



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

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: March 3, 2017
To: Interested Person
From: Meriam Rahali, Land Use Services
503-823-5363 / Meriam.Rahali@portlandoregon.gov

NOTICE OF A TYPE IX PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, **we need to receive your written comments by 5 p.m. on April 3, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-116457 HR, in your letter. It also is helpful to address your letter to me, Meriam Rahali. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-116457 HR – HOLLYWOOD THEATER NEW EXTERIOR ENTRY DOORS

Applicant: Paul Falsetto | Paul M Falsetto Architect
1605 NE Buffalo Street | Portland, OR 97211

Representative: Virginia Durost | Film Action Oregon
4035 NE Sandy Blvd #212 | Portland, OR 97212

Owner: Film Action Oregon |
4035 NE Sandy Boulevard #212 | Portland, OR 97212

Site Address: **4122 NE Sandy Boulevard**

Legal Description: RALSTONS ADD, BLOCK 3, LOT 1&2&8 EXC PT IN ST, LOT 3-7
Tax Account No.: R685800730, R685800730
State ID No.: 1N1E25DD 10300
Quarter Section: 2834
Neighborhood: Hollywood, contact Doug Hamilton at hamiltonpdx@gmail.com.
Business District: Hollywood Boosters, contact hollywoodboosters@gmail.com.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Plan District: Hollywood - Subdistrict A
Other Designations: Historic Landmark
Zoning: CSd – Commercial Storefront with Design Overlay
Case Type: HR – Historic Resource Review
Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is seeking Historic Resource Review approval for a proposal to replace an existing non-historic aluminum main door system with two pairs of wood and glazed doors and a fixed glazed wood panel between the doors. These doors will include ADA compliant hardware. Additional work includes replacing non-original marble wainscot at exterior entry walls with AZEK wall base, as well as a non-historic exterior backstage metal door with one of similar material and configuration.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations of a Historic Landmark.

Relevant Approval Criteria:

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

- 33.846 Historic Resource Review
- 33.846.060.G Other Approval Criteria

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. This application was submitted on February 6, 2017 and determined to be complete on February 28, 2017.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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 extended at the request of the applicant.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the

deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

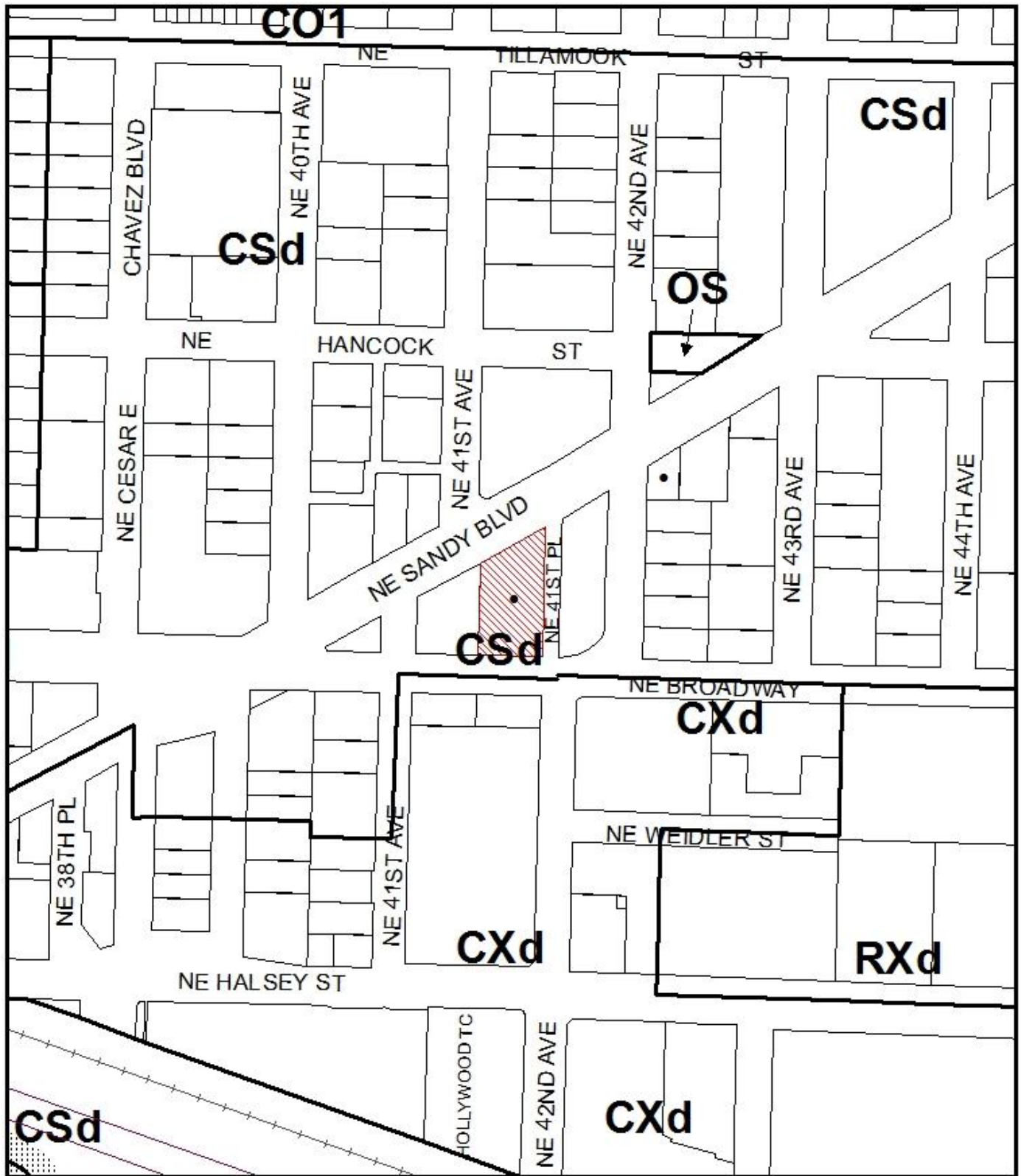
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

