



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

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Date: March 19, 2015
To: Interested Person
From: Benjamin Nielsen, Land Use Services
503-823-7812 / Benjamin.Nielsen@portlandoregon.gov

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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-246215 DZ – STOREFRONT REMODEL & EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant &

Representative: Dave Kimmel / PDG
1335 SW 66th Ave #201 / Portland, OR 97225

Owner: Pac West Energy LLC
3450 Commercial Ct / Meridian, ID 83642

Site Address: 7433 N INTERSTATE AVE

Legal Description: BLOCK 1 LOT 1 EXC PT IN ST LOT 2&23&24 LAND ONLY SEE R313395 (R930900011) FOR IMPS, WORLDS FAIR ADD

Tax Account No.: R930900010

State ID No.: 1N1E16AA 00100

Quarter Section: 2328

Neighborhood: Arbor Lodge, contact Nate Young at 503-679-9929.

Business District: None

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: North Interstate Plan District

Zoning: EXd – Central Employment with Design Overlay

Case Type: DZ – Design Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

PROPOSAL:

The applicant seeks Design Review approval to remodel the existing storefront and the exterior façade of the Jackson's convenience store and offices. The existing exterior façade is comprised of metal siding and will be replaced with stucco and 3'-6" stone wainscot. The storefront windows and doors will be replaced and will extend to the ground. The existing cornice material will be replaced with new composite aluminum panel fascia colored to match the red in the

Jackson's sign. New exterior lighting will be located in the soffit. The exterior roll-up door will be removed and infilled with a new wall. Some existing mechanical units will be removed from the roof and several new units will be installed.

Site modifications include the addition of new, combined short-term and long-term bicycle parking and a canopy constructed of steel columns and galvanized steel pan deck roof to protect it. A new pedestrian connection made of concrete that will be stained and stamped with a brick pattern will extend from N Lombard Street south toward the building.

Two new, identical cornice signs are proposed to replace existing signs of the same size. Each is 10'-6" x 2'-8" (approximately 29 square feet each) and will be located on the cornice fascia. One faces N Lombard Street; the other faces N Interstate Avenue. Signs less than 32 square feet are exempt from design review, therefore these signs were not included as part of this review.

Exterior alterations in the "d" overlay zone require this project to be evaluated through the design review process.

RELEVANT APPROVAL CRITERIA:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- 33.825 Design Review
- Community Design Guidelines

ANALYSIS

Site and Vicinity: The intersection of N Interstate Avenue [*District Collector Street, Regional Transitway/Major Transit Priority Street, Regional Main Street, City Walkway, Major Emergency Response Street, and City Bikeway*] and N Lombard Street [*District Collector Street, Major Transit Priority Street, Community Main Street, City Walkway, Major Emergency Response Street, and City Bikeway*]—a major highway junction in the past (US Highway 30 & US Highway 99W) and still a gateway into North Portland and the St John's peninsula from the east—has until recently been dominated by auto-oriented uses. The existing gas station at the southwest corner of the intersection (the subject site) helped to establish and maintain this pattern since the at least the 1950s. Another gas station lies on the northeast corner of the intersection. The northwest corner of the intersection is an empty field owned by De La Salle north Catholic High School. The Fred Meyer site at the southeast corner of the intersection was redeveloped in 2004. Prior to that, parking lots faced N Interstate and the store buildings were located on the east half of the site, with one portion up against Lombard Street. Now, the Fred Meyer store building sits to the south end of its site with one edge sitting at the sidewalk along N Interstate. A one-story, brick commercial pad building lies at the north edge of the site and helps to define the southeast corner of the intersection. This building is built up to the property line and has street-facing storefront windows, though there are no doors opening onto the street.

It was also in 2004 that the MAX Yellow Line opened in the center of N Interstate Avenue, bringing fixed-rail transit back to North Portland. Historically, both N Lombard and N Interstate were home to streetcar or trolley lines: one ran along Lombard between Denver Avenue and Albina Avenue and connecting the erstwhile Union Stockyards and Kenton with the Central Eastside, and another ran for a time along N Interstate and turning west at Lombard before heading north again to Kenton. Remnants of streetcar-oriented development lie to the west on Lombard and to the east over Interstate 5. Otherwise, development along Lombard is mostly auto-oriented, with many blank walls and parking lots facing the street. A notable exception is the Aaron's rent-to-own store one block to the west which is a newer development, built up to the sidewalk and has a street-facing entry and storefront windows.

Development along the rest of nearby N Interstate Avenue remains largely auto-oriented—typically small commercial, retail, lodging, and parking lots—to the south. The two story Kaiser Permanente Services Building lies at the south end of the subject property block. It is a two story brick building and is built up to the sidewalk edge. Some two-story, low-density multi-dwelling residential lies along N Interstate as well. To the north, single-dwelling and low-density

multi-dwelling units front the street, along with a couple of one-story retail buildings. Larger-scale mixed-use development, similar to those at MAX stations to the south, may extend north MAX line in the future.

Development behind the main streets is typically single-family residential on 5000 square foot lots. Some parcels in these areas are also seeing recent multi-dwelling redevelopment on individual parcels, however, as the EXd zone extends the full length of the block between N Interstate and N Greenwich to the west, stepping down to R2 zoning for the next block, before returning to R5 zoning. To the east, the single-dwelling housing type also predominates, though here the RHd zoning suggests this area may also see redevelopment in the future.

