



City of Portland  
**Bureau of Development Services**  
Land Use Services Division

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[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** December 19, 2008  
**To:** Interested Person  
**From:** Suzanne Savin, Land Use Services  
503-823-5888 / [Suzanne.Savin@ci.portland.or.us](mailto:Suzanne.Savin@ci.portland.or.us)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

### **CASE FILE NUMBER: LU 08-146087 AD**

#### **GENERAL INFORMATION**

**Applicant:** Robert "Ted" Lundin  
Lundin Cole Architects PC  
208 SW Stark Suite 200  
Portland OR 97204

**Owner (Tax Lot 12700):** Terri Silvis  
Catholic Charities  
231 SE 12th Ave  
Portland, OR 97214

**Owner (Tax Lot 12701):** Esperanza Court Limited  
231 SE 12<sup>th</sup> Avenue  
Portland, OR 97214-1342

**Site Address:** 2740 SE POWELL BLVD

**Legal Description:** TL 12700 0.48 ACRES, SECTION 12 1 S 1 E; ESPERANZA COURT, LOT 1

**Tax Account No.:** R991122610; R256550100  
**State ID No.:** 1S1E12CB 12700; 1S1E12CB 12701  
**Quarter Section:** 3333

**Neighborhood:** Creston-Kenilworth, contact Nellie Korn at 503-772-0521.  
**Business District:** Greater Brooklyn, contact David Weislogel at 503-239-9050.  
**District Coalition:** Southeast Uplift, contact Cece Hughley Noel at 503-232-0010.

**Plan District:** None

**Zoning:** CG (General Commercial)

**Case Type:** AD (Adjustment Review)  
**Procedure:** Type II, administrative decision with appeal to Adjustment Committee.

**Proposal:**

The property owner is planning to demolish the existing building on the site, and construct a replacement building. The replacement building will be a 4-story (with basement) multi-purpose building to primarily serve as the new headquarters for Catholic Charities of Oregon. Tenants will include a “Loaves & Fishes” dining hall and kitchen facility, a daycare center, and additional leasable office space.

In addition to this height adjustment request, the applicant has submitted a second adjustment application for the proposed building via Casefile LU 08-157972 AD, requesting two adjustments to the loading standards, one adjustment to the parking standard, and one adjustment to the special setbacks standard. A separate decision will be issued for the adjustments requested in Casefile LU 08-157972 AD.

Although the attached Zoning Map identifies the abutting property to the south (Tax Lot 12701, owned by Esperanza Court Limited) as part of the site, no new construction is proposed on the Esperanza Court Limited Property as part of this proposal. The Esperanza Court Limited property is included as part of the site only because a vehicle access easement is proposed over a portion of the driveway on that property for the benefit of the proposed development at 2740 SE Powell Boulevard.

Zoning Code Section 33.130.210 (Height) and Table 130-3 state that the maximum building height in the CG zone is 45 feet. The proposed building will be approximately 48 feet in height. Zoning Code Section 33.130.210 also allows mechanical equipment that cumulatively covers no more than 10 percent of the roof area to extend up to 10 feet above the height limit. The proposed building will have a heating and cooling (HVAC) unit on the roof that will cover approximately 4 percent of the roof area and will extend approximately 10 feet, 10 inches above the 48-foot height of the roof.

The applicant is requesting an Adjustment to Section 33.130.210 and Table 130-3, to allow the proposed building to exceed the height maximum by approximately 3 feet, and to be approximately 48 feet in height; and to allow the proposed HVAC unit on the roof to extend approximately 10 feet, 10 inches above the 48-foot height of the roof.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are the Adjustment Approval Criteria of Zoning Code Section 33.805.040.A – F.

**ANALYSIS**

**Site and Vicinity:** The site is approximately 17,740 square feet in size, and is developed with an existing building that covers approximately 60 to 75% of the site area. To the north of the site, on the north side of SE Powell Boulevard, is a large (approximately 175,546 square feet) property, zoned R2.5 (Single-Dwelling Residential 2,500). This property is the Cleveland High School campus and is developed with the high school classroom and gymnasium buildings. To the east of the site, on the east side of SE 28<sup>th</sup> Avenue, are properties zoned CG (General Commercial), developed with multi-dwelling structures, single-dwelling structures, and a contractor’s establishment. To the south of the site is a large (approximately 57,512 square feet) property that is zoned CG, which is being developed with multi-dwelling structures. To the west of the site are properties zoned CG, developed with a surface parking lot, a restaurant, and a multi-dwelling structure.

**Zoning:** The site is zoned General Commercial (CG). The General Commercial (CG) zone is intended to allow auto-accommodating commercial development in areas already

predominantly built in this manner and in most newer commercial areas. The zone allows a full range of retail and service businesses with a local or regional market. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. Development is expected to be generally auto-accommodating, except where the site is adjacent to a transit street or in a Pedestrian District. The zone's development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves.

**Land Use History:** City records indicate that the following prior land use reviews are applicable to this site:

LU 07-118397 LDS: A request for a subdivision to reconfigure 5 lots, and the vacated area of SE Kelton Street, into 3 parcels and an open space tract. This request was approved. The subject site is Lot 3 of the approved subdivision.

