



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
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Fax: (503) 823-5630  
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www.portlandoregon.gov/bds

Date: July 6, 2017

From: Andrew Gulizia, Land Use Services  
503-823-7010 / Andrew.Gulizia@portlandoregon.gov

## **REQUEST FOR RESPONSE**

**Case File: LU 17-169725 CU AD**  
**Pre App: PC # 16-278752**

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Andrew Gulizia at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 or fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: July 28, 2017**  
(If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: August 2, 2018**
- **A public hearing before the Hearings Officer is tentatively scheduled for August 14, 2017**

**Applicant:** David Brittell | Britell Architecture Inc.  
1338 Commerce Ave., Suite E  
Longview, WA 98632  
(360) 636-5074 | david@brittellarch.com

**Property Owner:** Oregon Conference of Seventh-Day Adventist Churches  
19800 SE Oatfield Rd.  
Gladstone, OR 97027

**Property Owner's Representative:** Esther Cho Liu | RoC Fellowship  
12707 NE San Rafael St.  
Portland, OR 97230

**Site Address:** 12707 NE San Rafael St.

**Legal Description:** LOT 1, MCGUIRE  
**Tax Account No.:** R550200050  
**State ID No.:** 1N2E26CA 08201  
**Quarter Section:** 2843  
**Neighborhood:** Russell, contact Ron Glanville at 503-341-1402  
**Business District:** Gateway Area Business Association, contact Paul Wild at paul.wild@mhcc.edu  
**District Coalition:** East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550  
**Plan District:** Glendoveer  
**Zoning:** R7h – Single-Dwelling Residential 7,000 with Aircraft Landing (“h”) overlay  
**Case Type:** CU AD – Conditional Use Review and Adjustment Review  
**Procedure:** Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

**Proposal:**

The applicant requests approval of a Conditional Use Review to demolish a portion of an existing church building and construct a new addition. The new construction will be mostly within the original building footprint. The applicant proposes to retain the existing surface parking area behind the church, and to retain all three existing driveways into the site (two from NE San Rafael St. and one from NE 128<sup>th</sup> Ave.) Type III Conditional Use Review is required for this proposal per Zoning Code Section 33.815.040.B.2.b.

If the Conditional Use Review can be approved, the nonconforming upgrades requirement in Zoning Code Section 33.258.070.D.2 will apply to the project at the time of building permit review. This will trigger various improvements to the site, including new landscaping around the parking lot and driveways.

A condition of approval (Condition A) from a prior Conditional Use Review (LUR 94-00386 CU) requires all driveways and parking lot aisles on the site to be at least 24 feet wide. In order to facilitate the nonconforming upgrades, the applicant requests to delete Condition A from LUR 94-00386 CU. Current code requirements for driveways and parking lot aisles would still apply.

The applicant also requests an Adjustment to waive the requirement for a pedestrian walkway between the church building and the site's frontage on NE 128<sup>th</sup> Ave. (Zoning Code Sections 33.110.245.C.10, 33.120.255.B.1.a.2). Without this Adjustment, a 5-foot-wide walkway between the church building and NE 128<sup>th</sup> Ave. could be required as part of the nonconforming upgrades at the time of building permit review. The site's 34.85-foot-wide

frontage on NE 128<sup>th</sup> Avenue is not wide enough to accommodate the driveway, the required landscaping on both sides of the driveway, and a separate 5-foot-wide walkway.