The site itself is bounded by N Interstate Avenue to the east, N Lombard Street to the north, N Greenwich Avenue [*Local Service Walkway, Minor Emergency Response Street, and Local Service Bikeway*] to the west, and two adjacent properties to the south, and lies within the North Interstate Plan District. The site is occupied by a long, narrow convenience store and storage building located at the southern edge of the property with its longest side facing north towards N Lombard Street. Until recently, the eastern-most end had been used as a mobile phone store separate from the convenience store. The existing building is clad in vertically ribbed metal panels and topped with a red, flat metal panel cornice, part of which projects on the eastern and a portion of the northern side of the building. A line of exposed fluorescent tubes illuminates the soffit under portions of this cornice. A tenant wall sign is located above the each of the northern and eastern storefront entries. Storefront window systems wrap the eastern and northeastern portions of the building with sills that sit approximately 3'-4" above grade. A pair of storefront doors leads into the convenience store from the north. A single storefront door opens to the mobile phone shop on the east. Toward the western end of the northern elevation, a metal roll-up door, a bay of storefront windows, and a metal person-door open into the storage space. To the west of the building, at the southwest corner of the site, a landscaped area sits between the building and the sidewalk. It is approximately half lawn adjacent to the parking area, and the other half consists of a row of conifers along the southern property line. One public commenter noted that this area is occupied by occasional transient campers in the warmer months.

The remainder of the site is largely occupied by a paved vehicle area used for parking, filling, and maneuvering. A large canopy extends from the northeastern corner of the building and covers the filling islands located at that corner of the site. The canopy is supported by four steel columns and has a yellow fascia with an extruded red stripe and "Shell" branding. Eight parking spaces are provided in the vehicle area north of the building with an additional three in the eastern vehicle area. A narrow perimeter landscape strip separates the vehicle area from the sidewalk along N Lombard Street and N Interstate Avenue. A short sidewalk extension on the western half of the site connects the public sidewalk along N Lombard to the vehicle area, though this appears to be frequently blocked by parked vehicles (as noted on Google Street View and a site visit by staff). Another sidewalk extension fills the perimeter landscape strip at the eastern end of the site behind the public bus shelter. This extension is not flush with the vehicle area and is separated by a curb. At the corner of N Interstate and N Lombard, the public sidewalk is occupied by newspaper boxes, and consequently, many pedestrians have cut the corner leaving a large dirt/mud trail where a lawn would otherwise be located.

There are two driveway entrances in close proximity at the northwest corner of the site—one from N Lombard and one from N Greenwich Avenue. A large freestanding pole sign with Shell and Jacksons branding, and showing current fuel prices, sits between these driveways. A third driveway connects to N Interstate at the northeast corner of the site. The vehicle area connects to the adjacent property the south which connects to N Interstate with another driveway. Between these two driveways sits another large, freestanding pole sign, as well as smaller, temporary monument or sandwich board type advertising signs—all of which lie in a landscape strip lawn. A long bus shelter occupies the northeast corner of the site along N Lombard, and a southbound MAX station lies in the median directly across N Interstate.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone

is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The North Interstate Plan District provides for an urban level of mixed-use development to support the MAX line and the surrounding neighborhoods by encouraging development that increases neighborhood economic vitality, amenities, and services and successfully accommodates additional density. These standards: implement urban design concepts of the North Interstate Corridor Plan; help ease transitions between new high-density development and the existing, low-density neighborhoods; and enhance the pedestrian experience.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 01-007750 (Reference #LUR 01-00351): Approved adjustments to reduce required building setback and frontage limitation.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **February 4, 2015**.

- The Portland Parks and Recreation – City Nature & Urban Forestry Division responded with no objections. See Exhibit E-1 for more information.
- The Bureau of Development Services – Life Safety Division responded with general life safety comments. See Exhibit E-2 for more information.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 4, 2015. One written response has been received during the comment period from a notified property owner in response to the proposal.

1. Bob LeFeber of Commercial Realty Advisors, February 18, 2015, wrote in an email to inform staff that he is part owner of the building immediately to the south of the subject property and shared a trash enclosure via easement on his property. He also requested a larger copy of the site plan and the applicant’s and architect’s contact information.

Staff responded by sending the requested information to Mr. LeFeber.

No response was received from the Neighborhood Association.

One additional response was received after the comment period from a notified property owner.

1. John D. Olson, February 26, 2015, via email. He identified himself as owner of the apartment building at 7400 N Greenwich Ave and stated he is happy to see improvements to the subject property. He also asked to start a conversation with the applicant about improving security fencing at the trash enclosure and the southwest corner of the property.

Staff responded by forwarding his correspondence and attachments to the applicant. The applicant responded by redesigning the bicycle parking area and stated that he and the owner will work with the adjacent property owner to help address his concerns as part of a follow-up process to this review.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and

continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for P1, D6, D7, and D8: The proposal will re-clad the existing building in three-coat stucco—with a white integral color finish coat—and red brick veneer. The brick veneer will extend up to 3'-6" on the western portion of the north façade and the west elevation; it will extend up to the top of the new storefront system, described below, on the eastern half of the north façade, the east façade, and the portion of the south façade that is being re-skinned. A brick sill will cap the brick veneer. New aluminum storefront windows and doors will be installed in place of the existing systems. The new storefront system will extend to grade, and the frames, mullions, break metal, and storefront door will be red to match the cornice color. The cornice, portions of which will extend over the building-fronting sidewalk, will be re-skinned on the fascia and soffit with aluminum composite panels colored red to match the color in the Jacksons logo sign. Under the projecting portions of the cornice, existing fluorescent tube lighting will be replaced by recessed LED soffit light fixtures.