LU 07-119745 VA: A request for a street vacation to vacate the portion of SE Kelton Street that formerly bisected the southern end of the site. This request was approved.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **August 4, 2008**. The following Bureaus responded with no issues or concerns to that notice:

- Bureau of Transportation Engineering
- Water Bureau
- Bureau of Parks-Forestry Division

The Bureau of Environmental Services (BES), the Site Development Section of BDS, the Life/Safety Plan Review Section of BDS, and the Fire Bureau provided responses to the August 4, 2008 notice. Those responses are Exhibits E-1 through E-6 of the casefile record.

Subsequent to the mailing of the original Notice of Proposal on August 4<sup>th</sup>, the applicant revised the building footprint on the site plan, the building elevations, and the scope of the requested height adjustment to include a request to allow the HVAC unit to extend approximately 10 feet, 10 inches above the 48-foot height of the roof. A Revised Notice of Proposal, with the revised site plan and elevations and revised height adjustment scope, was mailed on November 25, 2008. The following bureaus responded with no issues or concerns:

- Bureau of Transportation Engineering
- Bureau of Parks-Forestry Division

The Bureau of Environmental Services (BES) responded that BES has no objections to the revised proposal for a height adjustment. Building Permit #08-177308 CO contains BES stormwater management, sanitary, and source control requirements related to this project. Further development of the property would be subject to BES' standards and requirements during the building plan review process. (Exhibit E-8)

The Site Development Section of BDS responded that Site Development has no concerns relative to the Revised Notice that clarifies the scope of the proposed height adjustment. (Exhibit E-9)

The Fire Bureau responded that the applicant must meet all Fire Code requirements including aerial fire department access at time of permit review and construction. (Exhibit E-10)

The Water Bureau responded that the Water Bureau has no objections to the height adjustment requested by the applicant. The response includes details on requirements that are applicable at time of building plan review. (Exhibit E-11)

The Life/Safety Plan Review Section of BDS responded that based on the information provided, there appears to be no conflicts between this proposal and applicable building codes. The response recommends that the applicant visit the Development Services Center for more information in the determination of whether this building is a 3-story with basement or 4 stories without a basement, where requirements are significantly different and may affect building design. The response also outlines Building Code requirements for exterior wall protection, openings in exterior walls less than 3 feet to a property line, exit discharge, accessible routes, and the opening or projection of doors and windows into the public right-of-way. (Exhibit E-12)

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on August 4, 2008. No written responses have been received from either the Neighborhood Association or notified property owners in response to the original Notice of Proposal.

Subsequently, the applicant revised the building footprint on the site plan and revised the building elevations, and modified the scope of the requested height adjustment to include a request to allow the HVAC unit to extend approximately 10 feet, 10 inches above the 48-foot height of the roof. A Revised Notice of Proposal, illustrating these revisions, was mailed on November 25, 2008. One written response (in opposition to the proposal) has been received from a notified property owner in response to the Revised Notice of Proposal.

The response states that the owners of the nearby property at 2706 SE Powell Boulevard object to the proposal because one of the proposed uses of the new building on the site will be a soup kitchen for homeless persons. The response states that this use will attract a negative and undesirable clientele to this area. The response states that when the site was occupied by the St. Vincent de Paul facility, the persons who utilized that facility constantly came onto the property at 2706 SE Powell Boulevard and engaged in various criminal activities, including vandalism and using their outdoor premises as a toilet facility. Presently, the respondents lease their property to a small restaurant, and this type of negative activity will harm this restaurant and all other businesses in the area.

**Staff:** The proposed “Loaves and Fishes” dining hall component of this building is categorized by the Zoning Code as a Community Service use. The only Community Service uses that may require Conditional Use approval in the CG zone are short-term housing and mass shelters. Aside from short-term housing and mass shelters, all other Community Service uses are allowed by right in the CG zone. Therefore, the proposed “Loaves and Fishes” dining hall is allowed by right on this CG-zoned site. The adjustment proposals for this site cannot be denied on the basis of the use of the proposed building, which is allowed by right.

## ZONING CODE APPROVAL CRITERIA

### 33.805.010 Purpose of Adjustments

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

### 33.805.040 Adjustment Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F., below, have been met.

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

**Findings:** The applicant is requesting an Adjustment to Zoning Code Section 33.130.210 (Height) and Table 130-3, to allow the proposed building to exceed the 45-foot height maximum by approximately 3 feet, and to allow the proposed HVAC unit on the roof to extend approximately 10 feet, 10 inches above the 48-foot height of the roof. The purpose of the height limit standard, as stated in Section 33.130.210.A, is as follows:

The height limits are intended to control the overall scale of buildings. The height limits in the CN1, CN2, and CO1 zones discourage buildings which visually dominate adjacent residential areas. The height limits in the CO2, CM, CS, and CG zones allow for a greater building height at a scale that generally reflects Portland's commercial areas. Light, air, and the potential for privacy are intended to be preserved in adjacent residential zones. The CX zone allows the tallest buildings, consistent with its desired character.

