



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 25, 2017
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-823-7010 / Andrew.Gulizia@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 17-169725 CU AD (PC # 16-278752)
REVIEW BY: Hearings Officer
WHEN: August 14, 2017, at 1:30pm
WHERE: 1900 SW 4th Ave., Suite 3000
Portland, OR 97201

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.

Development has been proposed in your neighborhood requiring 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 are 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.

Applicant: David Brittell | Brittell 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 128th 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 the waive the requirement for a pedestrian walkway between the church building and the site’s frontage on NE 128th 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 128th 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 128th 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.

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

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. 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 4th 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 <http://www.portlandonline.com/auditor/index.cfm?c=28197>

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled 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.

We are seeking your comments on this proposal. The evidentiary proceeding before the Hearings Officer will be the only opportunity for the parties to submit oral and written evidence in this matter. Any appeal to the City Council will be limited to legal arguments concerning the Hearings Officer decision and the evidence in the record compiled by the Hearings Officer in support of that decision.

To comment, you may write to the Land Use Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201, or FAX your comments to 503-823-4347; or you may testify at the hearing. In your comments, you should address the approval criteria. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. The Hearings Officer will make a decision about this proposal within 17 days of the close of the record.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Hearings Officer to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Hearings Officer how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Hearings Officer, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

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

You can appeal the Hearings Officer decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Hearings Officer decision. The City Council will consider legal arguments (for example arguments pointing out ways the Hearings Officer decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Hearings Officer findings are not supported by the evidence submitted to the Hearings Officer. However, the City Council will not accept or consider new evidence that was not submitted to the Hearings Officer.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue, in person or by letter, by the close of the record by the Hearings Officer in this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Hearings Officer, they may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed.

Thank you for any information you can provide to help us make this decision. Please call me if you have any questions. My name and number are on the first page of this notice.

HEARING CANCELLATION

This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org/schedule/allroute.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

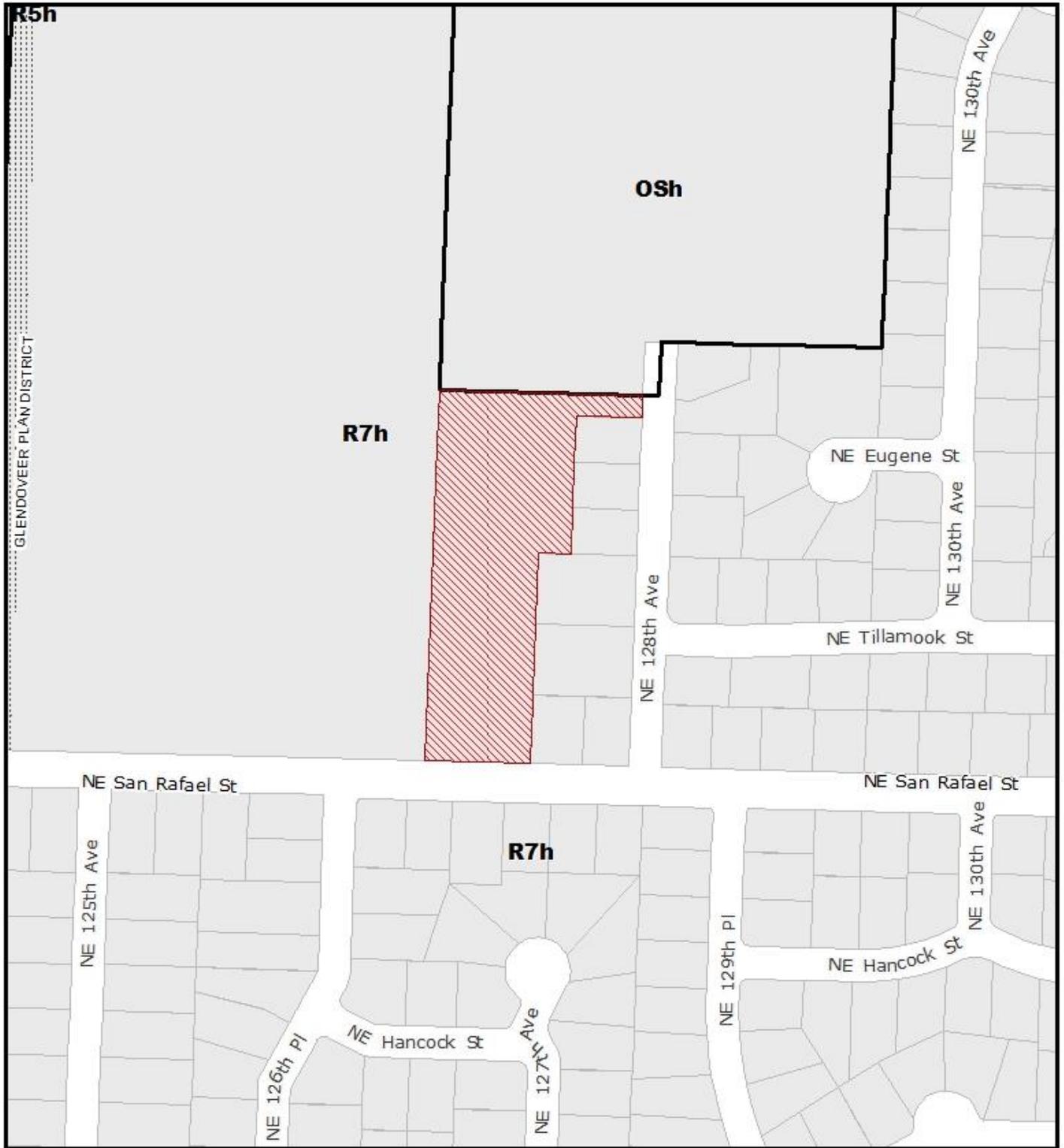
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning map