The addition of new storefront systems and the new siding materials are appropriate additions to the existing, low-lying, auto-oriented structure. Stucco and brick are durable materials and are fit well within the adjacent retail context centered on the intersection of N Lombard and N Interstate. These materials also work well together. The new aluminum composite cornice and soffit is a similarly high-quality material.

Therefore, these guidelines are met.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

Findings: The proposal includes a nonconforming development upgrade which will help to formalize the pedestrian connection from N Lombard Street to the sidewalk along the north façade of the building. An existing 4-foot wide connection extends from the sidewalk along Lombard Street through the existing perimeter landscaping (grass) to the asphalt and concrete vehicle area. A new stained and brick pattern stamped-concrete pedestrian pathway will connect from the existing sidewalk connection to the striped aisle adjacent to the accessible parking space on the north side of the building.

New short-term bicycle parking—two spaces total—will be provided adjacent to the west edge of the building with one staple-type rack on a concrete pad extending from the existing sidewalk connection. The area will be lit by the LED soffit light fixtures in the projecting cornice which wraps around the west façade of the building. Two new long-term bicycle parking spaces will be provided inside the classroom portion of the building. The parking will be provided with two staple-type racks adjacent to the northern wall of the room.

Therefore, this guideline is met.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

Findings for E3 and D2: This proposal is remodeling an existing convenience store and converting an existing storage facility into a training classroom within the existing building which is set back approximately 65 feet from the sidewalk along N Lombard Street and 45 feet from the sidewalk along N Interstate Avenue. It is not moving the building closer to the sidewalk; however, the amount of storefront window area facing both streets is increasing as part of the proposal. This change helps the building come closer to meeting these guidelines than it has previously, within its existing footprint.

Therefore, these guidelines are met.

DEVELOPMENT STANDARDS

Signs (Title 32). The two new wall signs included as part of this proposal are exempt from design review since each is less than 32 square feet in size (*Section 33.420.041.F*). The plans submitted for a sign permit must demonstrate that all the relevant standards of Title 32 can be met, or have received an Adjustment via a land use review prior to the approval of a sign permit. The two signs proposed are identical, unlit, walls signs at approximately 29 square feet. Each proposed sign will replace an existing sign of similar or identical size and in similar or identical locations on each wall.

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 proposed exterior alterations are appropriate in scale and composition for the existing building and fit well into the context of the surrounding neighborhood and the North Interstate Plan District. The improved pedestrian connection from N Lombard Street and the provision of new, sheltered bike parking helps bring the development closer to conformance with current development standards.

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

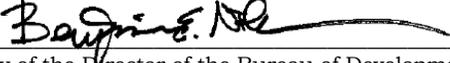
Approval of storefront remodel and exterior alterations for the convenience store and classroom facility in the Interstate Plan District at 7433 N Intestate Ave, including:

- Replacing existing metal panel façade on the north, east, west, and a portion of the south elevations with a three-coat, white stucco siding system and red brick veneer base;
- Replacing existing storefront windows with new red aluminum storefront windows with a sill at grade;
- Replacing the existing cornice with a red composite aluminum cornice with soffit LED fixtures—color to match the storefront system;
- Nonconforming development upgrades which include:
 - Addition of a partial new pedestrian connection, of 6-foot wide stamped, colored concrete from N Lombard St to the south towards the storefront entry;
 - Two short-term bicycle spaces provided with one staple-type rack on a concrete pad at the west end of the building; and
 - Two long-term bicycle spaces provided with two staple-type racks inside the classroom facility.

Approval per the approved site plans, Exhibits C-1 through C-7, signed and dated 03/16/2015:

- 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-1 through C-7. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-246215 DZ. No field changes allowed."

Staff Planner: Benjamin Nielsen

Decision rendered by:  **on March 16, 2015**
By authority of the Director of the Bureau of Development Services

Decision mailed: March 19, 2015

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 December 5, 2014, and was determined to be complete on **January 29, 2015**.

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 December 5, 2014.

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: May 29, 2015.**

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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on April 2, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 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.

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 Design Commission 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 Design Commission 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 **April 3, 2015 – (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.