Proposed Floor Plan and Exterior Elevations



ZONING

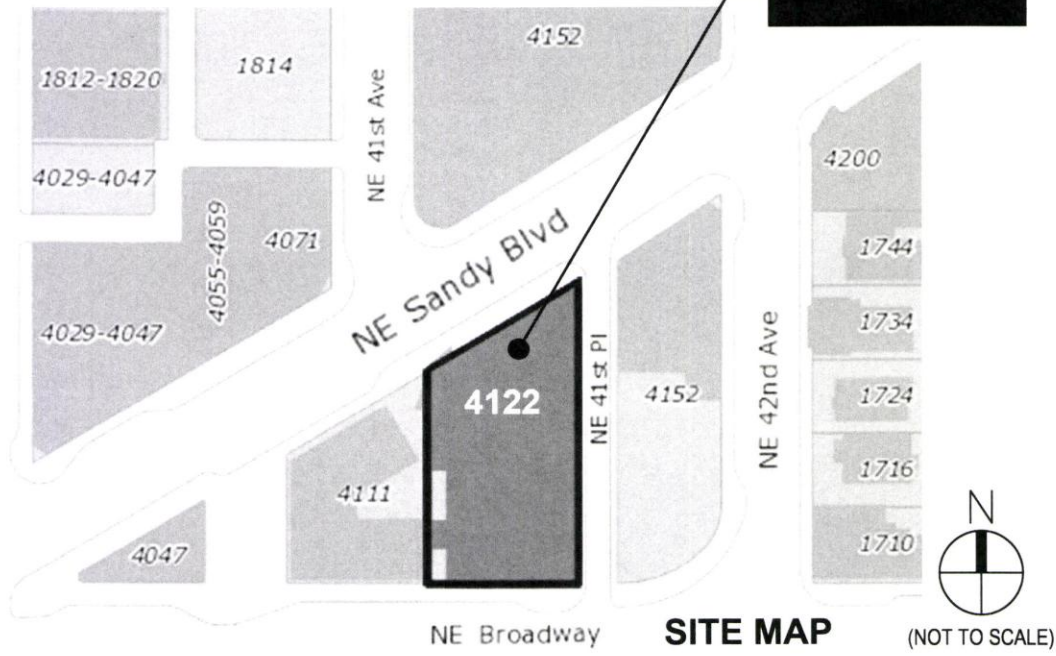


This site lies within the:
HOLLYWOOD PLAN DISTRICT
SUBDISTRICT A SUBDISTRICT

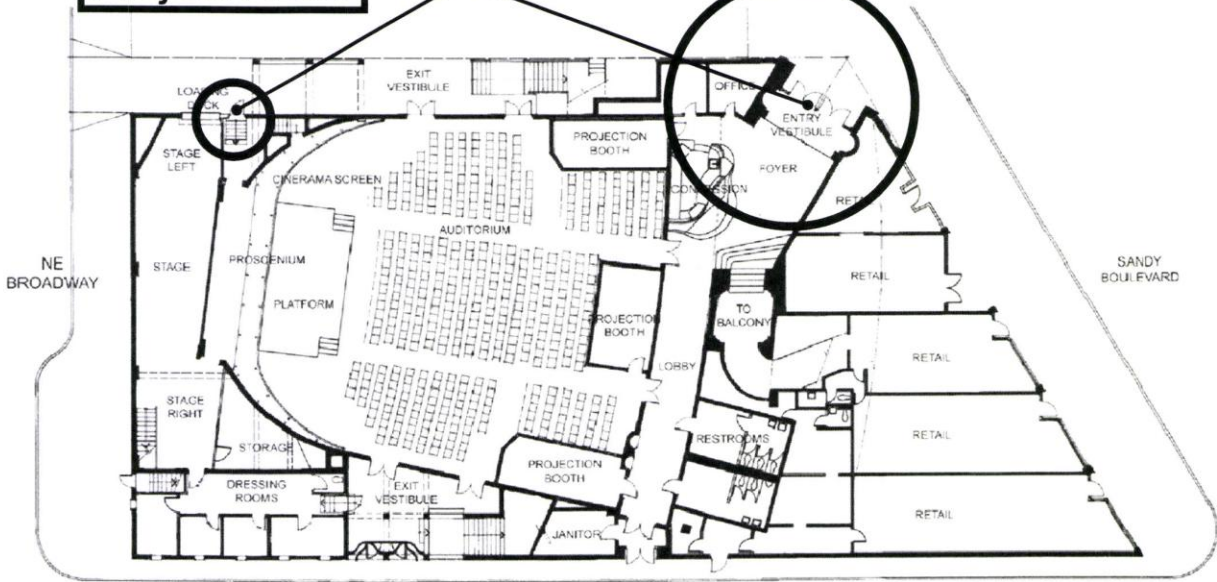
- Site
- Historic Landmark

File No.	<u>LU 17-116457 HR</u>
1/4 Section	<u>2834</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E25DD 10300</u>
Exhibit	<u>B (Feb 08, 2017)</u>

PROJECT SITE

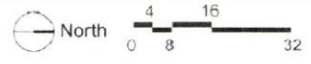


Project Areas



Hollywood Theatre - 1st Floor

BUILDING PLAN



PAUL M. FALSETTO ARCHITECT

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**HOLLYWOOD THEATRE
ENTRY IMPROVEMENTS**

