



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: March 13, 2019
To: Interested Person
From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 18-279721 CU

GENERAL INFORMATION

Applicant: Tammy Hamilton, Acom Consulting Inc.
5200 SW Meadows Road, Suite 150 | Lake Oswego, OR 97035
206-499-4878 | tammy.hamilton@acomconsultinginc.com

Owner: Jane Lundin Living Trust
1400 Pinnacle Ct #411 | Point Richmond, CA 94801

Site Address: 2128 SE HAWTHORNE BLVD

Legal Description: BLOCK 2 LOT 1 N 30' OF LOT 2, COLONIAL HTS
Tax Account No.: R172100160
State ID No.: 1S1E02DA 03600
Quarter Section: 3232
Neighborhood: Hosford-Abernethy, contact Michael Wade at wade.michael@comcast.net
Business District: Hawthorne Blvd. Bus. Assoc., contact at explore@hawthornepdx.com
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District: None
Zoning: RH – High-Density Multi-Dwelling Residential
Case Type: CU – Conditional Use Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant proposes an expansion of the existing Verizon wireless telecommunications facility on the building, which currently has 9 antennas and 3 remote radio units (RRUs) in two existing enclosures. The proposal will add three new “5G” antennas measuring 21 inches tall, 8 inches wide, and 5 inches deep; as well as replace the three RRUs with three new RRUs, to be located within the existing enclosures. Two of the new antennas are proposed to be mounted on the building’s façade, on the west and east sides; the third is proposed to be mounted on the existing western enclosure, as shown on the building elevations.

Relevant Approval Criteria:

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

- 33.815.225, Radio Frequency Transmission Facilities
- 33.274, Radio Frequency Transmission Facilities

ANALYSIS

Site and Vicinity: The site is located at the southeast corner of SE 21st Avenue and SE Hawthorne Boulevard, and is approximately 8,000 square feet in size. The majority of the site is developed with a three to three and one-half story residential apartment building, built in 1928. There is a slight rise in topography on the site, with the grade elevations rising from west to east on the site, up SE Hawthorne Boulevard. Given the size of the building and topography, this building is slightly taller than any of the structures on the abutting properties. The rooftop includes a three foot tall parapet at the roof edge with an existing elevator penthouse whose highest roof point is approximately seven feet above the height of the three foot parapet.

The surrounding area includes a mixture of residential and small retail and office uses. Directly west of the site, across SE 21st Avenue is a large brick residential apartment building designated as an Historic Landmark. One block to the west is the Historic Ladds Addition area. Directly south of the site is a one- and two-dwelling residential area, developed with older residential structures. Directly to the east is a multi-unit residential condominium development. Directly north of this site is a mixture of multi-dwelling residential structures and small retail uses including a bicycle shop and a pizza shop.

The building currently has two existing personal wireless service facilities installed on the roof: a Verizon installation and a Clearwire installation (current owner unknown). Both were approved through previous Conditional Use reviews.

Zoning: The High Density Residential (RH) zone is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

Radio Frequency Transmission Facilities are regulated in the Zoning Code through Chapter 33.274. When these facilities are in or within 50 feet of a residential zone, as on this site, a Conditional Use Review is usually required.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 14-160644 CU: 12 antennas and accessory equipment in two wireless enclosures, one on the northeast corner of the roof, and the other in the southwest corner, painted to match the building.
- LU 07-147396 CU: 6 antennas and 4 microwave dishes for Clearwire attached to the elevator penthouse (approved in 2008).
- LU 06-199957 CU: 5 antennas for Cricket attached to the elevator penthouse and the chimney (approved in 2006).

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **January 7, 2019**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau (Exhibit E.1);
- Police Bureau (Exhibit E.2); and
- Life Safety (Building Code) Plans Examiner (Exhibit E.3).

