



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

Ted Wheeler, Mayor
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**NOTICE OF A PUBLIC HEARING BEFORE THE CITY COUNCIL
ON A COMPREHENSIVE PLAN MAP AMENDMENT
AND ZONING MAP AMENDMENT**

CASE FILE: LU 19-223221 CP ZC
Hearings Office Case # 4190025

WHEN: February 6, 2020 at 2:00 PM

WHERE: City Council Chambers
1221 SW Fourth Avenue

Notice mail date: January 8, 2020

To: Interested Person

From: Don Kienholz, City Planner
(503) 823-7771, Don.Kienholz@portlandoregon.gov
Andrew Gulizia, City Planner
(503) 823-7010, Andrew.Gulizia@portlandoregon.gov

A public hearing will be held to consider the Land Use Hearings Officer's recommendation on a Comprehensive Plan Map and Zoning Map Amendment proposal. On December 20, 2019, the Hearings Officer issued a recommendation to approve the proposal. For an application which includes a Comprehensive Plan Map Amendment, the City Council must make the final decision. You are invited to testify at the hearing.

A copy of the zoning map is attached. I am the staff person handling this case. Please contact me with any questions regarding this proposal, the Council hearing, or how to testify in this matter. **For a general explanation of the City Council hearing process, please refer to the last page of this notice.**

Applicant: Allison Reynolds
Stoel Rives LLP
760 SW 9th Ave #3000
Portland OR, 97205

Owner: Arc Hospitality Portfolio Crestline
3950 University Drive #301
Fairfax, VA 22030

Site Address: 1710 NE Multnomah St.
Legal Description: BLOCK 180&181&192&193 TL 100, HOLLADAYS ADD
Tax Account No.: R396212200
State ID No.: 1N1E35A 00100
Quarter Section: 2932
Neighborhood: Sullivans Gulch, contact DJ Heffernan at djheff1@gmail.com.
Business District: None
District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

Plan District:	None
Zoning:	CM3d – Commercial/Mixed Use 3 with a Design ('d') overlay zone OS – Open Space with a Conservation ('c') Environmental Zone overlay.
Case Type:	CPZC – Comprehensive Plan Map Amendment and Zoning Map Amendment.
Procedure:	Type III – Requires a public hearing before the Hearings Officer and a public hearing before City Council to consider the Hearings Officer's recommendation.

Proposal: Comprehensive Plan Map Amendment and Zoning Map Amendment to remove a Condition of Approval (Condition B) from a prior Comprehensive Plan Map/Zoning Map Amendment approved in 1989 (LUR 89-026025 – PC 7921) that limited the development and use on the subject site only to an extended stay hotel. A Type III Review is required because in order to remove the condition of approval, an applicant must go through the same land use review process as was used to place the condition on the property (Portland Zoning Code Section 33.730.140). No new development is proposed at this time.

Approval Criteria: To be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.810.050.A.1-4, Comprehensive Plan Map Amendment Approval Criteria;
- 33.855.050.A-D, Zoning Map Amendment Approval Criteria;
- *(by reference at 33.810.050.A.1)* Comprehensive Plan Policies; and
- *(by reference at 33.810.050.A.2)* Statewide Land Use Planning Goals.

DECISION MAKING PROCESS

Review of the Case File: The Land Use Hearings Officer's recommendation and all evidence on this case are available for review (by appointment) at the Bureau of Development Services, 1900 SW Fourth Avenue, 4th Floor, Portland OR 97201. Please contact support staff at 503-823-7617 to schedule a time to review the file. 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 for such services. You may find additional information about the City of Portland and City bureaus and a digital copy of the Portland Zoning Code at www.portlandoregon.gov.

We are seeking your comments on the proposal. The hearing will be held before the City Council. To comment, you may write or testify at the hearing. In your comments, you should address the approval criteria, which are identified above. Please refer to the case file number when seeking information or submitting testimony. Written comments **must be received by the end of the public testimony of the hearing**, and should include the case file number and name and address of the submitter. Written comments must be given to the Council Clerk in person, mailed to 1221 SW Fourth Avenue, Room 130, Portland, OR 97204, or e-mailed to cctestimony@portlandoregon.gov.

APPEAL PROCESS

The decision of the City Council may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer Street NE, Suite 330, Salem, OR 97310. The phone number for LUBA is (503) 373-1265. Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing before the City Council on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the City Council, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