The applicant states that the height adjustment will equally meet the purpose of the regulation for the following reasons:

- The north wall of the proposed building will be located 12 feet further from the front (north) property line and SE Powell Boulevard than the current building to be demolished, which will create more light and air along SE Powell Boulevard.
- The façade of the south side of the building, which is the tallest façade due to the site slope, will feature planters and landscaping between the building and the property line. The landscaping will break up the south building façade, thus reducing its visual bulk when viewed from the abutting property to the south.
- The closest residential structure is the multi-dwelling building on the abutting property to the south. Due to the presence of established easements, a drive aisle, and parking stalls between that multi-dwelling building and the proposed building on the site, there will be an approximately 73-foot separation distance between the buildings. This separation distance will preserve light, air, and the potential for privacy between the proposed community services building on the site, and the multi-dwelling building to the south.
- The south wall of the proposed building will be located 13.5 feet further from the multi-dwelling building on the property to the south, than the existing building to be demolished. This increase in separation distance between buildings will increase the light and air between the two properties.
- The rooftop HVAC unit will extend only 10 inches higher than the 10-foot extension above the roof that is allowed by the Zoning Code. Therefore, the HVAC unit will exceed the Code standards by only a small amount. This small amount of additional HVAC height is more than offset by the fact that the HVAC unit, at 516 square feet in area, is very small in proportion to the entire roof area (the HVAC unit takes up only 4.3% of the roof area). In addition, the HVAC unit has generous setbacks of 26 feet or more from all edges of the roof, whereas the Zoning Code requires a minimum setback for rooftop mechanical equipment of only 15 feet.

The purpose statement for the height regulation refers to preservation of light, air, and the potential for privacy in adjacent residential zones, and does not speak to preserving these features in adjacent commercial zones. In this case, the closest residentially-zoned property is located to the north, on the north side of SE Powell Boulevard. However, this property is the Cleveland High School campus and is developed with 2 to 3-story institutional buildings with a total floor area of approximately 283,694 square feet. This institutional building complex is compatible in scale with the proposed building on the site. In addition, the proposed building on the site has a separation distance of approximately 80 feet from the Cleveland High School campus, due to the SE Powell right-of-way width in this location. This separation distance will allow light,

air, and potential for privacy to be preserved for the residentially-zoned property to the north.

The closest properties to the east, south, and west are commercially zoned. Although the purpose statement for the height regulation does not speak to preserving light, air, and potential for privacy in adjacent commercial zones, the applicant correctly notes that the closest properties to the east and south are primarily developed with residences (multi-dwelling and single-dwelling development). The applicant has cited the approximately 54-foot separation distance between the proposed building and the multi-dwelling building to the south as a reason that the proposed increase in building height will preserve light, air, and the potential for privacy of the building to the south. Similarly, the site has a separation distance of approximately 60 feet from the closest properties to the east (on the east side of SE 28<sup>th</sup> Avenue), which will preserve light, air, and the potential for privacy of the multi-dwelling and single-dwelling structures on those properties.

The abutting property to the west is approximately 50 feet wide and is developed with a surface parking lot (under separate ownership). Further west is a property developed with a restaurant; the restaurant is more than 50 feet from the proposed building on the site, due to the presence of the intervening surface parking lot. Due to the separation distance, the height of the proposed building will not impact light and air for the restaurant to the west.

For the above reasons, the request to allow the proposed building to exceed the 45-foot height maximum by 3 feet, and to allow the proposed rooftop HVAC unit to extend approximately 10 feet, 10 inches above the 48-foot height of the roof, will equally meet the purpose of the regulation. This criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

**Findings:** The site is within a Commercial Zone (General Commercial – CG). The proposed use, a community services building with retail component(s), is allowed in the CG zone, and Portland Transportation has indicated no concerns with the adjustment proposal. Therefore, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area. This criterion is met.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

**Findings:** Only one adjustment (to maximum building height) has been requested in this proposal. However, the applicant has submitted a second Adjustment application for the same building and site (Casefile LU 08-157972 AD), requesting adjustments to the special setbacks standard on the north side of the building, and adjustments to parking lot landscaping and loading standards on the south side of the building.

The requested adjustment to the special setback standard, if approved, would allow a portion of the 10-foot special setback area between the north property line and north building wall to be paved instead of landscaped, to accommodate walkways to the building's main entrances and a paved surface for bicycle parking. No reduction in the 10-foot special setback width is requested. Due to the nature of the requested adjustment to the special setback standard, the requested adjustment to that standard will not have cumulative effect with the height adjustment requested in this application.

The requested adjustment to the parking lot landscaping standard, if approved, would allow the landscape strip at the southwest corner of the site, west of the two surface parking spaces on the south side of the building, to omit the required low (3-foot tall) continuous screen of shrubs within that portion of the landscape area. However, the applicant is not requesting to omit any required trees from the landscaped areas on the south side of the building. The trees within the landscaped area, not the 3-foot shrubs, will soften and visually break up the south façade of the building when viewed from the abutting property to the south. Therefore, the request to omit the 3-foot shrubs from the approximately 16-foot long landscape area west of the surface parking spaces will have no cumulative effect with the height adjustment requested in this application.

The proposed loading space location is on the south side of the building, between the building and the south property line. The requested adjustment to the loading standards, if approved, would allow the approximately 35-foot long landscape strip on the south side of the loading space to omit the required low (3-foot tall) continuous screen of shrubs along that landscape area. However, the applicant is not requesting to omit any required trees from that landscaped area. The trees within the landscaped area, not the 3-foot shrubs, will soften and visually break up the south façade of the building when viewed from the abutting property to the south. Therefore, the request to omit the 3-foot shrubs from the landscape strip on the south side of the loading space will have no cumulative effect with the height adjustment requested in this application.

This criterion is met.

**D.** City-designated scenic resources and historic resources are preserved; and

**Findings:** The site does not contain any city-designated scenic or historic resources, therefore this criterion is not applicable.

