



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
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Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** January 9, 2019  
**To:** Interested Person  
**From:** Tanya Paglia, Land Use Services  
503-823-4989/Tanya.Paglia@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 January 30, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-279244 DZ, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

## **CASE FILE NUMBER: LU 18-279244 DZ – MCDONALD'S ALTERATIONS**

**Applicant:** Jennette Berta | Freiheit Architecture  
929 108<sup>th</sup> Avenue NE, Suite 210 | Bellevue, WA 98004

**Owner:** Mc Donald's Corporation  
10230 SE 252<sup>nd</sup> Drive | Damascus, OR 97089

**Representative:** Robert Yagusesky | Mcdonald's Corporation  
12131 113th Avenue NE, Suite 103 | Kirkland, WA 98034

**Site Address:** **2010 NE Cesar E Chavez Boulevard**

**Legal Description:** BLOCK 31 LOT 2&15 EXC N 25' LOT 3-6 LOT 11-14, ROSSMERE  
**Tax Account No.:** R729804150  
**State ID No.:** 1N1E25DD 01600  
**Quarter Section:** 2834

**Neighborhood:** Hollywood, contact Doug Hamilton at [hamiltonpdx@gmail.com](mailto:hamiltonpdx@gmail.com).  
**Business District:** Hollywood Boosters, contact [hollywoodboosters@gmail.com](mailto:hollywoodboosters@gmail.com).  
**District Coalition:** Central Northeast Neighbors, contact Sandra Lefrancois at 503- 823-2780.

**Plan District:** Hollywood - Subdistrict B  
**Other Designations:** None

**Zoning:** **CM2d** – Commercial Mixed-Use 2 with 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 for exterior alterations to an existing McDonalds restaurant. The subject property is located in the southeasterly quadrant of the intersection of NE Tillamook St and NE Cesar E Chavez Blvd (NE 39<sup>th</sup> Ave) on a 45,000 sq ft site. The existing building is a single-story, wood-frame/concrete block wall restaurant building with slab-on-grade concrete floors and brick-cladding. The remodel project will include:

- Redesign and expansion of the existing covered outdoor patio area to include all new finishes. Patio will feature new seating, new broom-finished concrete paving, refreshed landscaping, new guardrails and hand railings, new lights to match the building finishes, and new pedestrian connection between patio and sidewalk that wraps around the building. Existing tall fences around the outdoor seating area will be replaced with lower height decorative guardrails to increase connection with the street.
- A new concrete pedestrian walkway will be constructed to the east of the building connecting it to NE 40<sup>th</sup> Ave replacing a walkway currently identifiable by striped paint only. The path will be differentiated from the surrounding vehicle area by differing paving materials. It will be concrete contrasting with the asphalt parking area.
- The site's existing pedestrian connection to the west, connecting the building to NE Cesar E Chavez Blvd, will be refreshed with new concrete.
- Existing brick cladding on the lower portion of the building will be retained while brick from the upper area will be removed and replaced with a 3-coat cement plaster system with integral color in light gray base building color ("Chelsea Gray").
- Creation of accent walls clad in charcoal colored tile with wood appearance (tile Info: Eurowest, E-wood collection | size: 6"x36"x1/4"; 1/4 offset running bond | color: R9 Black | grout: Ultra Color Plus | grout color: 47 charcoal | grout width: 1/8" - 3/16").
- New storefront systems to match existing in several locations including north, west, and south elevations included expanded storefront area added along south elevation in the dining area.
- Addition of a canopy/trellis system around the building including aluminum fascia band, canopy and fascia mounted downlights and anodized aluminum canopies to provide weather protection and illumination outside the building and decorative anodized aluminum trellis with tie back mounting system of anodized aluminum threaded rods. All new canopies are 4'-0" deep.
- Cutting back of the existing mansard roof to allow for construction of new parapets with metal fascia edge. The new parapet will be over one foot taller than the existing and will screen rooftop mechanical equipment from pedestrian view.
- Addition of new wall sconce light downlight fixtures on north, south, and west elevations.
- Placement of bullnose profile outside aluminum corner strips (Schluter RONDEC) of a dark anthracite color on the building's corners and other exterior tile edges.
- Relocation and replacement of bicycle racks with new landscaping added in location of relocated bicycle racks. Two new racks will be installed on the north side of the building along the accessible route.
- Updated landscaping at the perimeter of the site and new landscaping around the remodeled patio area with a net increase of 50 sq ft to the site's total landscaped area.

