



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

Ted Wheeler, Mayor  
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www.portlandoregon.gov/bds

**Date:** June 16, 2017  
**To:** Interested Person  
**From:** Puja Bhutani, Land Use Services  
503-823-7226/Puja.Bhutani@portlandoregon.gov

## **NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on July 7, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-206437 DZ, in your letter. It also is helpful to address your letter to me, Puja Bhutani. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 16-206437 DZ – AUTO BAY ADDITION**

**Applicant:** Richard Stein,  
Richard Stein Design  
1306 NW Hoyt Street, Suite 310  
Portland, OR 97209  
503-226-2316  
Rstein@Spiritone.Com

DNDC Properties, LLC  
132 NE Grand Avenue  
Portland, OR 97232-2937  
503-232-7669  
Precisionmotorcar@Comcast.Net

**Site Address:** 132 NE GRAND AVENUE

**Legal Description:** BLOCK 115 LOT 1&2 EXC PT IN ST, EAST PORTLAND  
**Tax Account No.:** R226507690  
**State ID No.:** 1N1E35CB 04000  
**Quarter Section:** 3031

**Neighborhood:** Kerns, contact Steve Russell at 503-784-8785.  
**Business District:** Central Eastside Industrial Council, contact ceic@ceic.cc.  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Plan District:** Central City Plan District - Central Eastside Sub-district  
**Zoning:** EXd, Central Employment with design overlay zone.

**Case Type:** DZ, Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicants are seeking design review approval for the following exterior modifications to the north portion of the existing building, located in the Central City Plan District - Central Eastside Sub-district:

1. Add one additional auto-service bay by consolidating and reducing the existing office area,
2. Replace existing doors and windows with new anodized aluminum doors and windows,
3. Replace existing brown brick with stucco,
4. Add a new sign on the north elevation, and
5. New metal screen to cover pipes and vent on the north elevation.

Design Review is required because the proposal is for non-exempt exterior alterations within the Central City Plan District - Central Eastside Sub-district.

**Relevant Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

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 July 15, 2016 and was requested to be deemed complete on January 10, 2017 or it would have been required to be withdrawn on January 11, 2017 per Zoning Code regulations. The applicant requested that the notice of proposal not be issued, and signed a waiver for another 120 days in order to give them enough time to submit all required information.

**DECISION MAKING PROCESS**

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

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

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.

*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.