**E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

**Findings:** Potential impacts of the proposed adjustment to increase the building's maximum height, and the HVAC height above the roof, would be reductions in light, air, and the potential for privacy of surrounding properties. However, the adjustment request is to increase the maximum height of the building by 3 feet, and this additional height is offset by the fact that the building will have a separation distance from all surrounding structures of at least 50 feet. In addition, although the maximum height of the HVAC unit above the roof will be 10 feet, 10 inches, the HVAC unit's height above the roof is offset by the fact that the unit will be set back a minimum of 26 feet from all roof edges. Due to the small scope of the height increase, as compared with the large separation distance of the building from surrounding development and the large setback distance of the HVAC unit from the roof edges, there will be no reduction in light, air, and the potential for privacy for the surrounding properties.

The request to increase the building's maximum height by 3 feet will increase the allowed bulk of the building by a nominal amount. The applicant has proposed to mitigate for the increased bulk via the placement of planters and landscaping along the south (tallest) façade of the building. The landscaping will soften the south building facade and offset the nominal increase in the building's bulk resulting from the 3-foot increase in height.

The applicant has mitigated the impacts resulting from the Adjustment to the extent practical. This criterion is met.

**F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

**Findings:** The site is not within an environmental zone, therefore this criterion is not applicable.

## 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 requested a height adjustment to allow the proposed building to exceed the 45-foot height maximum by approximately 3 feet, and to allow the proposed HVAC unit on the roof to extend approximately 10 feet, 10 inches above the 48-foot height of the roof. The applicant has provided information to demonstrate that the adjustment will comply with the adjustment approval criteria, and therefore the adjustment can be approved, per the submitted elevations. Approval of building permits is still required, after the decision is final and has been recorded with Multnomah County.

## ADMINISTRATIVE DECISION

Approval of an Adjustment to Section 33.130.210 (Height) and Table 130-3, to allow the proposed building to have a maximum height of approximately 48 feet, and to allow the proposed rooftop HVAC unit to extend approximately 10 feet, 10 inches above the height of the roof, per the approved elevations and roof plan, Exhibits C-2 through C-4, signed and dated December 17, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.2-C.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-146087 AD."

**Decision rendered by:** \_\_\_\_\_ **on December 17, 2008.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: December 19, 2008**

**Staff Planner: Suzanne Savin**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on July 15, 2008, and was determined to be complete on July 31, 2008.

*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, 2008.



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 requested that the 120-day review period be extended from August 25, 2008 to December 16, 2008, as stated with Exhibit A-6.

**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 decision 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.

**Appealing this decision.** This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on January 2, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 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](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**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.

- *Unless appealed*, The final decision may be recorded on or after **January 5, 2009 – (the day following the last day to appeal)**.
- 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**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.