Neighborhood Review: No written responses were received from either the Neighborhood Association or notified residents in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.815.010 Purpose of Conditional Use Reviews

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

33.815.225 Radio Frequency Transmission Facilities

These approval criteria allow Radio Frequency Transmission Facilities in locations where there are few impacts on nearby properties. The approval criteria are:

- A. Approval criteria for personal wireless service facilities proposing to locate on an existing building or other non-broadcast structure in an OS or R zone or in a C, E, I, or campus institutional zone within 50 feet of an R zone:
 1. The visual impact of an antenna must be minimized. For instance, it can be hidden behind a compatible building feature such as a dormer, mounted flush to the facade of the building and painted to match, mounted on a structure designed with minimal bulk and painted to fade into the background, or mounted by other technique that equally minimizes the visual impact of the antenna;
 2. Accessory equipment associated with the facility must be adequately screened. If a new structure will be built to store the accessory equipment, the new structure must be designed to be compatible with the desired character of the surrounding area and be adequately screened; and

Findings: The proposal minimizes visual impacts in the ways suggested by the criterion: one antenna is mounted in front of an existing rooftop wireless enclosure, and two are mounted “flush” to the façade of the building. The applicants have proposed to screen the façade-mounted antennas with a film that will be color-matched to the building walls. A cable-concealing shroud is proposed – a metal wrap that will be installed around the base of the 20-inch-tall antennas that will screen the view of the associated cables. This shroud will also include a film that is color-matched to the building walls.

In order to ensure adequate concealment, a condition of approval will require cable concealment shrouds around the base of the two antennas mounted to the building’s façades. Further, a condition will require all proposed antennas and any cable concealment shrouds to be installed with a film that is color-matched to each façade on which the equipment is mounted. The film should be designed from a photo of the building’s façades so that any visual texture might be replicated (though it is understood that the film itself will not have texture). The film must also have a matte finish. The applicant provided Exhibit C.11 and an example sheet of film for reference.

Secondly, in order to provide concealment for the façade-mounted antenna on the west-facing façade, a condition will limit the areas where this antenna is allowed to be located. First, to reduce the visual impact, the antenna can only be installed above the cornice and below the roof line – the installed antenna cannot exceed the height of the building. Secondly, the antenna must be located on the portion of the façade to the north of the northernmost windows, thus limiting disruption of this very regular, smooth stucco façade within the vertical datum at the corner of the building.

On the east façade, concealment will include a condition that ensures neither the antenna nor any equipment can extend above the roofline.

Concealment will also be ensured via a condition that requires any visible cables or other equipment on building façades to be painted to match the building.

A final concealment condition will require all film to be replaced and the accessory equipment to be repainted if the building itself is repainted, or within a maximum of every 10 years from date of final building permit, to ensure differences in color due to irregular fading are limited.

With these conditions that provide concealment for these three antennas and their accessory equipment, the visual impact of the antennas is minimized and the accessory equipment is adequately screened. This condition is met.

3. The regulations of Chapter 33.274, Radio Frequency Transmission Facilities are met.

33.274.040 Development Standards

C. General requirements

1. Tower sharing. New facilities must co-locate on existing towers or other structures to avoid construction of new towers, unless precluded by structural limitations, inability to obtain authorization by the owner of an alternative location, or where an alternative location will not meet the service coverage objectives of the applicant. Requests for a new tower must be accompanied by evidence that application was made to locate on existing towers or other structures, with no success; or that location on an existing tower or other structure is infeasible.
2. Grouping of towers. The grouping of towers that support radio or television broadcast facilities on a site is encouraged where technically feasible. Tower grouping may not result in radio frequency emission levels exceeding the standards stated in C.5, below.
3. Tower finish. For towers not regulated by the Oregon Aeronautics Division or Federal Aviation Administration, a finish (paint/surface) must be provided that reduces the visibility of the structure.
4. Tower illumination. Towers must not be illuminated except as required for the Oregon State Aeronautics Division or the Federal Aviation Administration.

Findings: The proposed facility will be mounted on an existing building, not a tower. These development standards are not applicable.

5. Radio frequency emission levels and exposure limits. All Radio Frequency Transmission Facilities must operate within the radio frequency emissions levels and comply with the exposure limits established by the Federal Communications Commission (FCC). Applicants

must certify that the proposed facility will be in compliance with FCC emissions standards with the permit application.

Findings: The applicant has submitted an engineering report documenting that the proposed facility will comply with all applicable FCC requirements (Exhibit A.4). This development standard is met.