**Approval Criteria:**

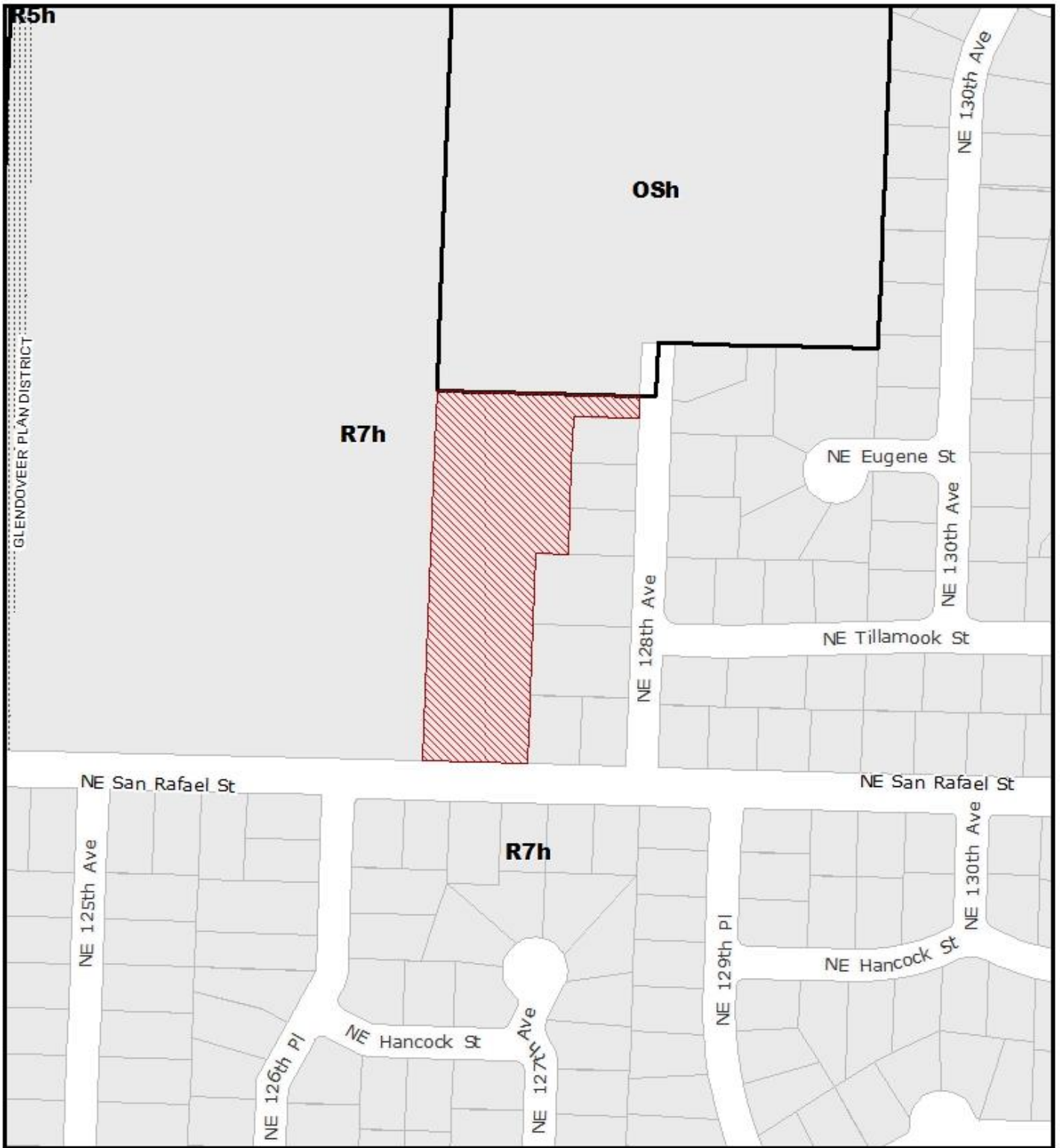
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Zoning Code Section 33.815.105.A-E (Conditional Use Review)
- Zoning Code Section 33.805.040.A-F (Adjustment Review)

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on May 10, 2017, and determined to be complete on June 28, 2017.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning map, site plan, building elevations



# ZONING



THIS SITE LIES WITHIN THE:  
GLENDOVEER PLAN DISTRICT

File No.	LU 17-169725 CU
1/4 Section	2843
Scale	1 inch = 200 feet
State ID	1N2E26CA 8201
Exhibit	B May 15, 2017