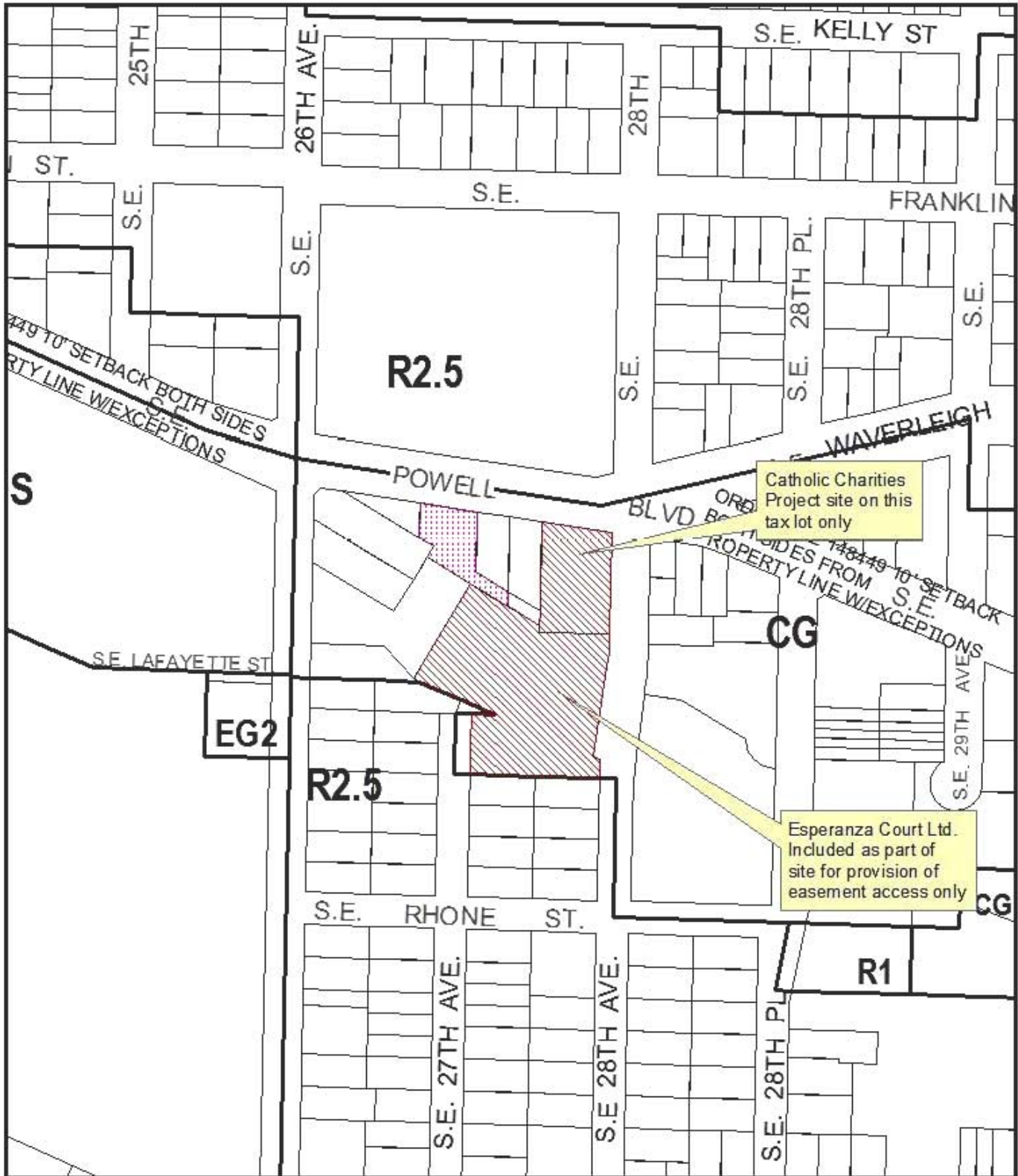
**EXHIBITS**

NOT ATTACHED UNLESS INDICATED



A. Applicant's Submittal

1. Applicant's Narrative
  2. Alder Geotechnical Services Geotechnical Report, dated July 28, 2008
  3. Storm Drainage Calculations, dated September 5, 2008
  4. Alder Geotechnical Services Final Drywell Size Recommendations, dated August 25, 2008
  5. Alder Geotechnical Services Infiltration Rate for Pervious Paving, dated September 8, 2008
  6. Applicant's Request to Stop the 120-Day Review Period for the Application from August 25, 2008 to December 16, 2008
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Revised Site Plan (attached)
  2. Revised North & South Elevations (attached)
  3. Revised East & West Elevations (attached)
  4. Roof Plan (attached)
  5. Site Plan
  6. North & South Elevations
  7. East & West Elevations
  8. Building Section
- D. Notification information:
1. Mailing list for Notice of Proposal, August 4, 2008
  2. Mailed Notice of Proposal
  3. Mailing list for Revised Notice of Proposal, November 25, 2008
  4. Mailed Revised Notice of Proposal
- E. Agency Responses:
1. Bureau of Environmental Services (BES) response, dated August 25, 2008
  2. Site Development Review Section of BDS response, dated August 25, 2008
  3. BES Addendum to Land Use Response, dated September 19, 2008
  4. Site Development Response Addendum, dated September 17, 2008
  5. Life Safety Plan Review Section of BDS
  6. Fire Bureau
  7. "No concerns" responses from the Bureau of Transportation Engineering and Development Review, Water Bureau, Bureau of Parks - Forestry Division
  8. Bureau of Environmental Services (BES) response, dated December 11, 2008
  9. Site Development Section of BDS response, dated December 10, 2008
  10. Fire Bureau response, dated December 9, 2008
  11. Water Bureau response, dated December 9, 2008
  12. Life/Safety Plan Review Section of BDS response, dated December 4, 2008
  13. "No concerns" responses from the Bureau of Transportation Engineering and Development Review, Bureau of Parks - Forestry Division
- F. Correspondence:
1. Robert M. Snee (on behalf of Raul and Carol Ponce), December 16, 2008, expressed opposition to the proposal.
- G. Other:
1. Original LU Application
  2. Site History Research

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).**



# ZONING

-  Site & Ownership
-  Also Owned



File No. LU 08-146087 AD  
 1/4 Section 3333,3433  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E12CB 12701  
 Exhibit B (Nov 05,2008)