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:

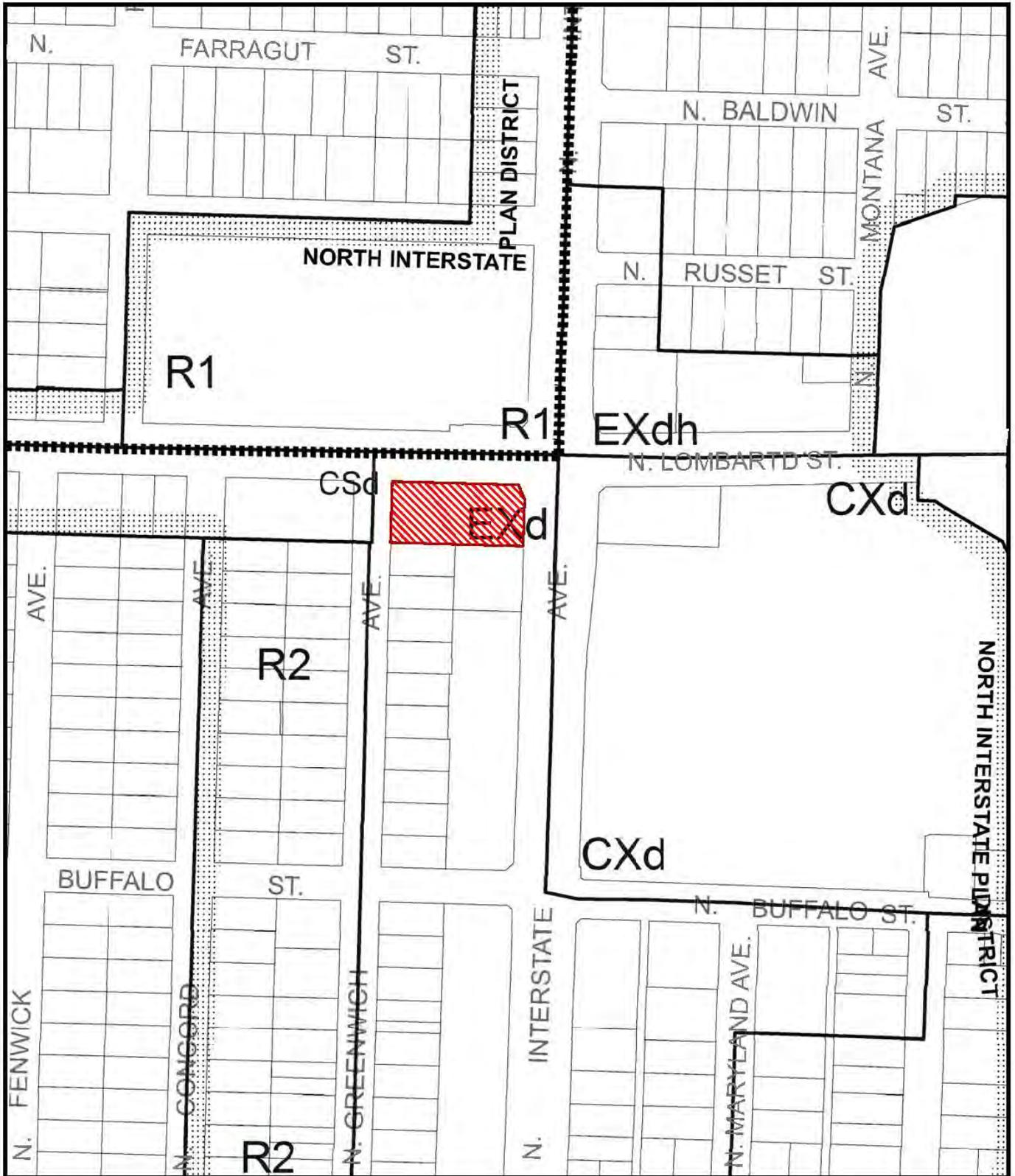
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan – Sheet AS.1 (attached)
 - 2. Landscape Plan – Sheet AS.2
 - 3. Site Details – Sheet SD.1
 - 4. Door / Window Schedules and Details – Sheet A1.1a
 - 5. Exterior Elevations – Sheet A2.1 (attached)
 - 6. Wall Sections – Sheet A3.2
 - 7. Architectural Details – Sheet A3.5
 - 8. Floor Plan – Sheet A1.1
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Portland Parks & Recreation – City Nature & Urban Forestry Division
 - 2. Bureau of Development Services – Life Safety Division
- F. Correspondence:
 - 1. Bob LeFeber, 2/18/2015: Email to explain that he is part owner of the adjacent property to the south and shares trash enclosure with applicant via easement. Requested larger drawings and contact information for applicant.
 - 2. John D. Olson, 2/26/2015 (date is after close of comment period): Email from adjacent property owner. Expressed support for project and desire to collaborate on an additional fence project. Attachments included, marked Exhibits F-2.a and F-2.b.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete application memo.
 - 3. Revised letter from Whitewater Construction, Inc. listing value of non-conforming development upgrades.

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



NORTH

This site lies within the:
NORTH INTERSTATE PLAN DISTRICT

File No. LU 14-246215 DZ
 1/4 Section 2328,2329
 Scale 1 inch = 200 feet
 State_Id 1N1E16AA 100
 Exhibit B (Dec 09,2014)

NO.	REVISIONS
1	ISSUED FOR PERMIT
2	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS
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BRS ARCHITECTS
 BOBE DAVIDSON
 1200 30th Ave
 97030-3300
 FAX (503) 239-4300