6. Antenna requirements. Antennas must be secured from public access, either by vertical or horizontal separation, fencing, locked access, or other measures as appropriate.
7. Setbacks.
 - a. All towers must be set back at least a distance equal to 20 percent of the height of the tower or 15 feet, whichever is greater, from all abutting R and OS zoned property and public streets.
 - b. Accessory equipment or structures must meet the base zone setback standards that apply to accessory structures.
 - c. Tower guy anchors must meet the base zone setback standards that apply to buildings.

Findings: The proposed antennas will be located on the rooftop and façades of the existing building with no public access. These development standards are met.

8. Landscaping and screening. The base of a tower and all accessory equipment or structures located at grade must be fully screened from the street and any abutting sites as follows:
 - a. In C, E, I, or CI zones more than 50 feet from an R or IR zone. A tower and all accessory equipment or structures located in the C, E, I, or CI zones more than 50 feet from an R or IR zone must meet the following landscape standard:
 - (1) Generally. Except as provided in (2), below, a landscaped area that is at least 5 feet deep and meets the L3 standard must be provided around the base of a tower and all accessory equipment or structures.
 - (2) Exception. If the base of the tower and any accessory equipment or structures are screened by an existing building or fence, then some or all of the required landscaping may be relocated subject to all of the following standards.
 - The building or fence must be on the site;
 - The fence must be at least six feet in height and be totally sight-obscuring;
 - The relocated landscaping must meet the L2 standard. The relocated landscaping cannot substitute for any other landscaping required by this Title;
 - The applicant must demonstrate that the lease includes provisions for planting and ongoing maintenance of the substitute landscaped area; and
 - If any part of the base of the tower or accessory equipment is not screened by a building or fence, 5 feet of L3 landscaping must be provided.

- b. In OS, R, or IR zones or within 50 feet of an R or IR zone. A tower and all accessory equipment or structures located in an OS, R, or IR zone or within 50 feet of an R or IR zoned site must meet the following landscape standards:
 - (1) Tower landscaping. A landscaped area that is at least 15 feet deep and meets the L3 standard must be provided around the base of the tower.
 - (2) Accessory equipment and structures. A landscaped area that is at least 10 feet deep and meets the L3 standard must be provided around the base of all accessory equipment or structures located at grade.
- c. In all zones, equipment cabinets or shelters located on private property that are associated with Radio Transmission Facilities mounted in a right-of-way must be screened from the street and any adjacent properties by walls, fences or vegetation. Screening must comply with at least the L3 or F2 standards of Chapter 33.248, Landscaping and Screening, and be tall enough to screen the equipment.

Findings: The proposed facility will be mounted on an existing building, not a tower, and none of the proposed equipment will be located at grade. These development standards are not applicable.

9. Tower design.

- a. For a tower accommodating a radio or television broadcast facility, the tower must be designed to support at least two additional radio or television broadcast transmitter/antenna systems and one microwave facility, and at least three two-way antennas for every 40 feet of tower over 200 feet of height above ground.
- b. For any other tower, the design must accommodate at least three two-way antennas for every 40 feet of tower, or at least one two-way antenna for every 20 feet of tower and one microwave facility.
- c. The requirements of Subparagraphs a. and b. above may be modified by the City to provide the maximum number of compatible users within the radio frequency emission levels.

Findings: These standards do not apply because the proposed facility will be mounted on an existing building, not a tower.

10. Mounting device. The mounting device or mounting structure used to mount facilities to an existing building or other non-broadcast structure may exceed the height limit of the base zone but may not project more than 10 feet above the roof or parapet of the building or other non-broadcast structure.

Findings: As shown on Exhibits C.3 through C.6, two of the three antennas will be mounted to the building façades, and by condition the tips of the antennas will be below the top of the building's parapet. The third will be mounted to one of the existing stealth enclosures at a tip height of approximately 45 feet, which is just over 5 feet taller than the top of the building's parapet. Therefore, the mounting devices do not exceed the limitations specified in this standard. This development standard is met.

11. Abandoned facilities. A tower or mounting device on a non-broadcast structure erected to support one or more Federal Communication Commission licensed Radio Frequency Transmission Facilities must be removed from a site if no facility on the tower or mounting device has been in use for more than six months.

Findings: There are no abandoned facilities at this site. This development standard is not applicable.

