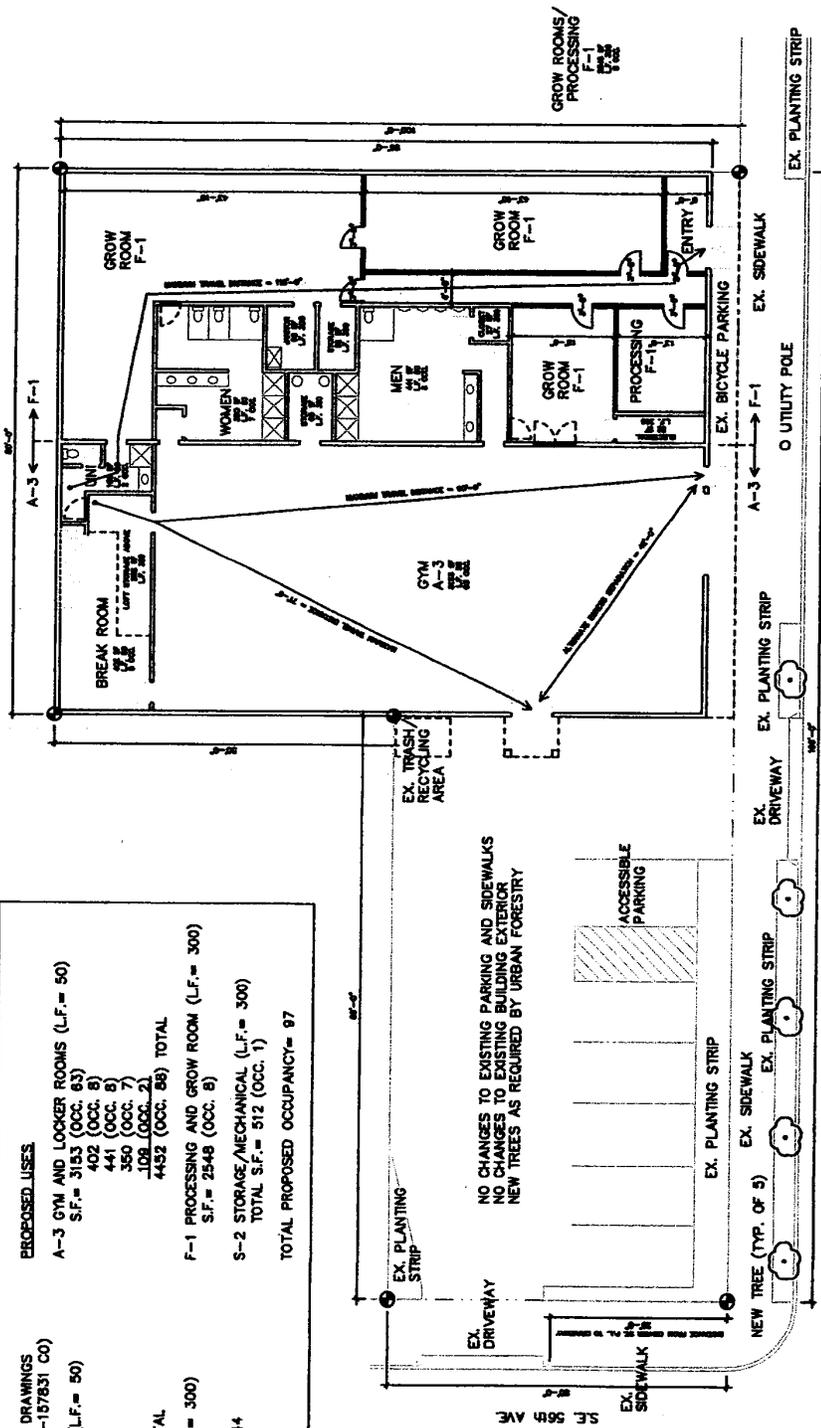
WEST ELEVATION
 SCALE: 1/8" = 1'-0"

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

EXISTING USES (SEE REFERENCE DRAWINGS FROM PERMIT 05-157831 CO)	
A-3 GYM AND LOCKER ROOMS (L.F.= 50)	S.F.= 6302 (OCC. 128)
441 (OCC. 8)	
350 (OCC. 7)	
108 (OCC. 2)	
7202 (OCC. 143) TOTAL	
TOTAL EXISTING OCCUPANCY= 144	
PROPOSED USES	
A-3 GYM AND LOCKER ROOMS (L.F.= 50)	S.F.= 3153 (OCC. 63)
402 (OCC. 8)	
441 (OCC. 8)	
350 (OCC. 7)	
108 (OCC. 2)	
4432 (OCC. 86) TOTAL	
TOTAL PROPOSED OCCUPANCY= 97	
F-1 PROCESSING AND GROW ROOM (L.F.= 300)	S.F.= 2548 (OCC. 8)
TOTAL S.F.= 512 (OCC. 1)	
TOTAL PROPOSED OCCUPANCY= 97	
S-2 STORAGE/MECHANICAL (L.F.= 300)	S.F.= 310 (OCC. 1)
TOTAL S.F.= 310 (OCC. 1)	
TOTAL EXISTING OCCUPANCY= 144	



CASE NO. W16-205634
 EXHIBIT C.1



SITE/FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LU 16 - 205634 CW