



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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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: Wednesday, October 11, 2017
To: Interested Person
From: Santiago Mendez, Land Use Services
503-823-1316/Santiago.Mendez@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 Wednesday, November 1, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-247160 DZ, in your letter. It also is helpful to address your letter to me, Santiago Mendez. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-247160 DZ – EXTERIOR MODIFICATIONS

Applicant: Jill Asselineau | Skylab Architecture
413 SW 13th Avenue Suite 200 | Portland, OR 97205
jill@skylabarchitecture.com

Owner: Sith Chaisurote | Land and Houses USA Inc (Yard Residences LLC)
17485 Monterey Road #308 | Morgan Hill, CA 95037

Site Address: 33 NE 3RD AVE

Legal Description: BLOCK 67 LOT 1-8 TL 2001, EAST PORTLAND
Tax Account No.: R226504200
State ID No.: 1N1E34DA 02001
Quarter Section: 3030

Neighborhood: Kerns, contact Elliott Mantell at commonchiro@yahoo.com
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 - Central Eastside
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 requests design review for exterior additions to the Yard Building in the Central Eastside Subdistrict of the Central City Plan District. The proposal includes:

- The proposed exterior additions include two glass operable sliding doors and a cantilevered glass wind baffle at level 5 of the Yard apartment building located at 22 NE

2nd Ave. One sliding door is located at the west end of the east/west exterior corridor and one at the south end of the north/south exterior corridor. The frameless cantilevered glass baffle is located at the soffit edge of the south terrace.

Design review is required for proposed, non-exempt exterior alterations in the “d” design overlay zone of the Central City Plan 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 September 26, 2017 and determined to be complete on Friday, October 6, 2017.

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.

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.

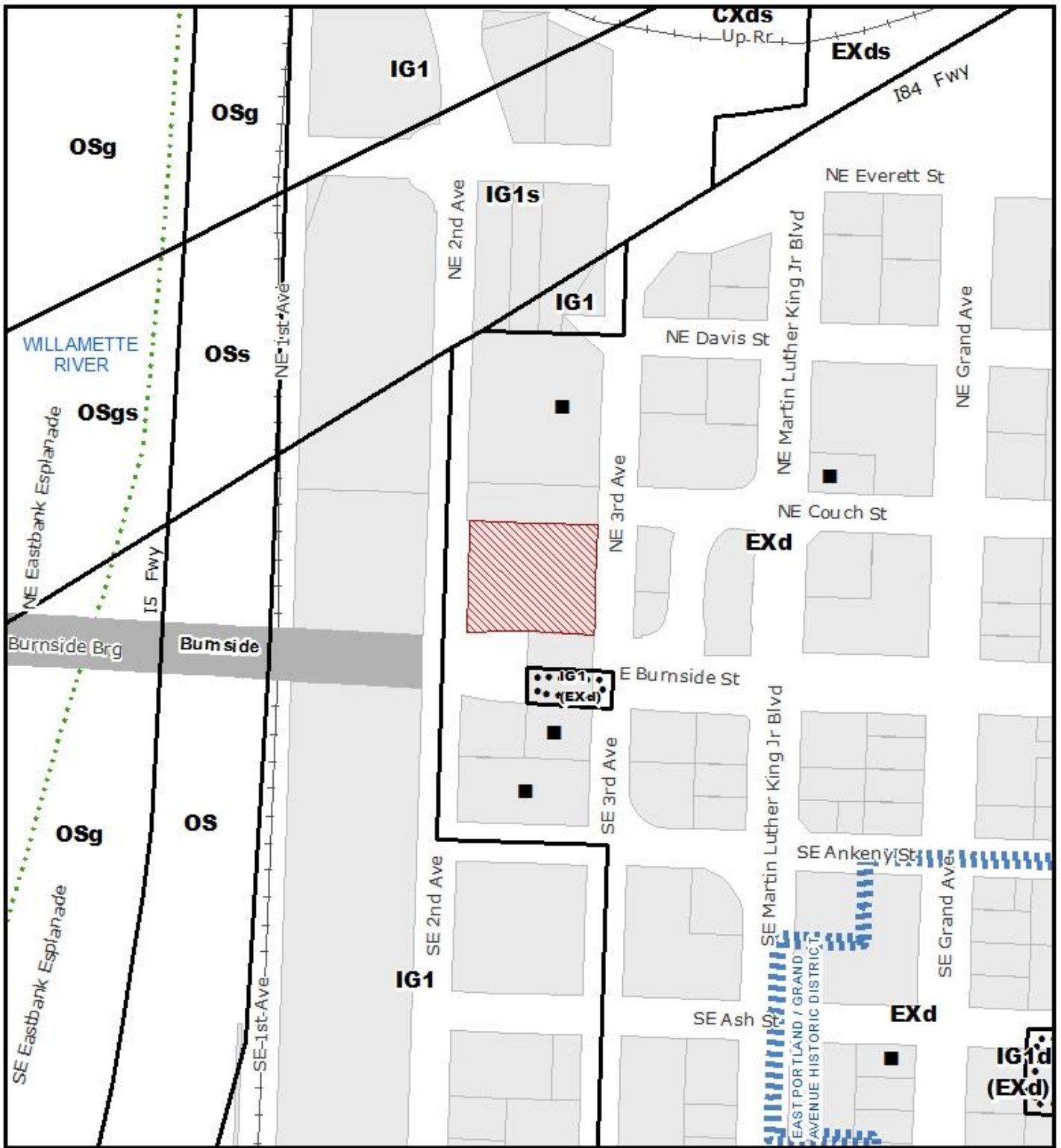
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).