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

**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

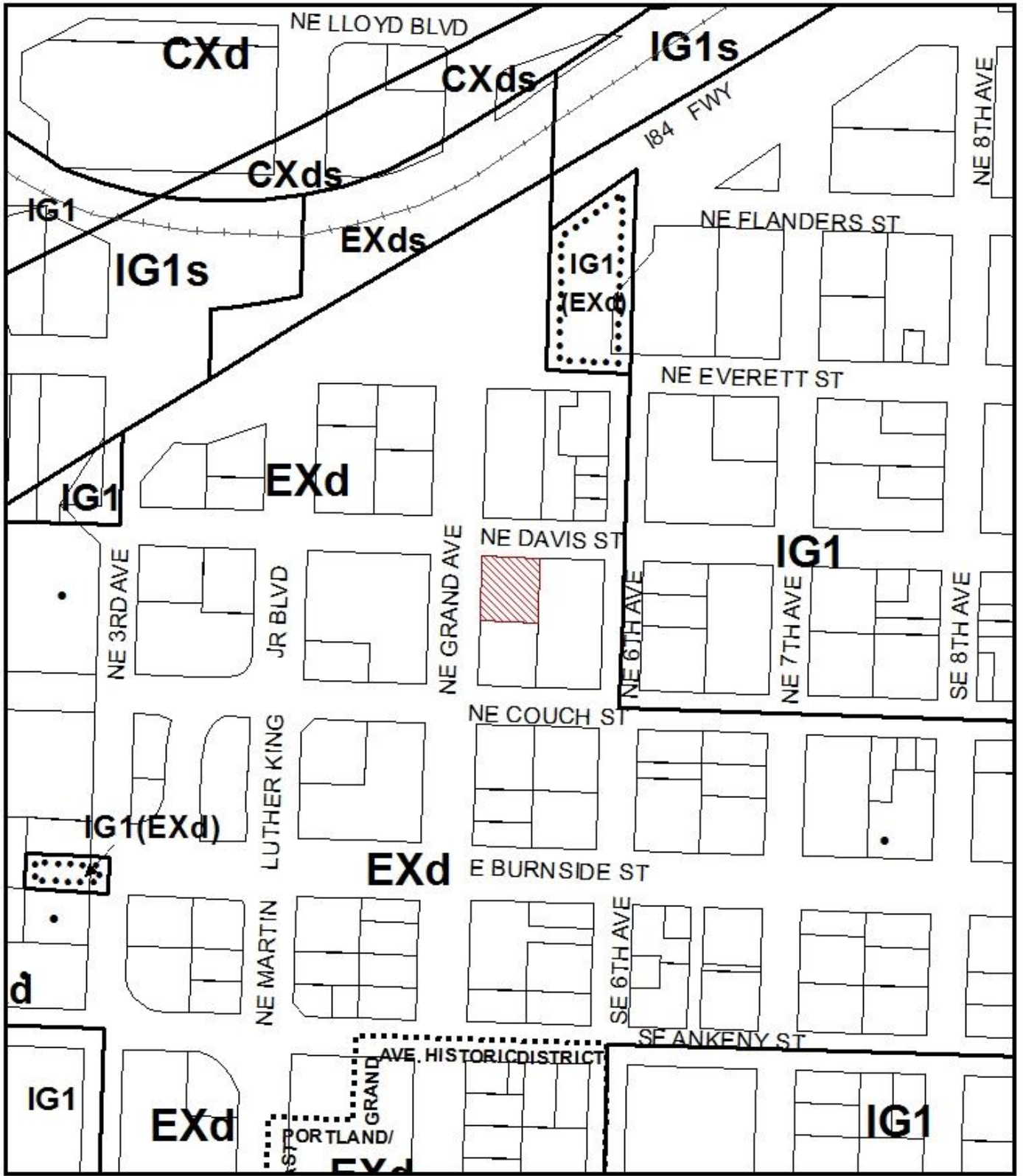
**APPEAL OF THE FINAL CITY DECISION**

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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  
Elevations



# ZONING

-  Site
-  Historic Landmark



This site lies within the:  
 CENTRAL CITY PLAN DISTRICT  
 CENTRAL EASTSIDE SUBDISTRICT

File No.	LU 16-206437 DZ
1/4 Section	3031
Scale	1 inch = 200 feet
State_Id	1N1E35CB 4000
Exhibit	B (Jul 19, 2016)

NE DAVIS ST.

SIDE WALK

90.0'

20'

EXISTING  
3000 sq. FT.  
BUILDING

EXISTING  
PARKING LOT

SIDE WALK

100.0'

N.E. GRAND

AREA OF  
WORK.

PROJECT: 132 NE GRAND AVE. PORTLAND, OREGON  
DATE: 01/18/16  
DRAWN BY: [Signature]

DRAWN:

PRECISION MOTORS  
132 NE GRAND AVE. PORTLAND OREGON

N  
SITE PLAN  
SCALE: 1/8" = 1'-0"

1  
OF 3

CV 16 - 2064370Z

RAISE (E) METAL AWNING TO ALIGN W/EXISTING

REPOSITION (E) SIGN

PRECISION MOTOR CAR

42" x 67"

38" x 55" DOOR

78" x 48"

NEW DOOR TO MATCH (E) DOORS

FILL IN GUTS TO MATCH EXISTING

AREA OF WORK

WEST ELEVATION

SCALE: 3/16" = 1'-0"

REPLACE (E) FLASHING

AREA OF WORK

NEW METAL SCRUBBEL TO COVER RIVETS & VENTS

METAL LETTERS ON TRIM

PRECISION

REPLACE (E) WINDOW

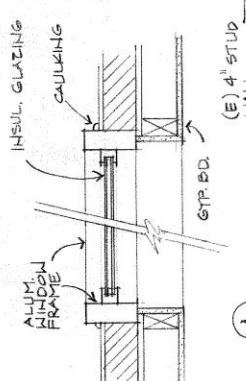
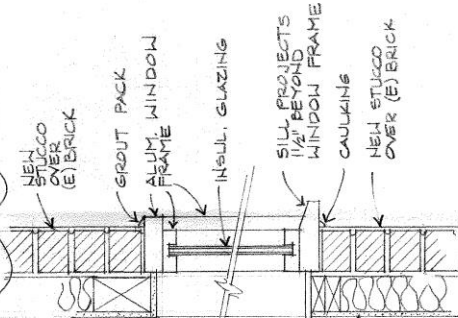
STUCCO

STUCCO PAINTED BEIGE

REPLACE (E) WINDOW W/ANODIZED BRONZE ALUM.

NORTH ELEVATION

SCALE: 3/16" = 1'-0"



(B)

(A)

WINDOW SECTION

SCALE: 1" = 8"