- Repaving elevated sidewalks and curbs around the building edges with slip-resistant broom finish concrete and grading to meet accessibility codes.
- Replacement of back-of-house access door of hollow metal on south elevation painted to match color of surrounding material, designed to blend into the building.
- New handrails at ramps and stairs.
- Placement of one 32.8 sq ft internally illuminated “McDonald’s” wall sign on the West façade facing NE Cesar E Chavez Blvd (dimensions: 4” thickness, 2’-0” tall, and 16’-5” wide).

The following signs will be placed on the building as part of the remodel, but will not undergo design review (per 33.420.041 *When Design Review is Required*; F. *Exterior signs larger than 32 square feet, except in the South Auditorium plan district, where all signs are subject to design review*;) )

- Placement of two 42” tall, 14 sq ft internally illuminated “M” signs on the accent walls on the south, west and east elevations (dimensions: 4” thickness, 3’-6” tall, and 4’-0” wide).
- New digital menu signage at the existing drive-through.

Design review is required because the proposal is for exterior alterations in a design overlay zone.

#### **Relevant Approval Criteria:**

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

- Community 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 December 17, 2018 and determined to be complete on December 31, 2018.

#### **DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.

- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov](http://www.portlandoregon.gov).

#### **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.

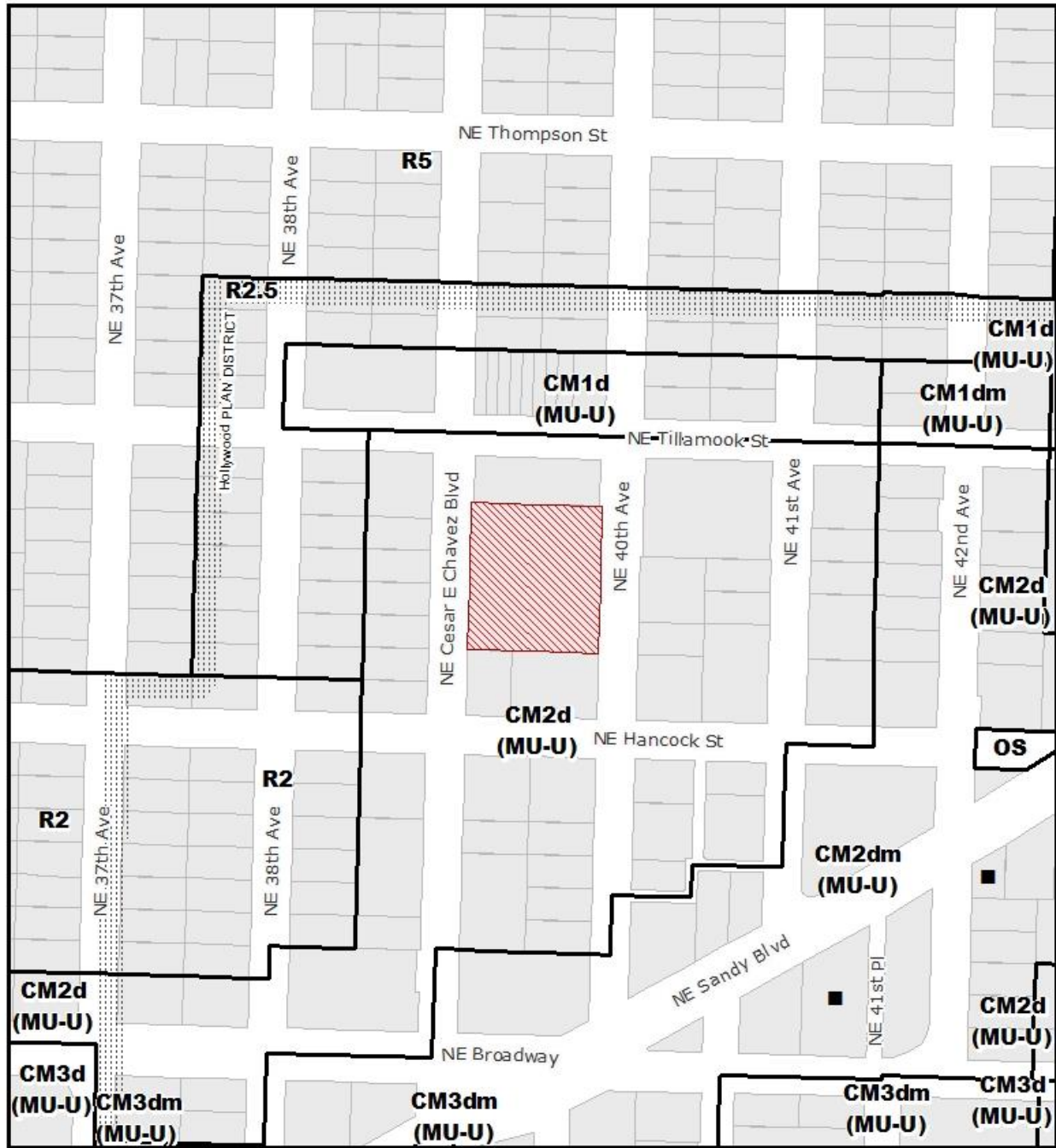
#### **APPEAL OF THE FINAL CITY DECISION**

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, West & South Elevations, East & North Elevations