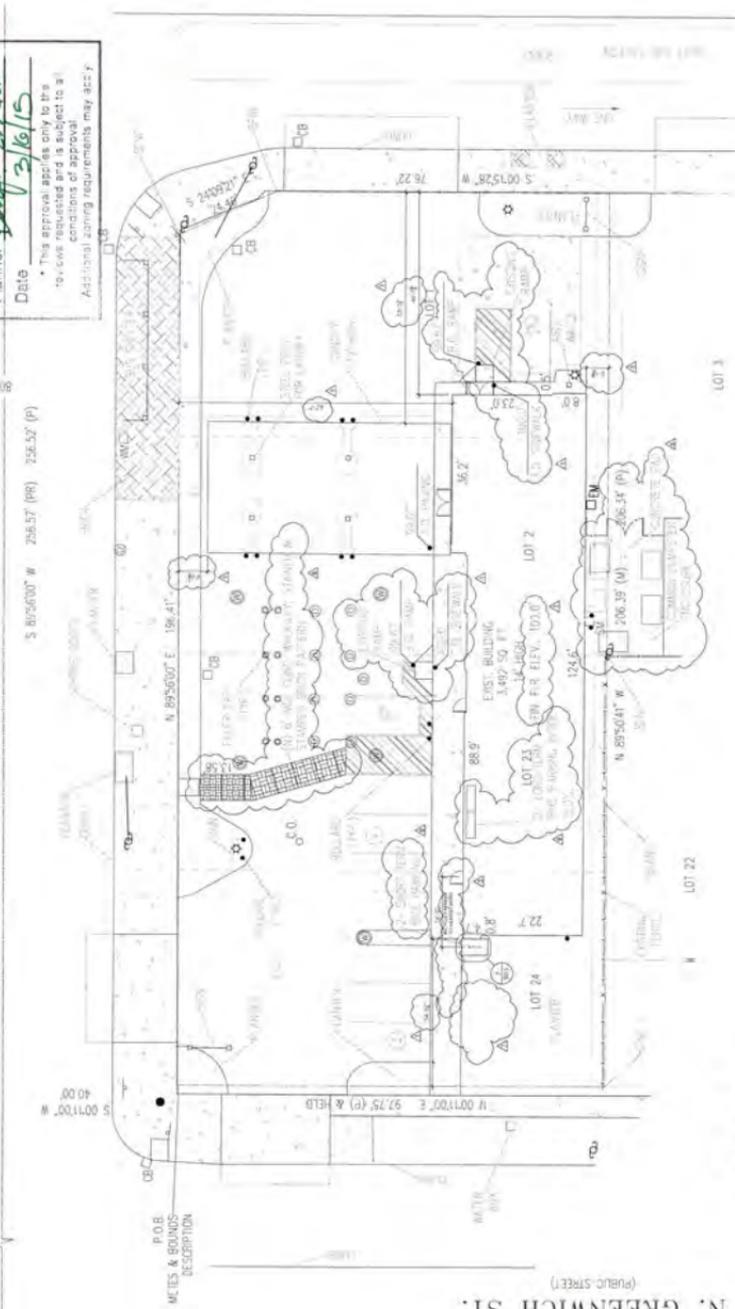
JACKSONS FOOD STORES, INC.
 STORE #553 - REMODEL
 720 NORTH HERRINGTON AVE
 PORTLAND, OR

DATE	NO.	BY	APP.	SCALE
AS.1				

Approved
 City of Portland
 Bureau of Development Services
 Planner *Steph Z. Nid*
 Date *3/16/15*

This approval applies only to the conditions of approval requested and is subject to all additional zoning requirements may apply.

N. LOMBARD ST. (PUBLIC STREET)
 N 89°50'00" E (BASIS OF BEARINGS) 264.46'
 132.74' (M) 132.148' (P)



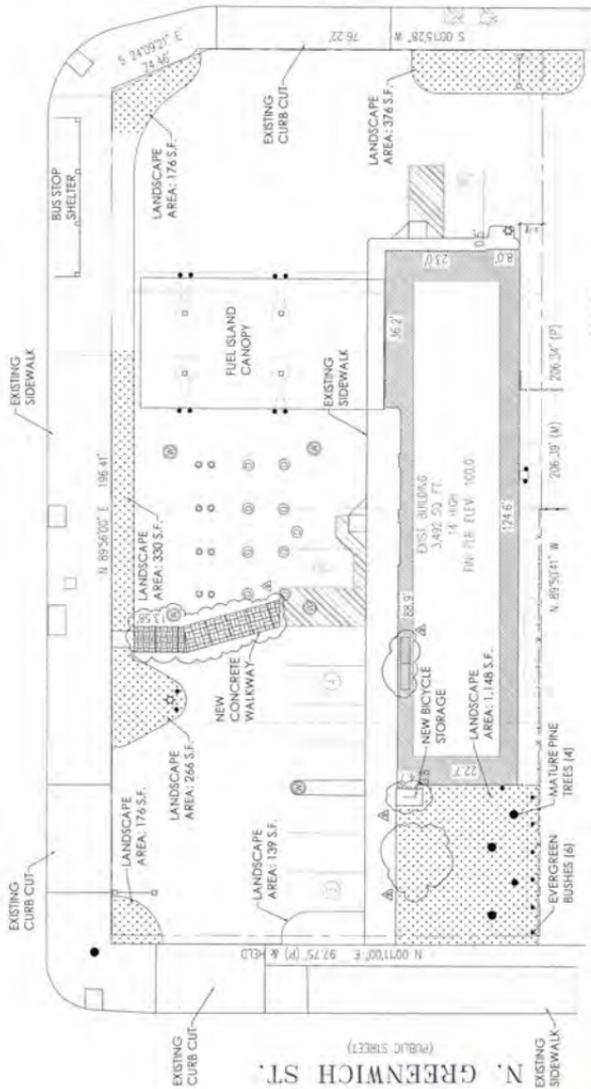
SITE PLAN
 SCALE 1" = 20'