SITE PLAN

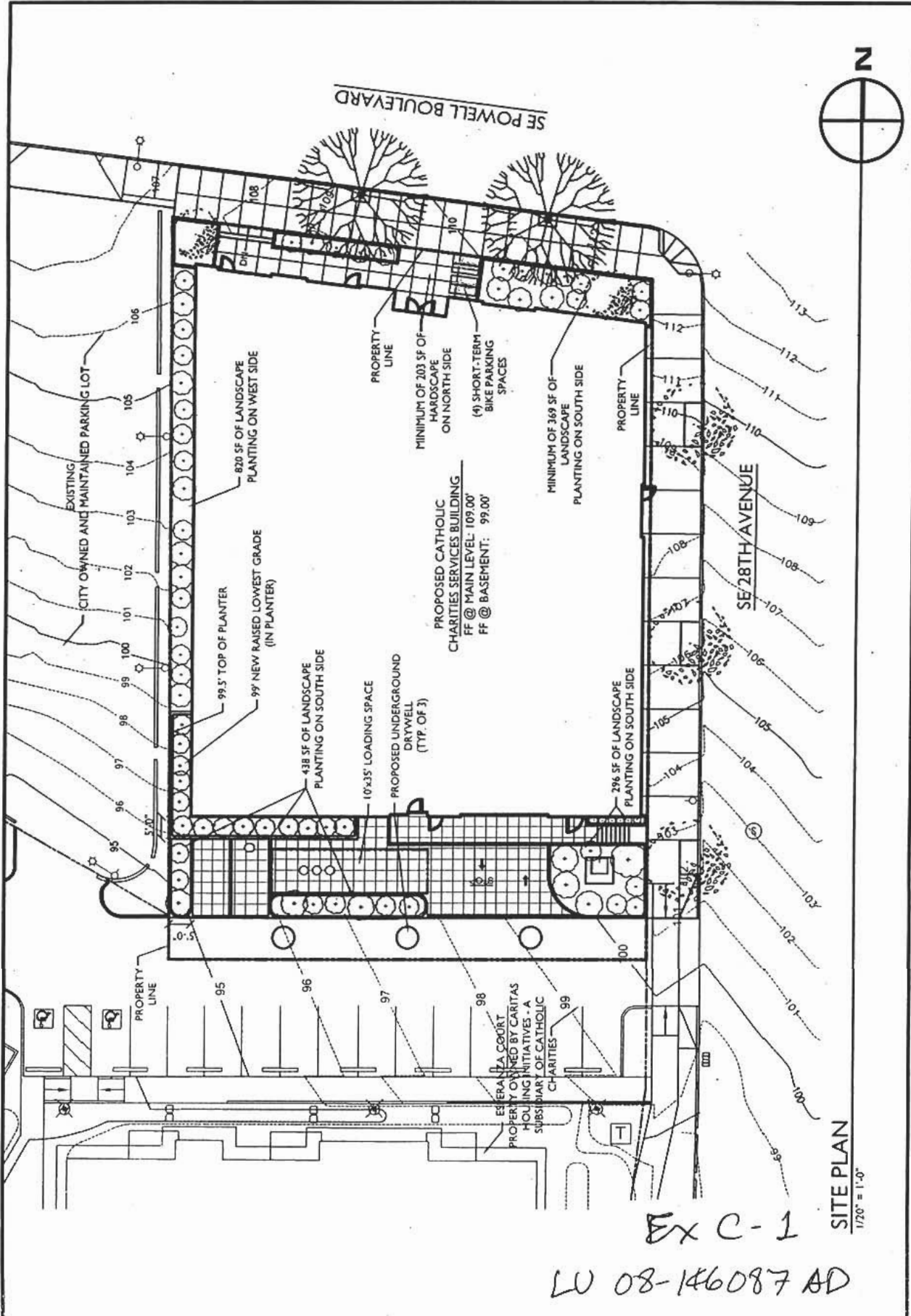
Community Services Bldg.

2740 SE Powell Blvd  
Portland, OR 97202



Scale: 1/20" = 1'-0"  
Date: 11/21/08  
Project No.: 050001

LUNDIN COLE ARCHITECTS, PC  
208 SW 34th Ave Portland, OR 97204  
P: (503) 241-3174 F: (503) 241-3188



Ex C-1

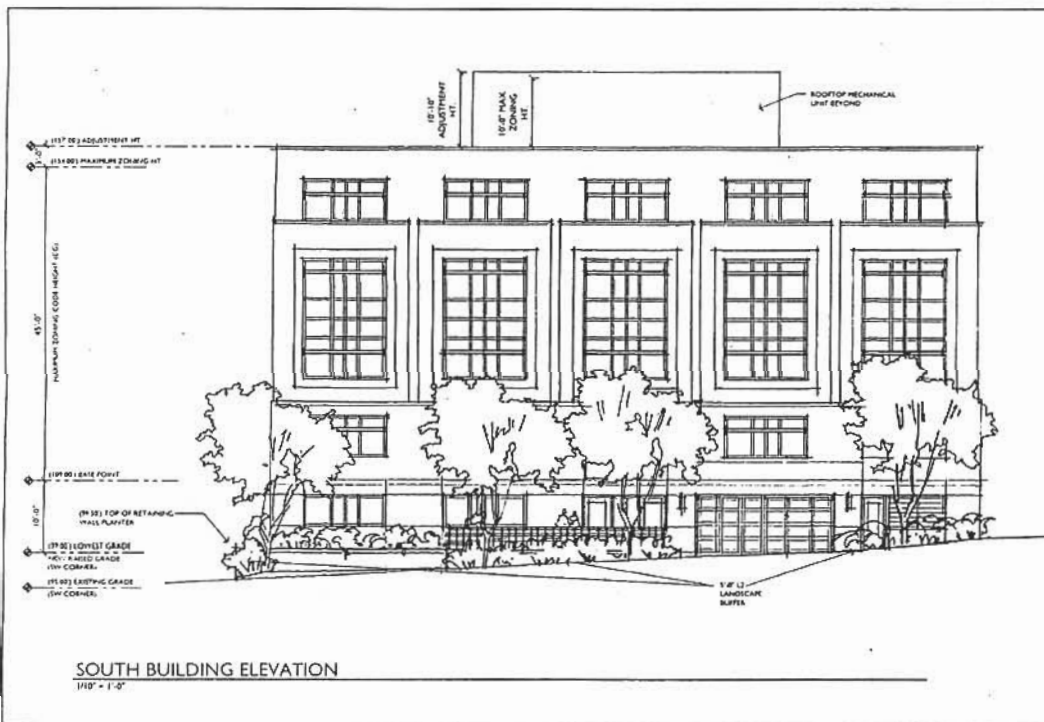
LU 08-146087 AD

SITE PLAN  
1/20" = 1'-0"