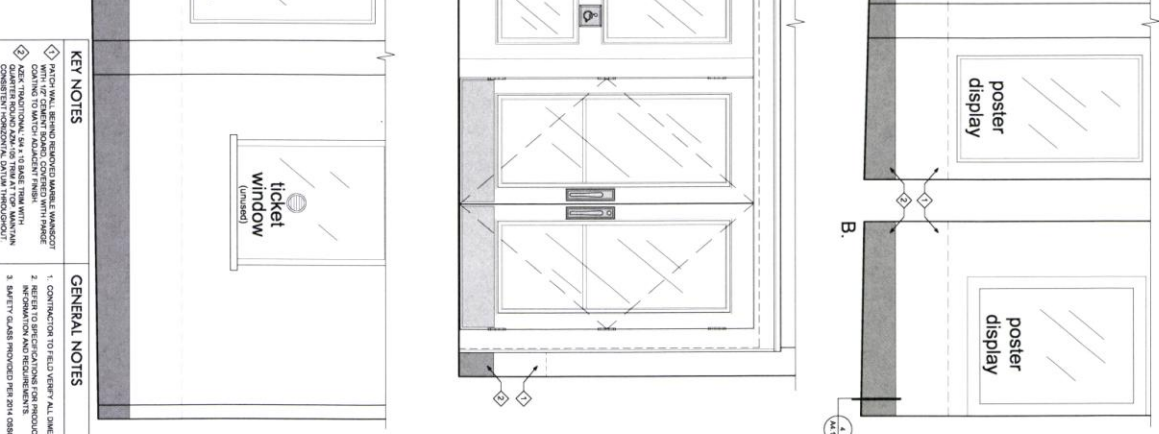
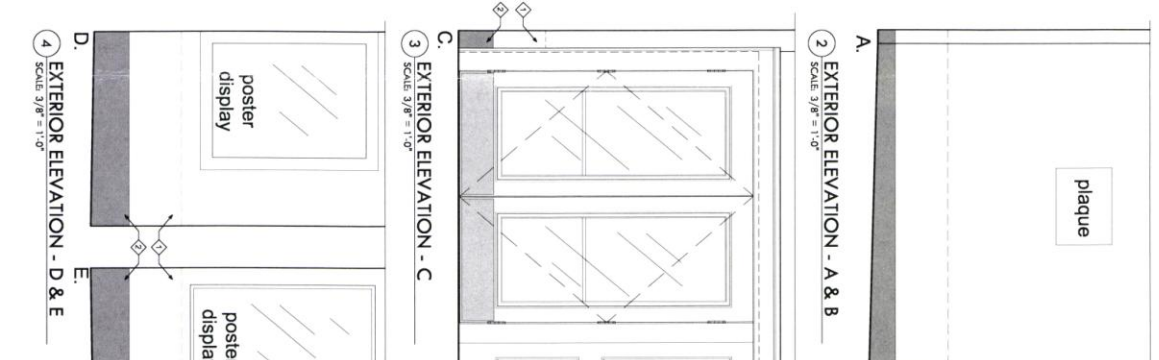
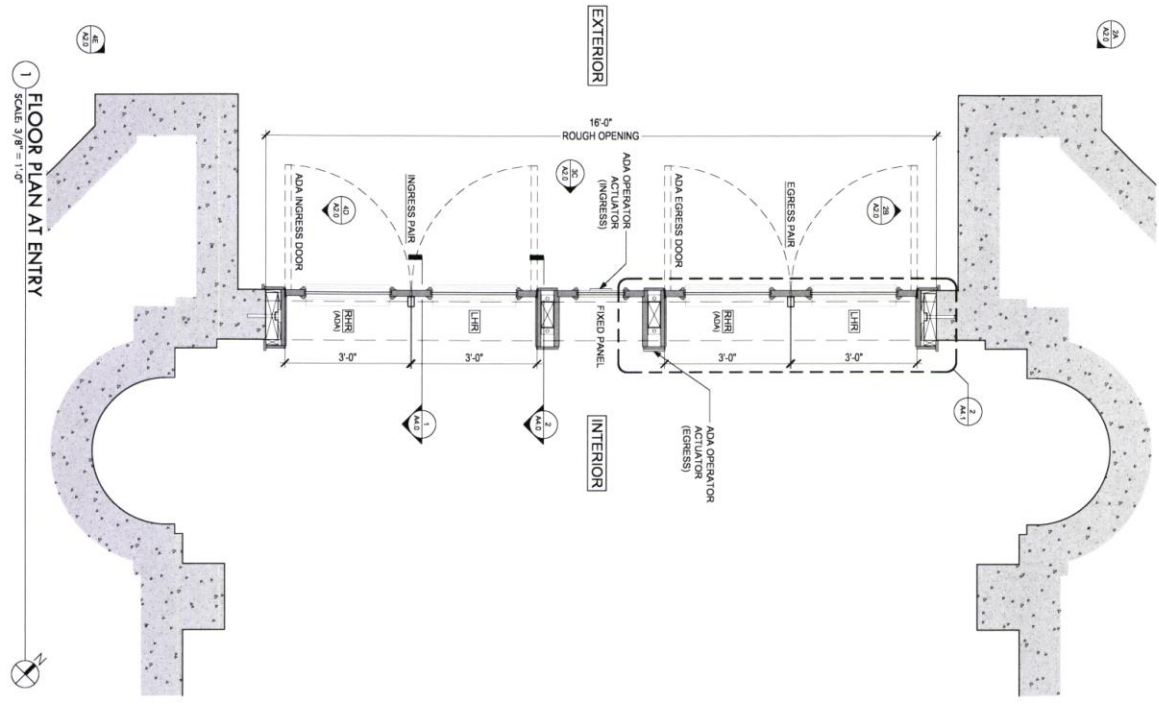
4122 NE Sandy Blvd. | Portland, Oregon

date
2/3/17

HISTORIC DESIGN REVIEW

SITE PLAN

LU 17 - 116457HR



4 EXTERIOR ELEVATION - D & E
SCALE 3/8" = 1'-0"

KEY NOTES

- 1. NATIONAL BEHND REQUIRED MARRIAGE MANAGER WITH 1/2" CHAMFER BOARD COVERED WITH INSET QUARTER ROUND ZINC OR STAIN AT TOP. MAINTAIN CONSISTENT FINISH ON ALL VERTICAL THROUGHPUT.
- 2. CONNECTION TO FIELD OVER ALL DIMENSIONS INFORMATION AND REQUIREMENTS.
- 3. SAFETY GLASS PROVIDED PER 2011 CODE SECTION 2408.

GENERAL NOTES

FLOOR PLAN & ELEVATIONS

A2.0

HOLLYWOOD THEATRE ENTRY IMPROVEMENTS
Hollywood Theatre
4122 NE Sandy Blvd. | Portland, Oregon

PAUL M. FASSETTO ARCHITECT
1425 NE Berlin Street
Portland, Oregon 97211
paul@pfassetto.com

REGISTERED ARCHITECT
PAUL M. FASSETTO
PORTLAND, OREGON
STATE OF OREGON

Historic Design Review
DATE 2/24/17
JOB NUMBER 16003