REVISIONS

1. DIMENSIONS CORRECTED TO REFLECT PERMITS FOR LOT 24
 2. DIMENSIONS CORRECTED TO REFLECT PERMITS FOR LOT 22
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2014-246215-DZ EXHIBIT C-1

N. LOMBARD ST. (PUBLIC STREET)
 N 89°56'00" E (BASIS OF BEARINGS) 264.18'
 1323.14' (N) 1323.14' (P)
 S 89°56'00" W 756.57' (PK) 258.37' (P)



SITE DATA

LOT SIZE: 20,015 SQ. FT. = 0.4626 ACRES

EXISTING LOT COVERAGE: 3,492 SQ. FT.
 EXISTING SQUARE FOOTAGE: 1,465 SQ. FT.
 EXISTING CANOPY: 5,157 SQ. FT.
 TOTAL EXISTING BUILDING AREA: 15% OF SITE AREA OR 3,002 S.F.
 LANDSCAPING REQUIRED: 13% OF SITE AREA OR 2,611 S.F.

MINIMUM PARKING REQUIRED: 4 SPACE PER 500 SQ. FT.
 = 7 STALLS
 MAXIMUM PARKING REQUIRED: 1 SPACE PER 196 SQ. FT.
 = 18 STALLS
 EXISTING PARKING: 9 (INCLUDING 1 ACCESSIBLE STALL)

LANDSCAPE PLAN
 SCALE: 1" = 20'

Approved
 City of Portland
 Bureau of Development Services
 Planner *Becky S. Nicol*
 Date *5/16/2015*

* This approval applies only to the
 revisions requested and is subject to all
 conditions of approval.
 Additional zoning requirements may apply.

JACKSONS
JACKSONS FOOD STORES, INC.
 STORE #553 - REMODEL
 780 NORTH HERRING AVE
 PORTLAND, OR

BRS ARCHITECTS
 BOB DYER 80709
 100 S ALLAN PL.
 PORTLAND, OR 97209
 FAX (503) 236-8900

NO.	REVISION
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2	DATE: 05/14/15
3	BY: [Signature]
4	DATE: 05/14/15
5	BY: [Signature]
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AS.2

LU 14-246215 D2

EXHIBIT C-2

DATE	REVISION
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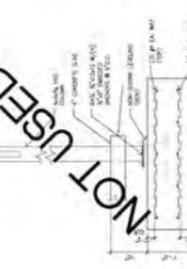
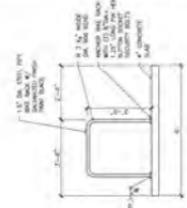
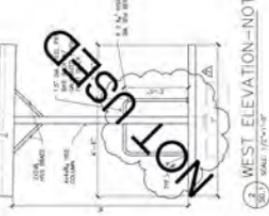
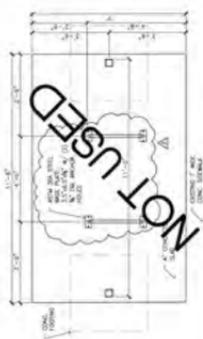
905 S ATLANTIC
SUITE 100
PORTLAND, OR 97205
PHONE 503-255-8070
FAX 503-255-8090

BRS
ARCHITECTS

JACKSONS FOOD STORES, INC.
STORE #553 - REMODEL
780 NORTH KENNESAW AVE
PORTLAND, OR

PROJECT NO. 17-001
DATE: 08-04-14
DRAWN: JAC
CHECK: JAC
SCALE: 1/8" = 1'-0"

SD1



Approved
City of Portland
Bureau of Development Services
Planner *Debra S. Ne*
Date *3/16/2015*

* This approval applies only to the information indicated and is subject to all applicable laws, rules, regulations, codes and policies.

LU 14-246215 DZ

EXHIBIT C-3



BRS ARCHITECTS
 808 S. KLANER PL.
 SUITE 400
 BOISE IDAHO 83709
 (208) 336-8800
 FAX (208) 336-8800

Jacksons FOOD STORES, INC.
 740 NORTH HERRING AVE
 PORTLAND, OR

PERMIT SET 9/24/15 A21

DATE: 9/24/15

- COLOR KEY**
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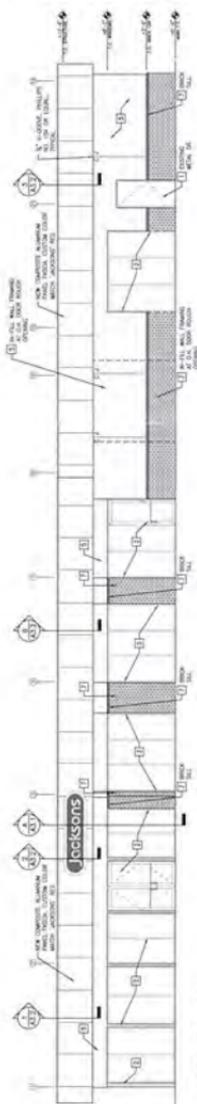
96. 1" x 1" SQUARE PANELS