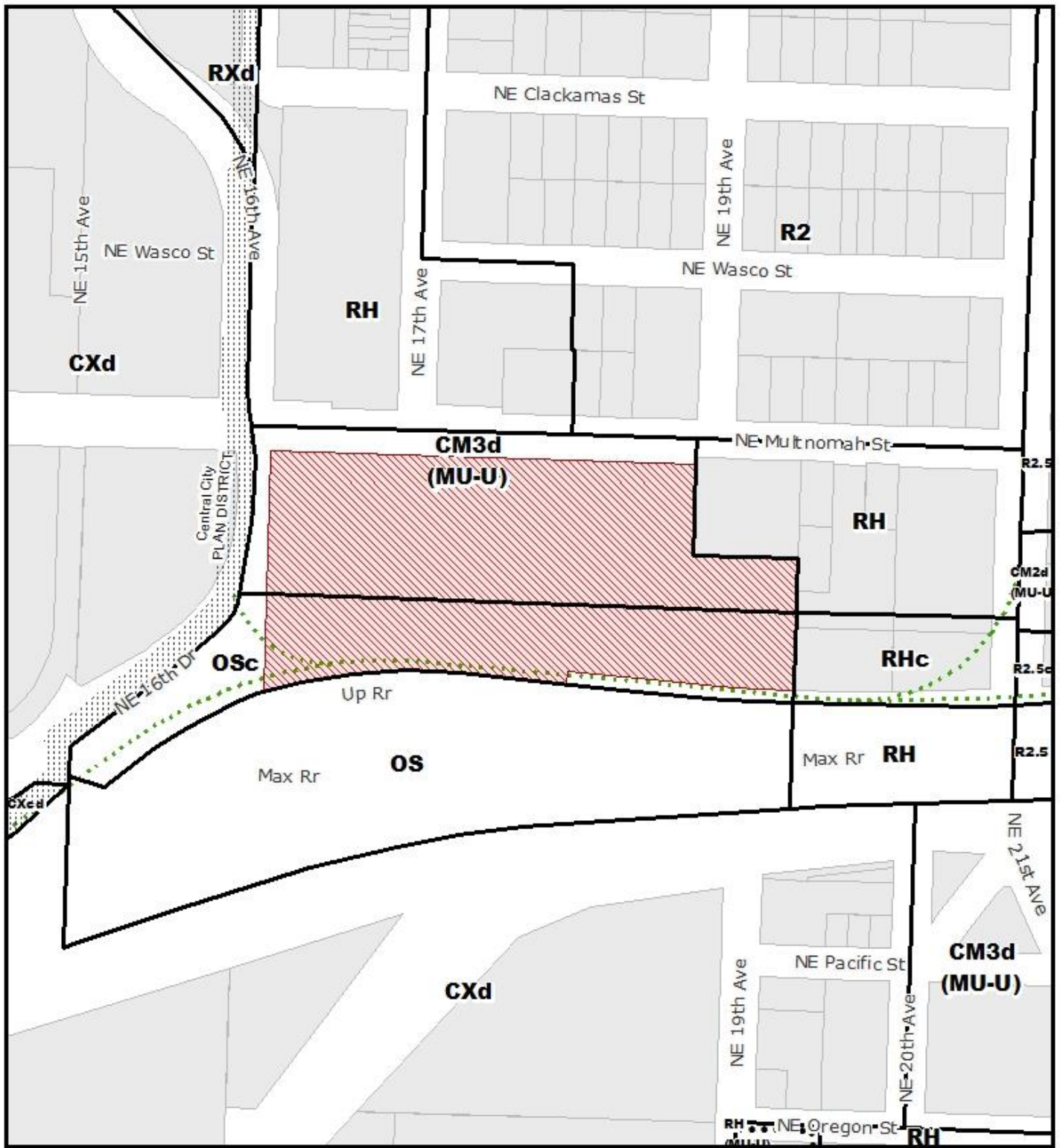
Public transportation to City Hall is available. Call TriMet at (503) 238-7433 (or www.trimet.org) for routes and times. Parking garages are available in the immediate vicinity.

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

General explanation of the City Council process for evidentiary/de novo hearings



ZONING



..... Recreational Trails

File No.	LU 19 - 223221 CP-ZC
1/4 Section	2932
Scale	1 inch = 200 feet
State ID	1N1E35A 100
Exhibit	B Sep 10, 2019

**GENERAL EXPLANATION OF THE CITY COUNCIL HEARINGS PROCESS
FOR AN EVIDENTIARY HEARING**

1. SUBMISSION OF TESTIMONY

- a. Testimony may be submitted via email to CCTestimony@portlandoregon.gov or in writing to the Council Clerk, 1221 SW Fourth Avenue, Room 130, Portland, Oregon 97204. Written comments must be received by the time of the hearing and should include the case file number.
- b. Testimony may be submitted orally (see below).

2. HEARINGS PROCESS

- a. The order of appearance and time allotments are generally as follows:

Staff Report	10 minutes
Applicant	10 minutes
Supporters of Applicant	3 minutes each
Principal Opponent	15 minutes
Other Opponents	3 minutes each
Applicant Rebuttal	5 minutes
Council Discussion	As needed

- b. The applicant and proponents have the burden of proof to show that each and every element of the approval criteria can be satisfied. If the applicant is opposing the Hearings Officer's recommendation, the applicant may also argue the criteria are being incorrectly interpreted, the wrong approval criteria are being applied or additional approval criteria should be applied.
- c. In order to prevail, the opponents of the application must persuade the City Council to find that the applicant has not carried the burden of proof to show that the evidence submitted in support of the application demonstrates that each and every element of the approval criteria is satisfied. The opponents may wish to argue the criteria are being incorrectly applied, the wrong criteria are being applied or additional approval criteria should be applied.
- d. The applicant's rebuttal testimony is limited to addressing the testimony of the opponent.
- e. The failure to address an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue.

If you have a disability and need accommodations, please call 503-823-4085 (TDD: 503-823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.