



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 4, 2017
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353/Hannah.Bryant@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 December 26, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-264155 DZ, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-264155 DZ – NEW SIDING AND WINDOWS ON SEVEN BUILDINGS IN GATEWAY

Applicant: Raphael Goodblatt | Ahha Architect Inc
6663 SW Beaverton Hillsdale Hwy #222
Portland, OR 97225

Owner: Cape Manor Apartment, Inc.
Mohammad Farhoud
661 SE 162nd Ave
Portland, OR 97233

Site Address: **9823B-9801 NE GLISAN ST**

Legal Description: TL 4400 0.97 ACRES, SECTION 33 1N 2E
Tax Account No.: R942331250
State ID No.: 1N2E33AD 04400
Quarter Section: 2940
Neighborhood: Hazelwood, contact Arlene Kimura at 503-252-9429.
Business District: Gateway Area Business Association, contact Paul Wild at paul.wild@mhcc.edu
District Coalition: East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694.
Plan District: Gateway
Zoning: RXd, Central Residential with a design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval of replacement of siding and windows on seven separate buildings (Buildings A-E as shown on attached site plan) at a multifamily development. Proposed materials include HardiPlank Lap Siding and vinyl sliding windows. Design Review is required for all non-exempt exterior alterations in Gateway.

Relevant Approval Criteria:

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

- *Gateway Regional Center Design Guidelines*

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 October 31, 2017 and determined to be complete on November 29, 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

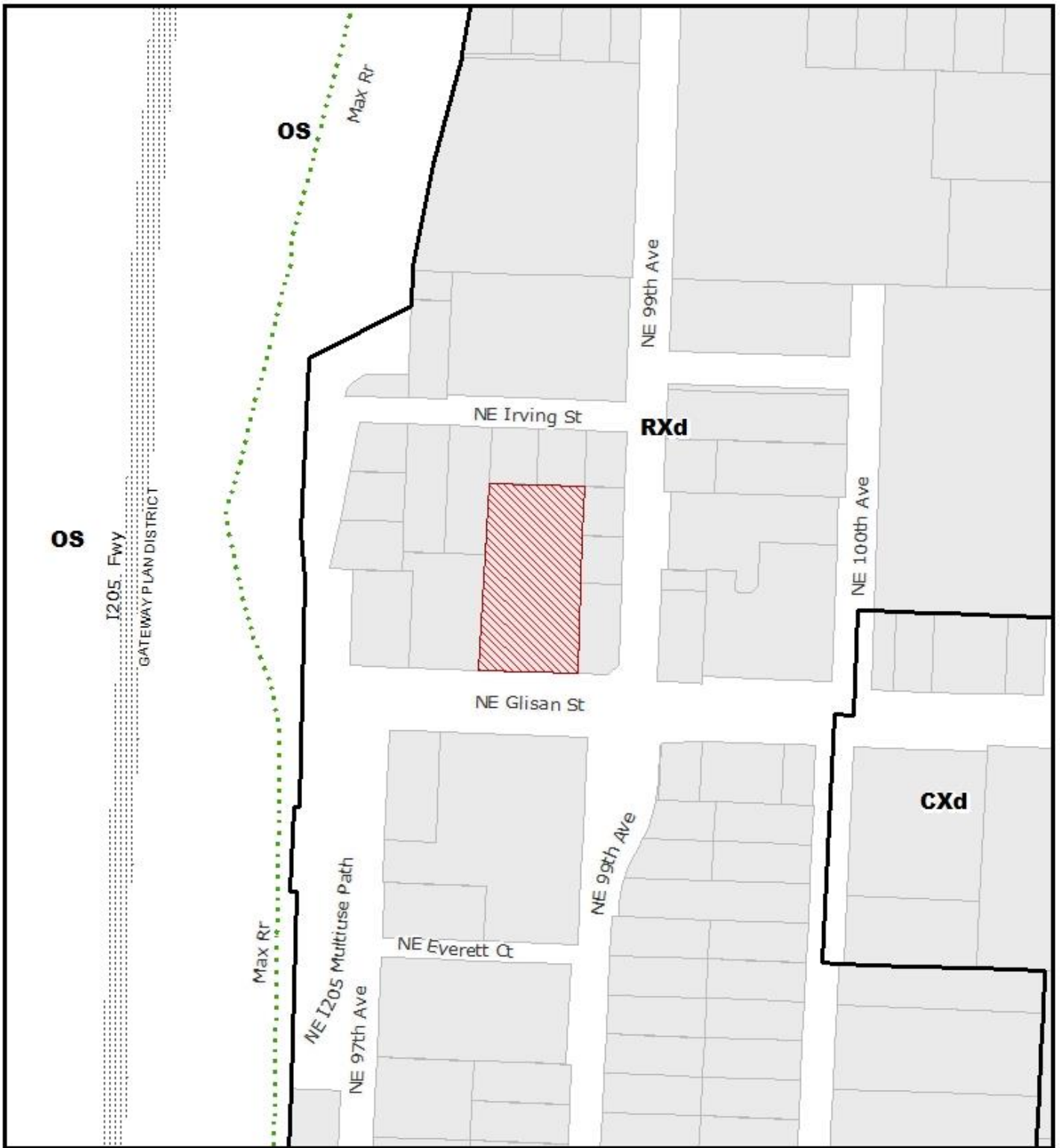
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The