Enclosures:

Zoning Map

Site Plan

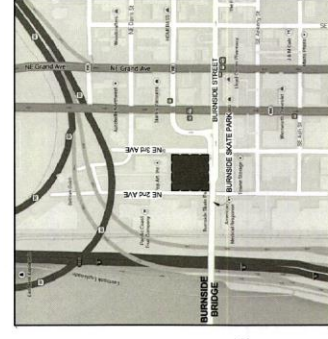
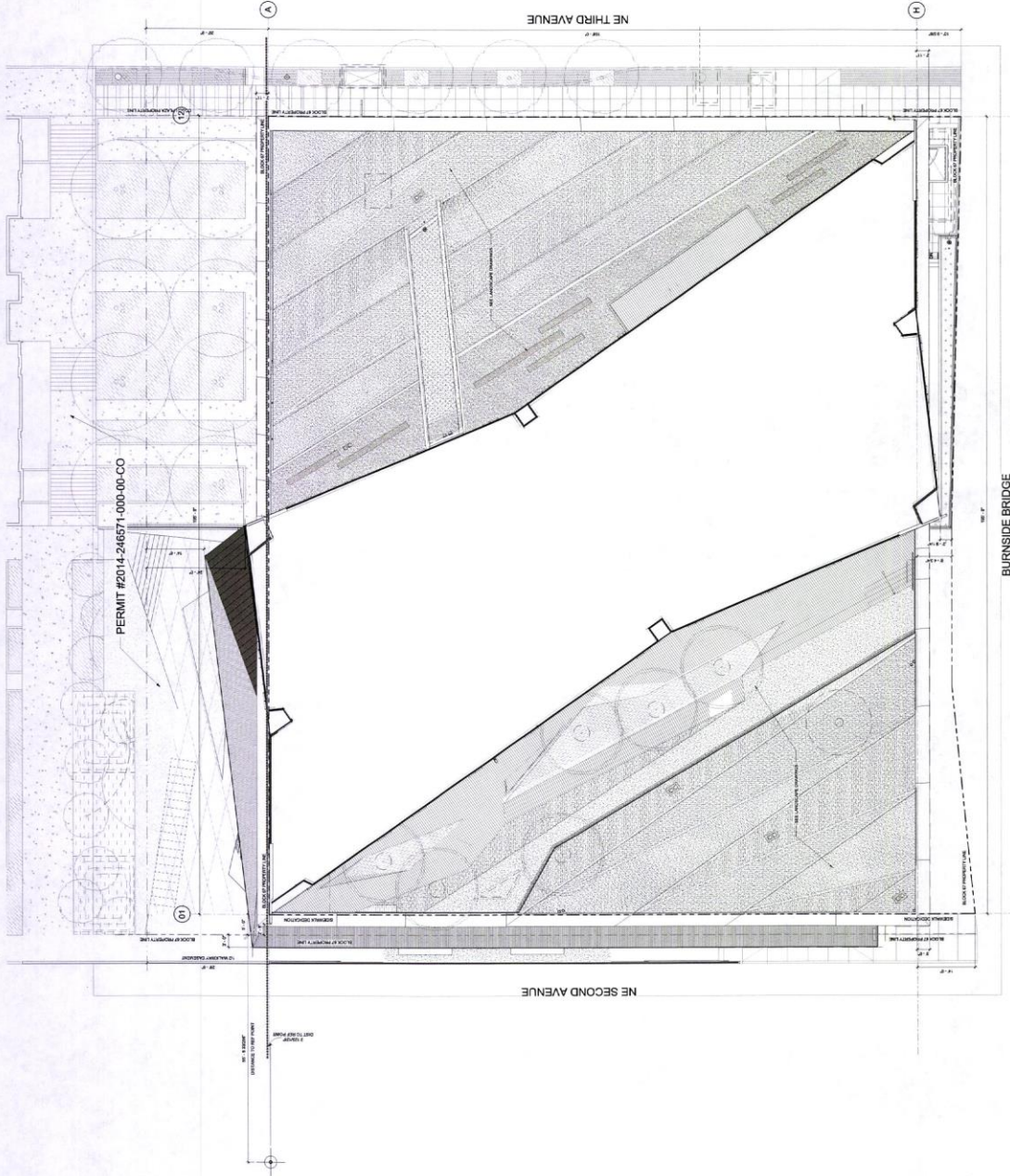
Level 05 Podium Floor Plan