97. 1" x 1" SQUARE PANELS

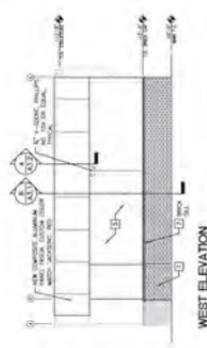
98. 1" x 1" SQUARE PANELS

99. 1" x 1" SQUARE PANELS

100. 1" x 1" SQUARE PANELS



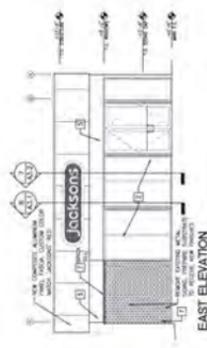
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



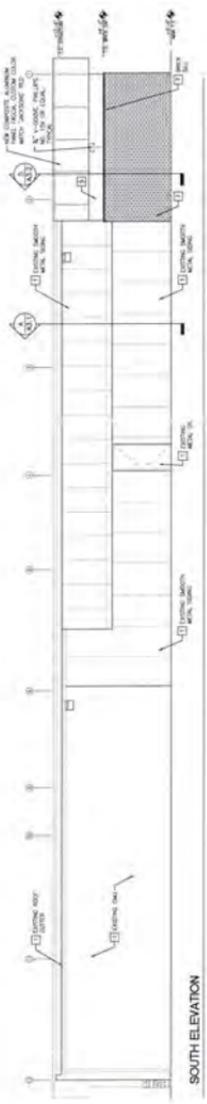
WEST ELEVATION



STORAGE ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION



SOUTH ELEVATION

EXISTING FINISH INFORMATION

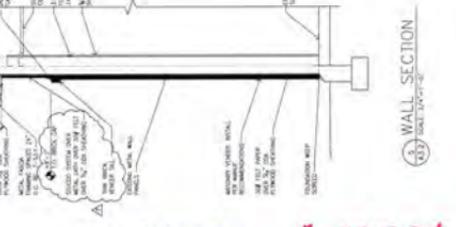
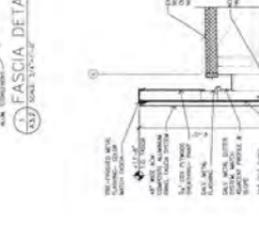
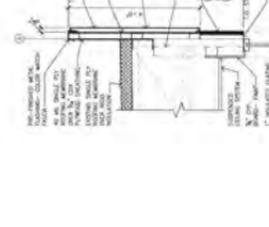
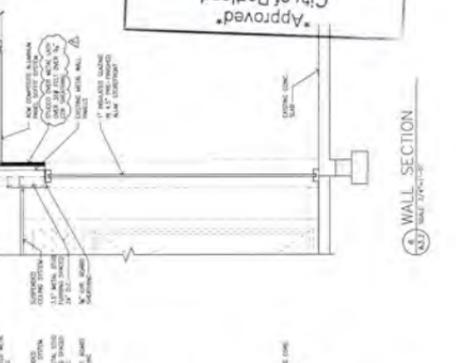
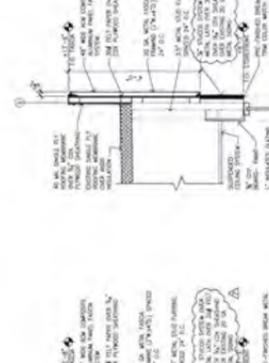
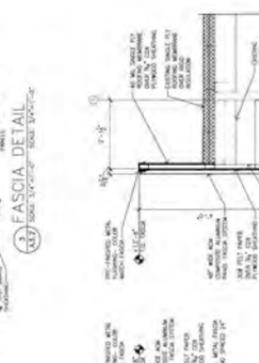
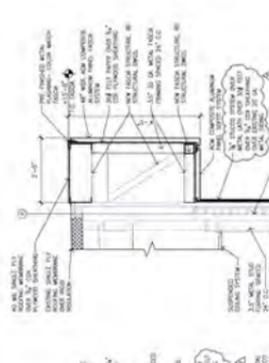
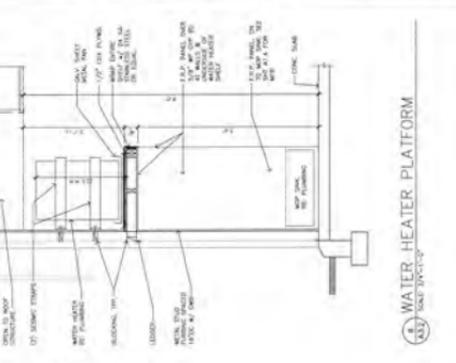
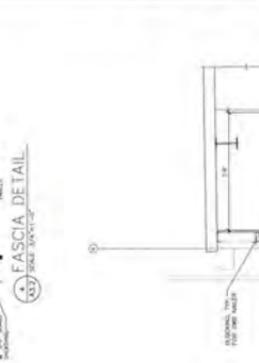
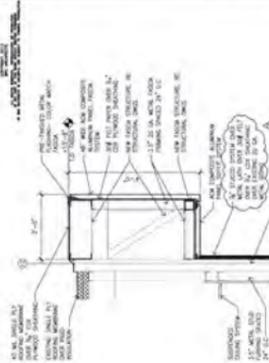
EXISTING EXTERIOR FINISHES: CONCRETE, BRICK, STUCCO, ASPHALT, METAL, TERRAZZO, ETC.
 EXISTING INTERIOR FINISHES: GYP. BOARD, PLASTER, BRICK, STUCCO, ASPHALT, METAL, TERRAZZO, ETC.
 EXISTING ROOF FINISHES: ASPHALT/FLY ASH, METAL, TERRAZZO, ETC.
 EXISTING PAINT FINISHES: CONCRETE, BRICK, STUCCO, ASPHALT, METAL, TERRAZZO, ETC.