Site plan

Building elevations

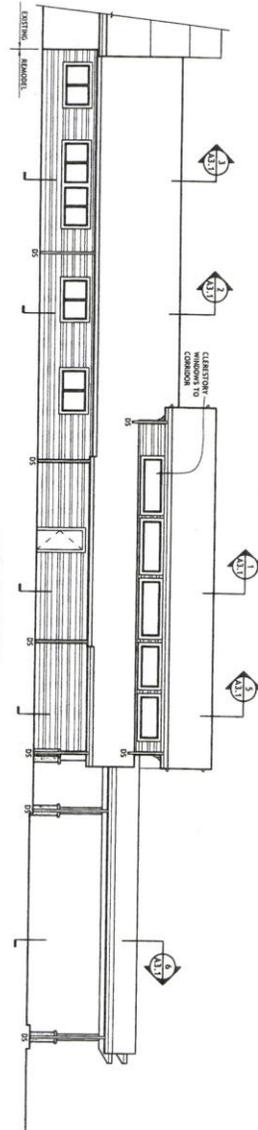


ZONING

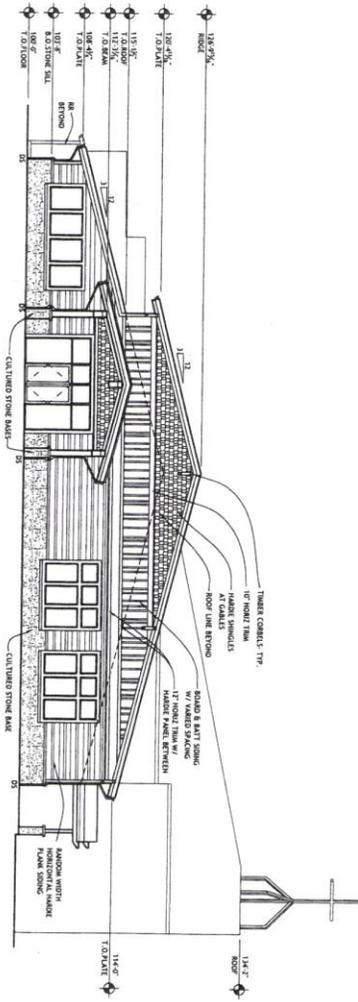


THIS SITE LIES WITHIN THE:
GLENDOVEER PLAN DISTRICT

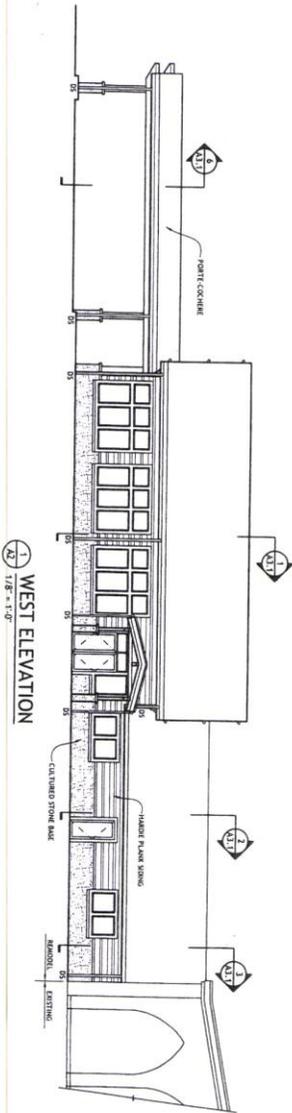
File No.	LU 17-169725 CU
1/4 Section	2843
Scale	1 inch = 200 feet
State ID	1N2E26CA 8201
Exhibit	B May 15, 2017



A1 EAST ELEVATION
1/8" = 1'-0"



A2 NORTH ELEVATION
1/8" = 1'-0"



A2 WEST ELEVATION
1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



**Britnell
Architecture Inc.**

Langdon, Washington
Portland, Oregon

www.britnellarch.com

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

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

JOB NUMBER:
1618

SHEET:
1618

A2
ELEVATIONS

LU 17-169725 CU AD