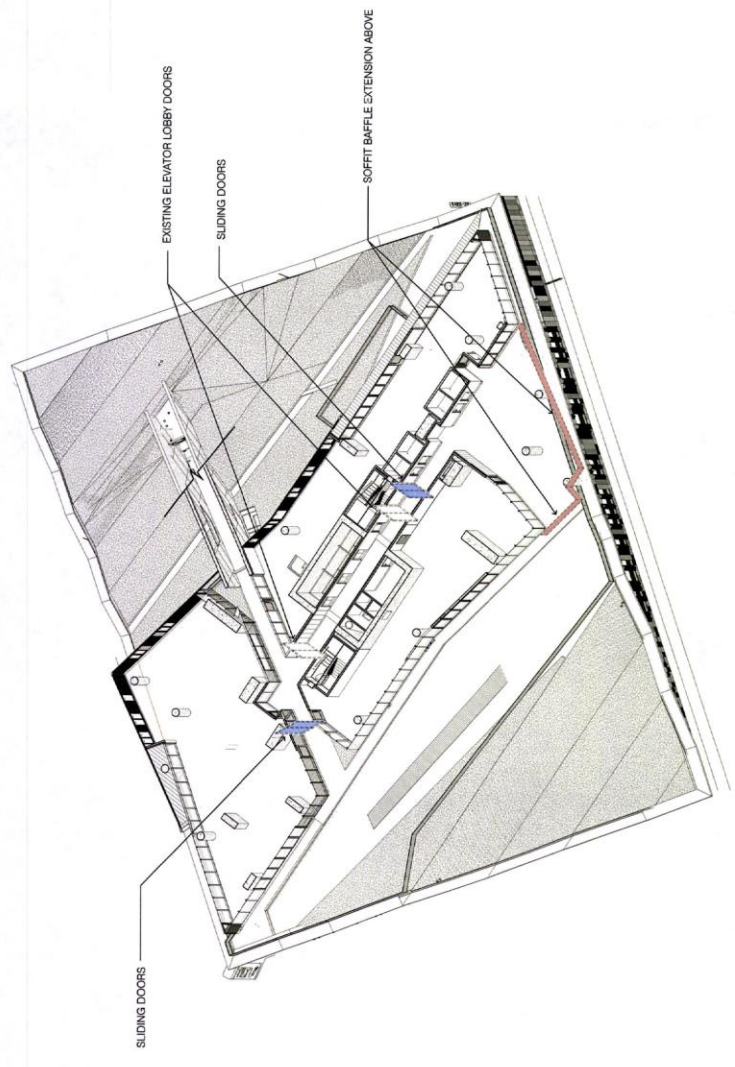
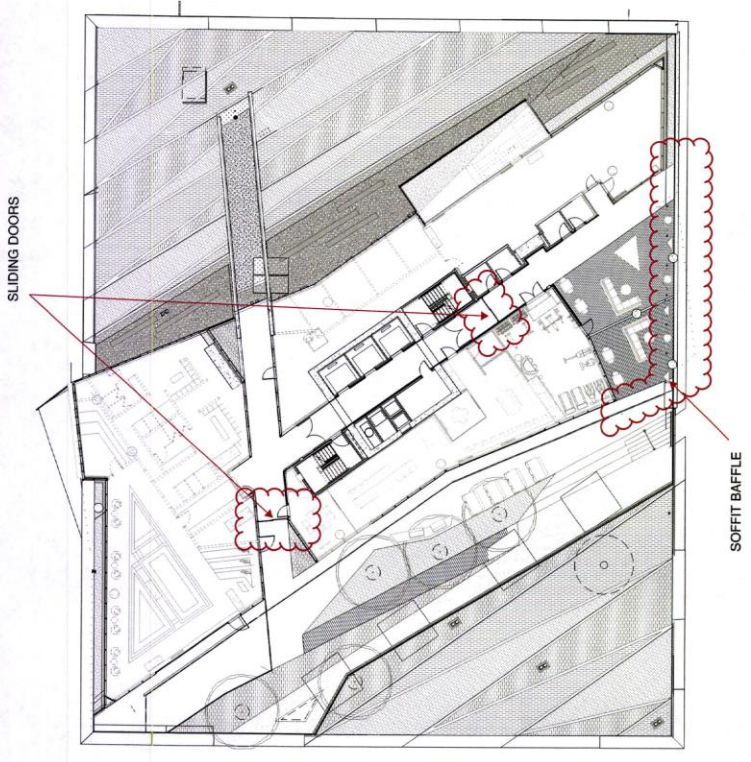


ZONING 
 THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 17-247160 DZ
1/4 Section	3030
Scale	1 inch = 200 feet
State ID	1N1E34DA 2001
Exhibit	B Sep 29, 2017





Existing Level 05 Floor Plan indicating locations of new exterior improvements. All glass sliding doors have been added to the west end of the east/west exterior corridor and the south end of the north/south exterior corridor. A cantilevered glass baffle has been added to the soffit perimeter of the south terrace. An axonometric diagram of the locations has been included for clarity.