BUILDING ELEVATION  
 Community Services Bldg.  
 2740 SE Powell Blvd  
 Portland, OR 97202  
 CATHOLIC CHARITIES  
 Scale: 1/16" = 1'-0"  
 Date: 11/1/08  
 Project No.: 09001  
 LAMAR COLLE ARCHITECTS, P.A.  
 1000 N. 10TH ST., SUITE 200  
 PORTLAND, OR 97227

*Height adjustment request to allow building to be approximately 48 feet in height, and to allow HVAC unit on roof to extend 10'-10" above roof.*



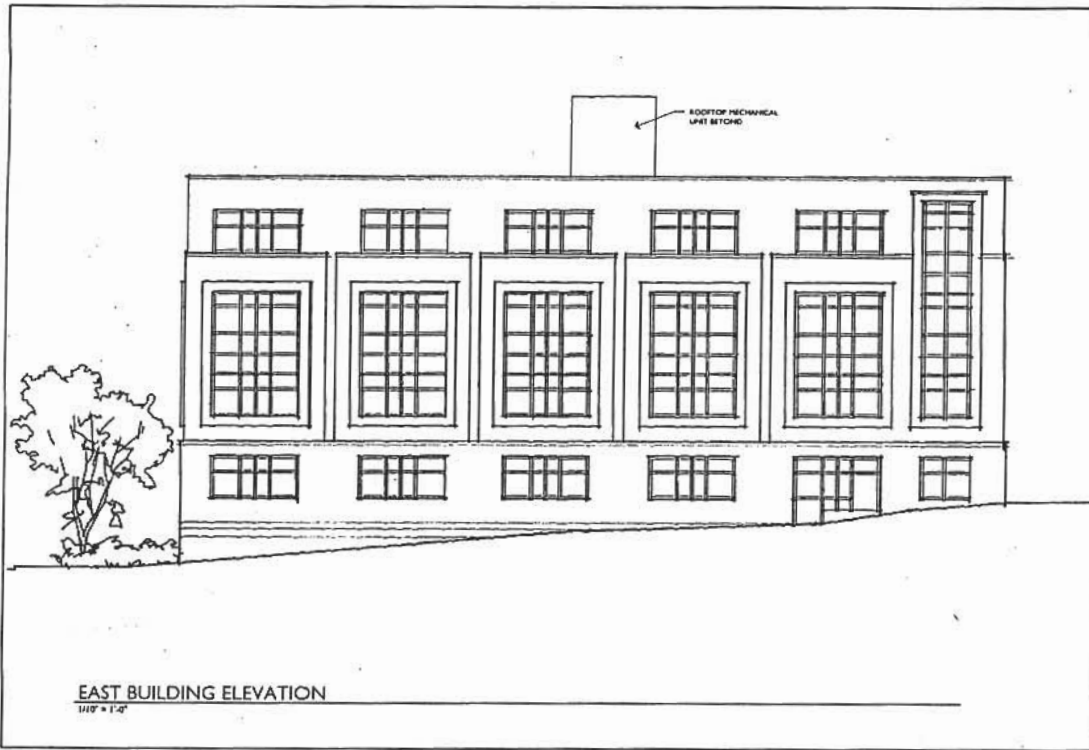
BUILDING ELEVATION  
 Community Services Bldg.  
 2740 SE Powell Blvd  
 Portland, OR 97202  
 CATHOLIC CHARITIES  
 Scale: 1/16" = 1'-0"  
 Date: 11/1/08  
 Project No.: 09001  
 LAMAR COLLE ARCHITECTS, P.A.  
 1000 N. 10TH ST., SUITE 200  
 PORTLAND, OR 97227

*\*Approved\*  
 City of Portland - Bureau of Development Services  
 Suzanne Davis Date December 17, 2008  
 This approval is only to the reviews requested and is subject to all other applicable codes. Additional zoning requirements may apply.*

