



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: November 23, 2016

From: Andrew Gulizia, Land Use Services
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REQUEST FOR RESPONSE

Case File: LU 16-230341 CU
Pre App: PC # 16-111932

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 Andrew Gulizia at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 or 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: December 22, 2016**
(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: December 30, 2016**
- **A public hearing before the Hearings Officer is tentatively scheduled for January 11, 2017, at 9:00am**

Applicant: Rahim Abbasi
Abbasi Design Works, LLC
510 SW 5th Ave., Suite 400
Portland, OR 97204

Site Address: 1133 SE 82nd Ave.

Legal Description: BLOCK 1 LOT 3 E 10' OF LOT 4, STRAWBERRY DALE; BLOCK 1 LOT 1&12 EXC PT IN ST LOT 2&10&11, STRAWBERRY DALE

Tax Account No.: R801300130, R801300280

State ID No.: 1S2E05AD 00200, 1S2E05AD 00100

Quarter Section: 3138

Neighborhood: Montavilla, contact Nick Mira at nick@propelstudio.com

Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com
Montavilla-East Tabor, contact Stephan Rice at metbassoc@gmail.com.

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 proposes to use a portion of the existing commercial building on this site for indoor cultivation of marijuana, which is classified by the Zoning Code as an Agriculture use. Agriculture use in the CG zone is subject to Conditional Use Review per Zoning Code Section 33.130.100.B.14. The remainder of the building will be used for processing, wholesale, warehouse, and office uses that are allowed outright. No exterior alterations are proposed with the exception of site landscaping.

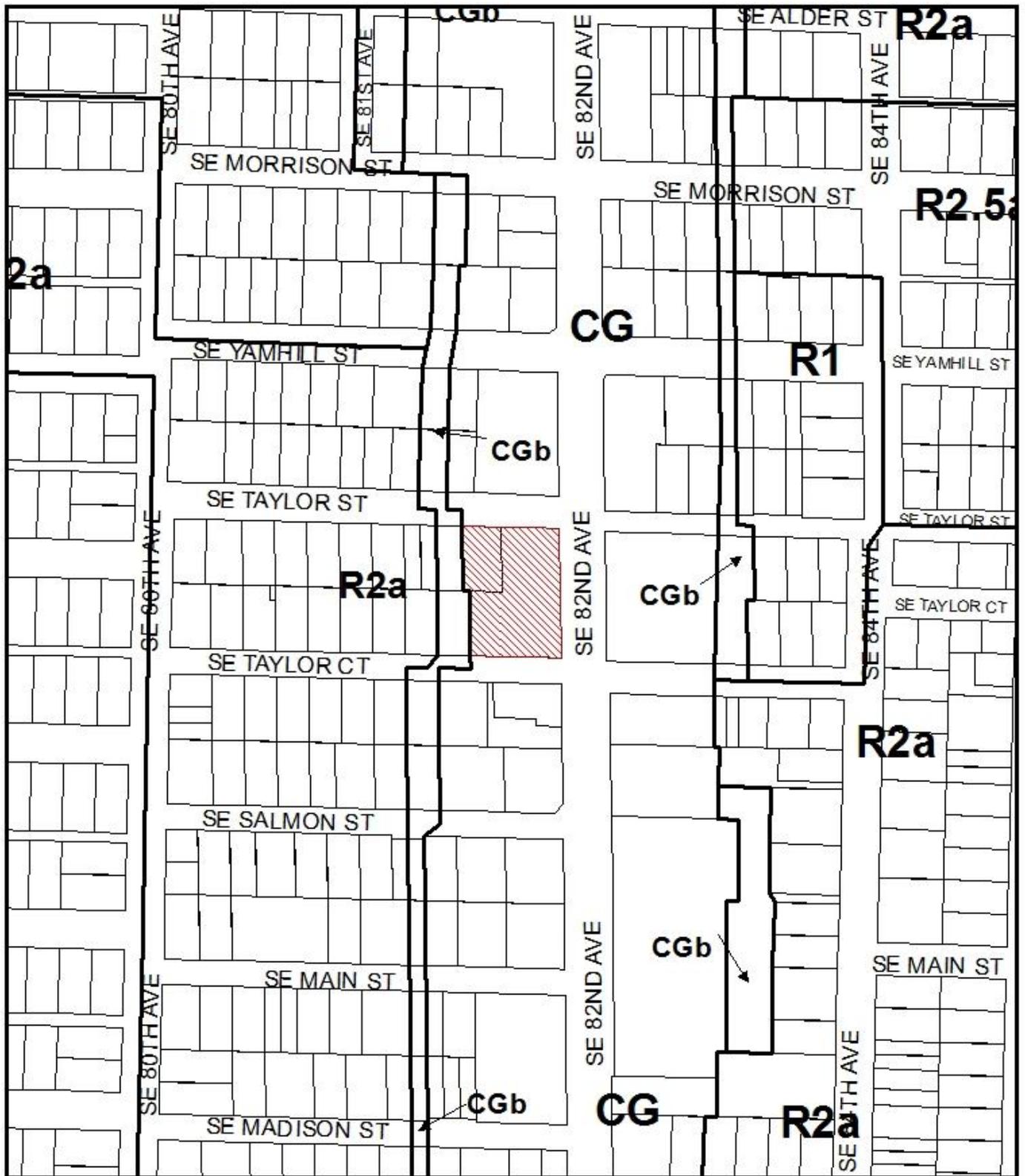
Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are in Zoning Code Section 33.815.115.A-D.

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 August 24, 2016, and determined to be complete on November 17, 2016.

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, building elevations



ZONING

 Site



File No. LU 16-230341 CU
 1/4 Section 3138
 Scale 1 inch = 200 feet
 State_Id 1S2E05AD 100
 Exhibit B (Aug 26, 2016)