PAINT INFORMATION

PAINT INFORMATION: ALL EXTERIOR SURFACES SHALL BE PAINTED WITH A HIGH QUALITY EXTERIOR PAINT. ALL INTERIOR SURFACES SHALL BE PAINTED WITH A HIGH QUALITY INTERIOR PAINT. ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

Approved
 City of Portland
 Bureau of Development Services
 Planner *Becky E. Nield*
 Date *5/16/2015*

This approval is only for the project as shown on the plans and is subject to all applicable zoning requirements. Any changes to the project without the approval of the Bureau of Development Services may void this approval.



Approved
 Bureau of Development Services
 City of Portland
 Planner: *Boyd S. Hill*
 Date: *3/16/2015*
 This approval is subject to all
 conditions of approval.
 Additional planning requirements may apply.

PORTLAND BUILDING DEPARTMENT
 5212 15
 5212 15
 5212 15

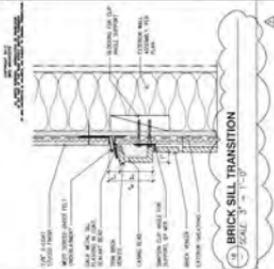
BRBS ARCHITECTS
 DB & ALYAN R.
 1015 SW
 BOER BLVD #2700
 PORTLAND, OR 97205
 FAX (503) 208-9300

Jacksons FOOD STORES, INC.
 STORE #553 - REMODEL
 700 NORTH HERRING AVE
 PORTLAND, OR

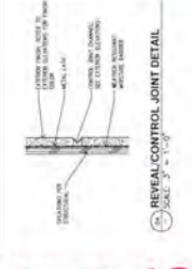
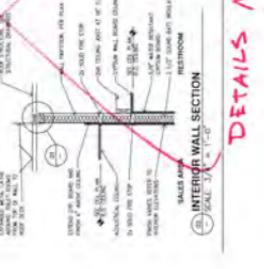
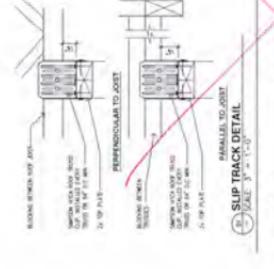
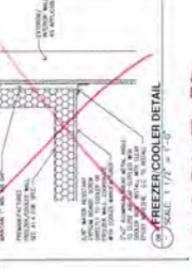
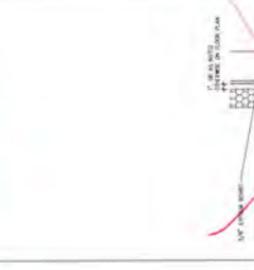
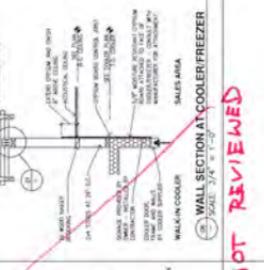
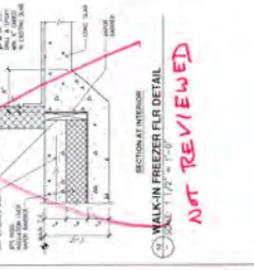
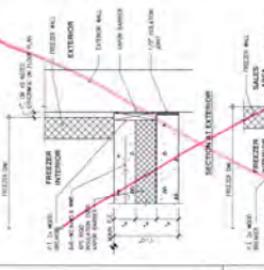
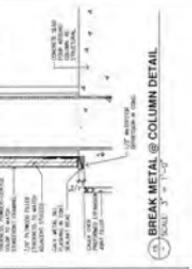
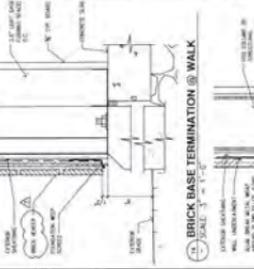
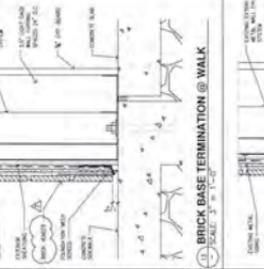
ARCHITECTURAL DETAILS

DATE	NO.	REVISION
09/24/14	001	
09/24/14	002	
09/24/14	003	
09/24/14	004	
09/24/14	005	
09/24/14	006	
09/24/14	007	
09/24/14	008	
09/24/14	009	
09/24/14	010	

A3.5



Approved
 City of Portland
 Bureau of Development Services
 Planner: *Debra J. Vitek*
 Date: *9/16/2015*
 This approval applies only to the specific conditions and conditions of approval listed on this permit. Any other conditions or conditions of approval require a separate permit.



DETAILS NOT REVIEWED

NOT REVIEWED

NOT REVIEWED