*North & South Elevations*

*Ex C-2*

*LV 08-146087 AD*



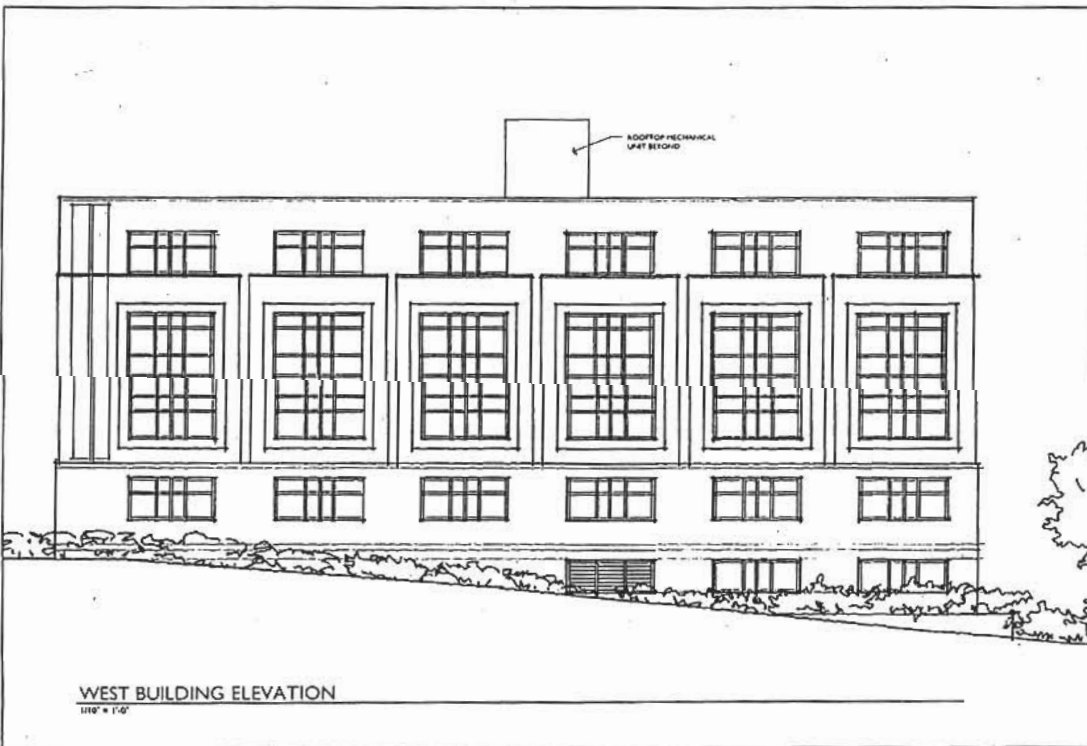
BUILDING ELEVATION  
 Community Services Bldg.  
 2740 SE Powell Blvd  
 Portland, OR 97202  
 CATHOLIC CHARITIES  
 Scale: 1/16" = 1'-0"  
 Date: 1/13/08  
 Project No.: 08001  
 LAMAR OGA ARCHITECTS, PC  
 ARCHITECTS

\*Approved\*

City of Portland - Bureau of Development Services

Planner Suzanne Savin Date December 17, 2008

\* This approval applies only to the reviews requested and is subject to all other provisions of approval. Additional zoning requirements may apply.



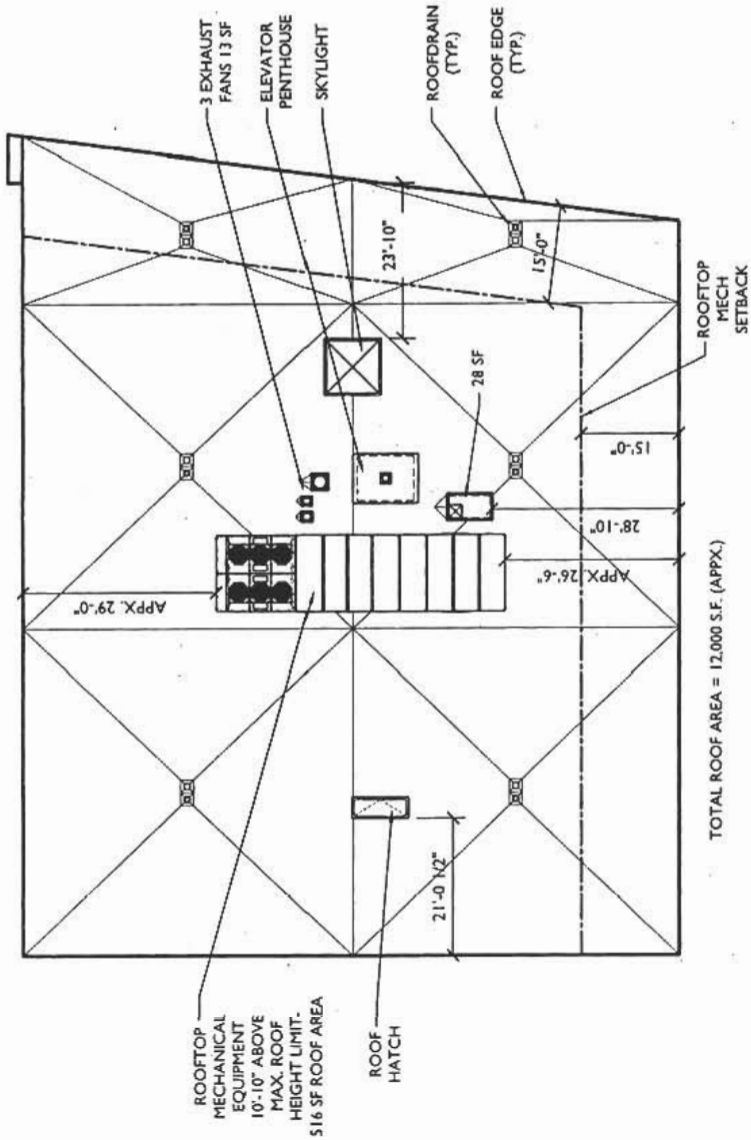
BUILDING ELEVATION  
 Community Services Bldg.  
 2740 SE Powell Blvd  
 Portland, OR 97202  
 CATHOLIC CHARITIES  
 Scale: 1/16" = 1'-0"  
 Date: 1/13/08  
 Project No.: 08001  
 LAMAR OGA ARCHITECTS, PC  
 ARCHITECTS

East & West Elevations

EX C-3 LU 08-146087AD



**\*Approved\***  
 City of Portland - Bureau of Development Services  
 Planner Suzanne Savin Date December 17, 2008  
 \* This approval applies only to the reviews requested and is subject to the conditions of approval. Additional zoning requirements may apply.



TOTAL ROOF AREA = 12,000 S.F. (APPX.)

ROOF PLAN  
1/20" = 1'-0"

Ex C-4

LU 08-146087 AD