**PRELIMINARY**  
NOT FOR CONSTRUCTION



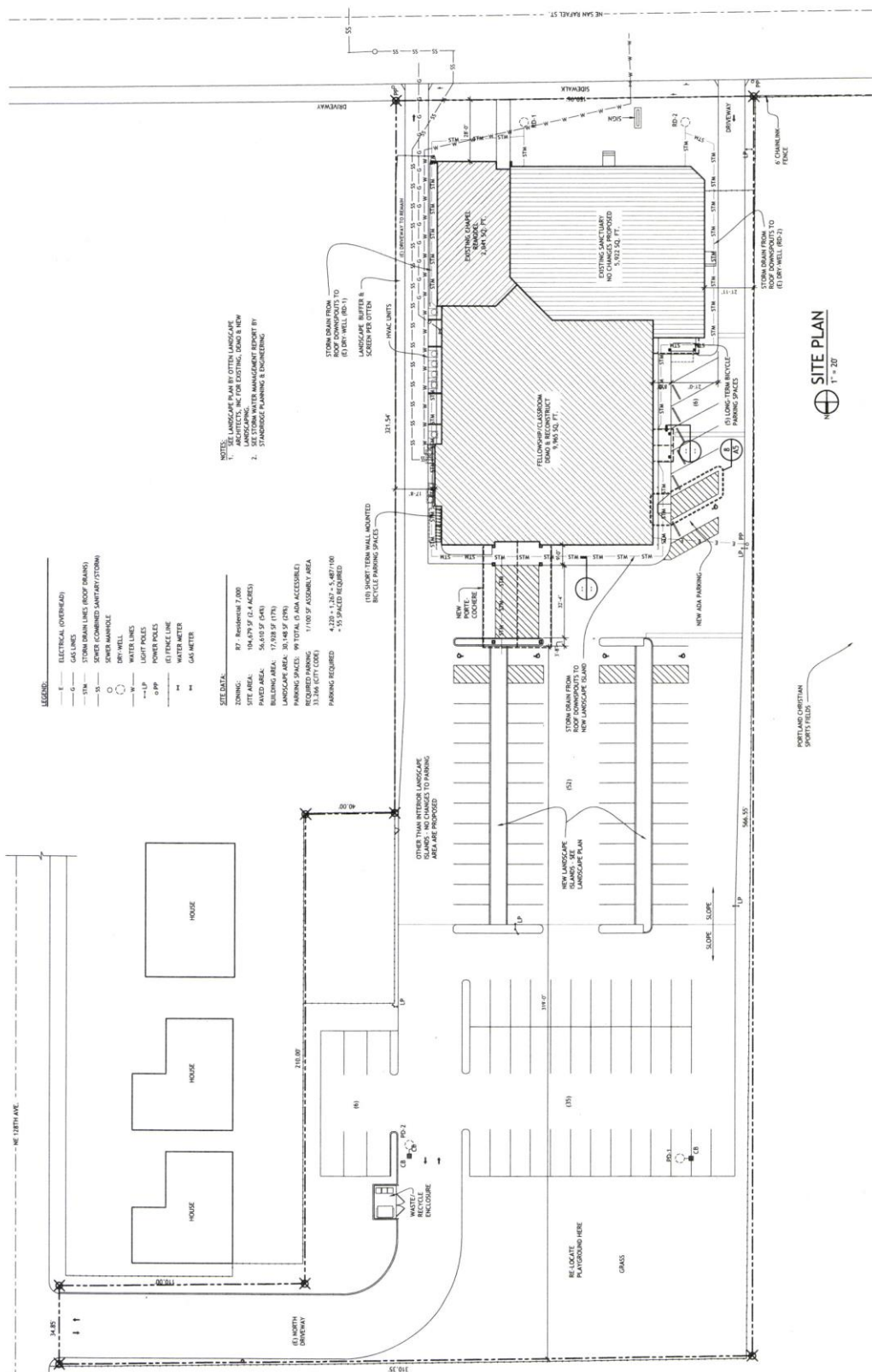
**Brittall Architecture Inc.**  
Landscape Architecture  
Portland, Oregon  
www.brittallarch.com

Improvement for:  
**Roc Fellowship**  
12707 NE San Rafael St., Portland, OR 97230

M/RK	DATE	DESCRIPTION
B	09-21-17	REVISED CONCEPTUAL USER PERMIT SET
A	09-04-17	CONCEPTUAL USER PERMIT SET

JOB NUMBER: **1618**  
SHEET: **A1.0**

**A1.0**  
SITE PLAN



- LEGEND:**
- E — ELECTRICAL (OVERHEAD)
  - G — GAS LINES
  - STN — STORM DRAIN LINES (ROOF DRAINS)
  - S — SEWER (COMBINED SANITARY/STORM)
  - — SEWER MANHOLE
  - — DRY WELL
  - L — LIGHT POLES
  - P — POWER POLES
  - P — FENCE LINE (E) FENCE LINE
  - W — WATER METER
  - G — GAS METER

**NOTES:**

- LANDSCAPE ISLANDS TO BE INSTALLED AS SHOWN.
- LANDSCAPING, WATER MANAGEMENT REPORT BY STANDARDS PLANNING & ENGINEERING.