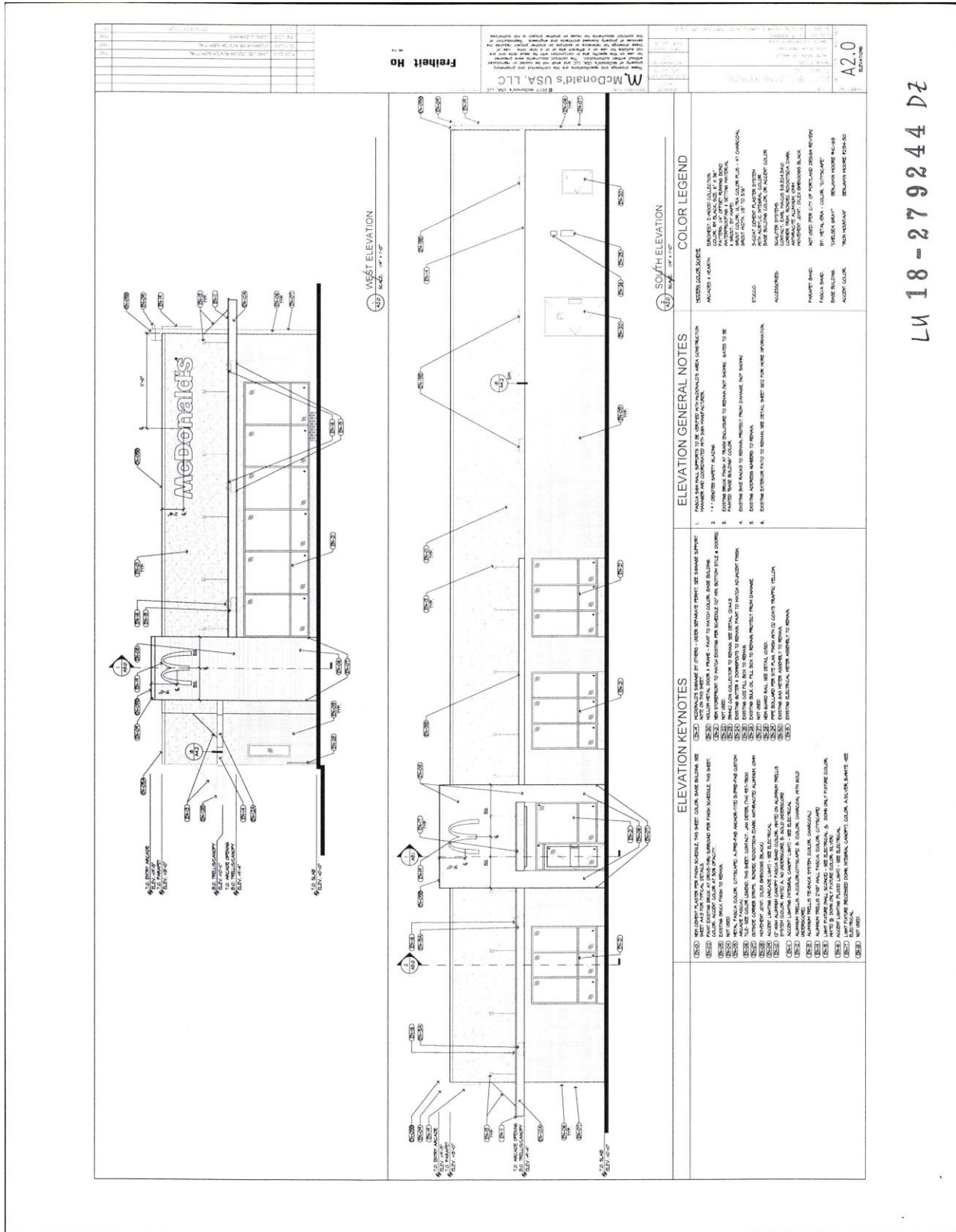


# ZONING

THIS SITE LIES WITHIN THE:  
 HOLLYWOOD PLAN DISTRICT  
 SUBDISTRICT B SUBDISTRICT

-  Site
-  Historic Landmark

File No.	LU 18-279244 DZ
1/4 Section	2834
Scale	1 inch = 200 feet
State ID	1N1E25DD 1600
Exhibit	B Dec 20, 2018

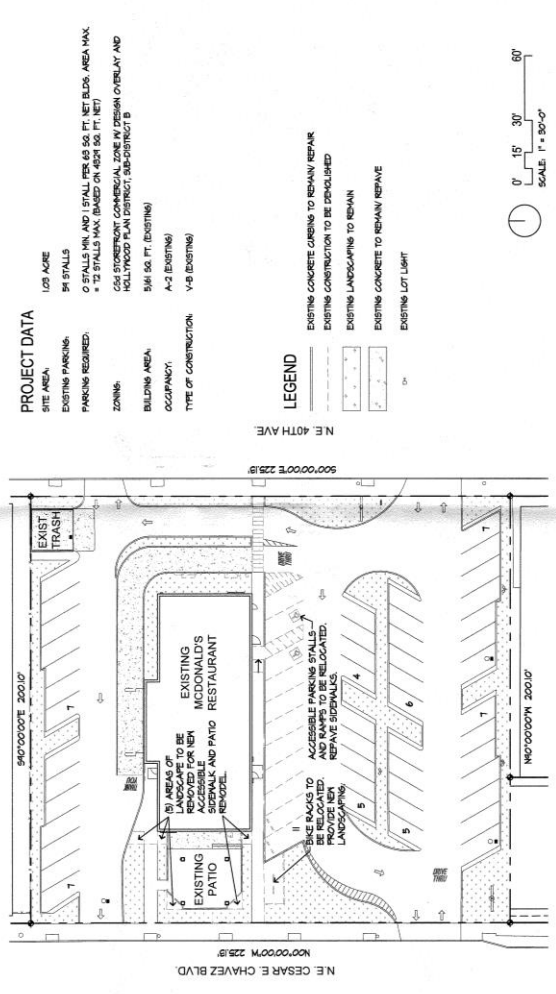


McDonald's USA, LLC  
 10000 McDonald's USA, LLC  
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LU 18-279244 DZ

A2.0 ELEVATION





**PROJECT DATA**

SITE AREA: 1.03 ACRE  
 EXISTING PARKING: 54 STALLS  
 PARKING REQUIRED: 0 STALLS MIN. AND 1 STALL PER 60 SQ. FT. NET BLDG. AREA MAX. + 12 STALLS MAX. (BASED ON 40TH SQ. FT. NET)  
 ZONING: C64 STOREFRONT COMMERCIAL ZONE IN DESIGN OVERLAY AND HOLLYWOOD PLAN DISTRICT SUB-DISTRICT B  
 BUILDING AREA: 5,141 SQ. FT. (EXISTING)  
 OCCUPANCY: A-2 (EXISTING)  
 TYPE OF CONSTRUCTION: 1-B (EXISTING)

**LEGEND**

- EXISTING CONCRETE CURBS TO REMAIN REPAIR
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING LANDSCAPING TO REMAIN
- EXISTING CONCRETE TO REMAIN REPAIR
- EXISTING LOT LIMIT



McDONALD'S REMODEL #18-0081  
 11/15/2018

LU 18-279244 DZ