D. Additional requirements.

1. Personal wireless service facilities located in OS, R, C, EX, CI, or IR zones, and personal wireless service facilities located in EG or I zones within 50 feet of an R or IR zone must meet all of the following standards:
 - a. Antennas mounted on towers. Triangular “top hat” style antenna mounts are prohibited. Antennas must be mounted to a tower either on davit arms that are no longer than 5 feet, flush with the tower, within a unicell style top cylinder, or other similar mounting technique that minimizes visual impact.
 - b. Lattice. Lattice towers are not allowed.
2. The minimum site area required for a tower in an R zone is 40,000 square feet.

Findings: These standards do not apply because the proposed facility will be mounted on an existing building, not a tower.

3. Applications to locate or replace accessory equipment in or within 50 feet of an R or IR zone must be accompanied by a signed and stamped acoustical engineer’s report demonstrating that noise levels from the equipment is in full compliance with Title 18 (Noise) regulations, or demonstrating that with appropriate sound proofing mitigation, that the equipment will comply with Title 18.

Findings: The accessory equipment proposed to be replaced includes several RRUs that will be located within existing stealth enclosures on the roof. The applicant provided the specification sheets for the two types of RRUs proposed. One of them may emit low levels of acoustic noise when operating on low capacity in LTE but will be mounted behind the enclosure and will not create noise levels exceeding Title 18 limits. These RRUs further are replacing other RRUs and no increase is expected beyond current conditions. This criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant has proposed to install a personal wireless service facility on the rooftop of an existing multi-dwelling residential building. Based on the submitted plans and elevations, and with numerous conditions of approval limiting the location of the antennas and requiring that the equipment be filmed to match the color and texture of the building in the area the antenna

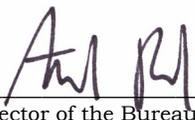
is mounted, the project will have minimal visual impacts on the surrounding neighborhood and should be approved.

ADMINISTRATIVE DECISION

Conditional Use approval for changes to the existing Verizon personal wireless service facility on the building, including 3 new 21-inch-tall antennas and 3 replacement Remote Radio Units, per the approved site plans, Exhibits C.1 through C.11, signed and dated March 8, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through G) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 18-279721 CU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. For adequate concealment, all façade-mounted antennas must have cable concealment shrouds installed at time of facility installation similar or identical to the one shown in Exhibit C.8.
- C. To ensure concealment, all antennas and cable concealment shrouds must be installed with a film that is matched to the façade on which the antenna is mounted. The film should be created from a photo of the surface's façade so that any visual texture will be replicated. The film, similar or identical to that described in Exhibit C.11, must have a matte finish.
- D. For concealment, all visible cables or other equipment on the building façades or visible on the roof must be painted to match the building.
- E. In order to ensure concealment continues, all film required in Condition C above must be replaced and any visible accessory equipment must be repainted if the building itself is repainted, or within a maximum of 10 years from the date of the finalized building permit and every 10 years thereafter.
- F. To ensure concealment, the façade-mounted antenna and any mounting structure on the west elevation can only be installed above the cornice and below the roof line. The installation must not extend above the top of the parapet. Further, the antenna must be mounted to the north of the line of northernmost windows, close to the northwest corner of the building.
- G. To ensure concealment, the façade-mounted antenna on the east elevation must not extend above the top of the parapet.

Staff Planner: Amanda Rhoads

Decision rendered by:  **on March 8, 2019**

By authority of the Director of the Bureau of Development Services

Decision mailed: March 13, 2019

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on December 18, 2018, and was determined to be complete on January 3, 2019.

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. Therefore this application was reviewed against the Zoning Code in effect on December 18, 2018.

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. Because of the federal mandate imposed by the FCC, via Declaratory Ruling [WT Docket No. 08-165], the FCC 'shot clock' for this co-location proposal is 90 days. Both the 120-day review period and the 90-day FCC 'shot clock' may be waived or extended at the request of the applicant. In this case, the applicant added 30 days to the 120-day review period (Exhibit A.11) and added 45 days to the FCC 'shot clock' (Exhibit A.10).