**SITE DATA:**

ZONING: R7 - Residential 7,000

SITE AREA: 104,679 SF (2.4 ACRES)

PAVED AREA: 56,618 SF (CAF)

BUILDING AREA: 17,768 SF (17%)

LANDSCAPE AREA: 30,148 SF (29%)

REQUIRED: 99 TON (10 TON ALLOWABLE)

REQUIRED PARKING: 1,100 SF (ASBURY AREA)

PARKING REQUIRED: 4,220 + 1,767 + 5,487/100 = 55 SPACES REQUIRED

**± SITE PLAN**  
1" = 20'

PORTLAND CHRISTIAN  
SPORTS FIELD

PRELIMINARY  
NOT FOR CONSTRUCTION



Brittelle  
Architecture Inc.

London, Washington  
Newberg, Oregon  
Astoria, Oregon

www.brittellearch.com

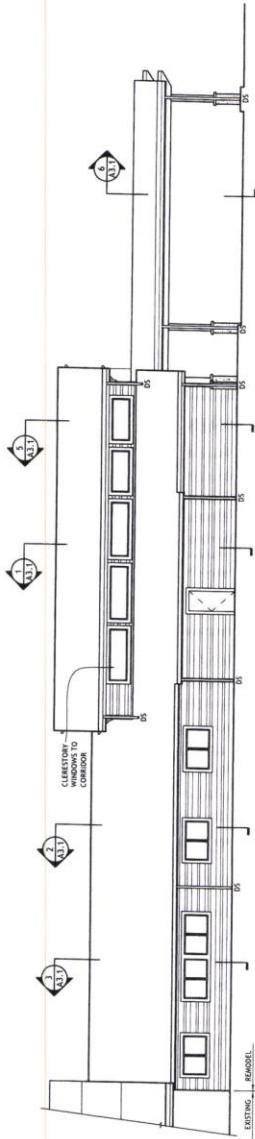
Improvement for:  
Roc Fellowship  
12707 NE San Rafael St., Portland, OR 97230

MRK	DATE	DESCRIPTION
05-09-17	05-09-17	CONTRIAL USER PERMIT SET
1		

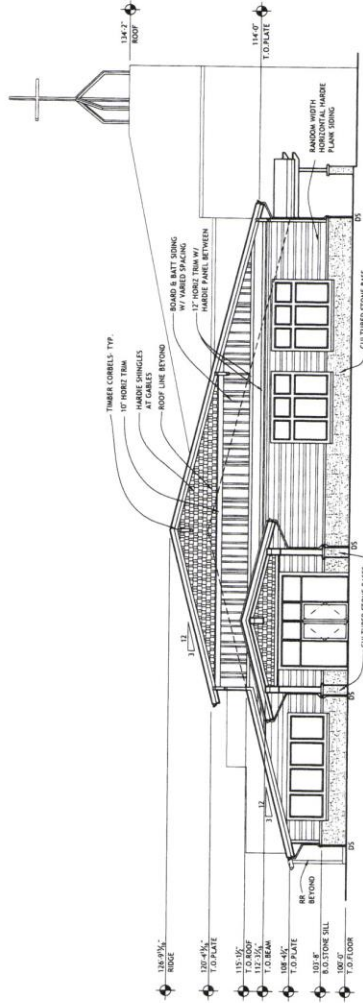
JOB NUMBER:  
1618

SHEET:  
A2

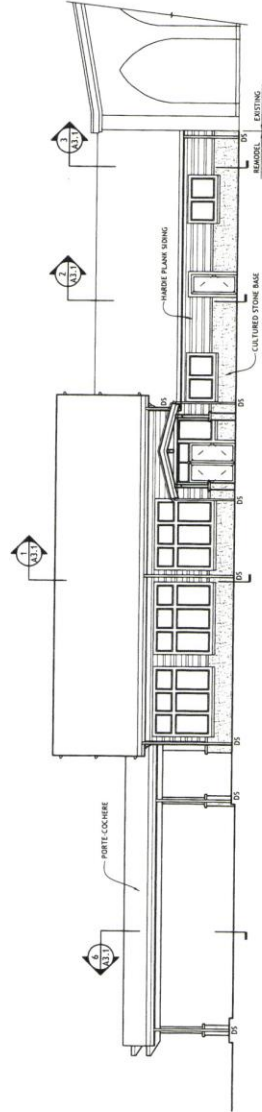
ELEVATIONS



1 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



3 WEST ELEVATION  
1/8" = 1'-0"