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



ZONING



THIS SITE LIES WITHIN THE:
GATEWAY PLAN DISTRICT



Site



Recreational Trails

File No.	LU 17-264155 DZ
1/4 Section	2940
Scale	1 inch = 200 feet
State ID	1N2E33AD 4400
Exhibit	B Nov 03, 2017

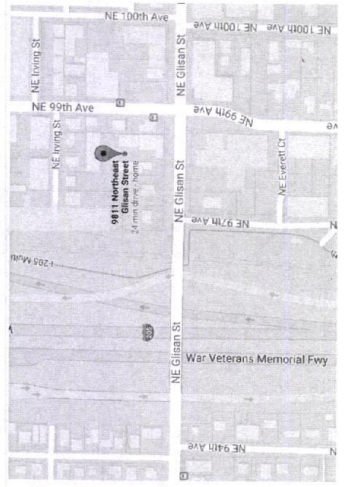
AHHA
Architect Inc

People
Architecture
Raphael A. Goodblatt
6801 SE Bowmont
Portland, OR 97223
reg@ahha.com
503.754.4610
Oregon Registered Architect

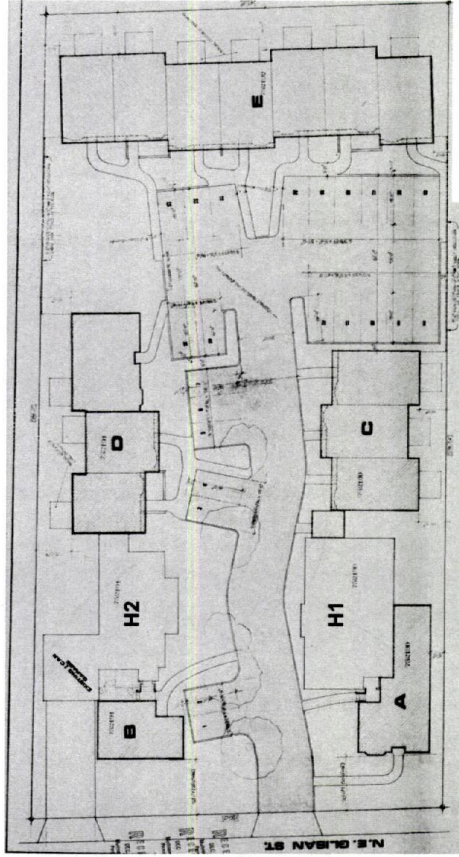


Project Description:
Design review application. All buildings will have new siding and new replacement windows installed.

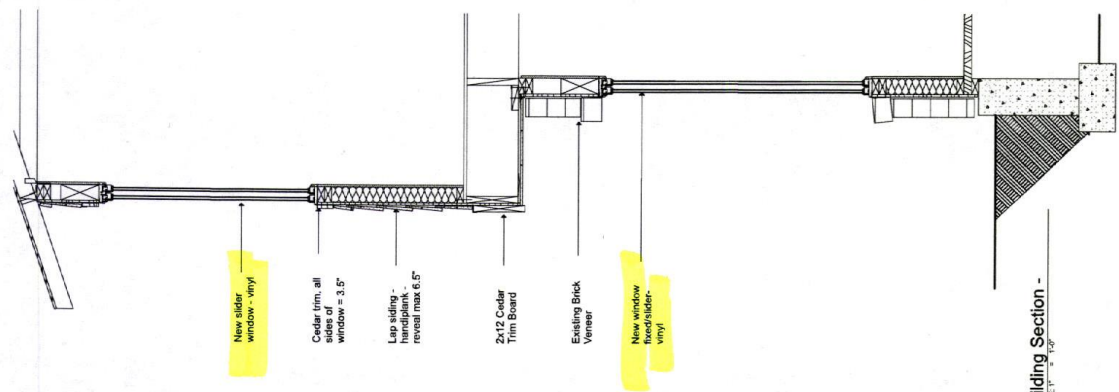
Zoning: RX4 - Central Residential
Plan District: CA - Gateway Plan District
Building Code: R2
Occupancy: 2
Stories: VB
Construction type: Hardwired Interconnected
Smoke Alarms: No
Sprinklers: No



1 Vicinity Map
NOT TO SCALE



2 SITE PLAN
SCALE: 1" = 20'



3 Building Section -
SCALE: 1" = 1'-0"

Applicant:
Farhoud Mohammadi
6801 SE Bowmont
Portland, OR 97223

Project Location:
9801-9823 NE Gilman St
Portland, OR 97220

COVER SHEET

CS
Project Date:
10/30/17

LU 17-264155 D2