Unless further extended by the applicant, the FCC 'shot clock' will expire on May 9, 2019. The 120 days will expire on June 6, 2019.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 27, 2019** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at

775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **March 27, 2019** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

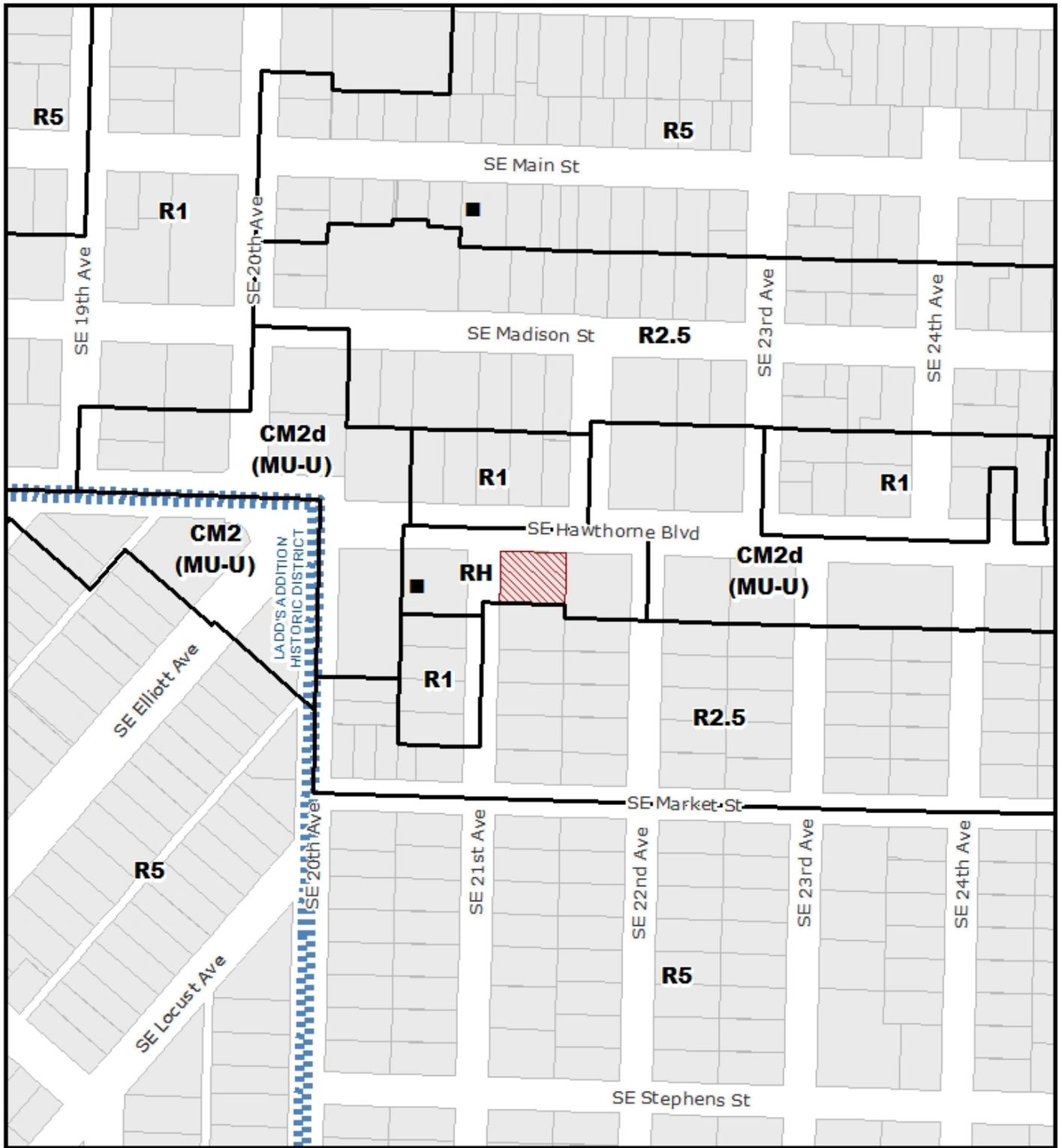
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original Applicant Narrative (superseded by A.5 below)
 - 2. Original Photo Sims (superseded by A.7 below)
 - 3. Original Plan Set
 - 4. Evaluation of Compliance with FCC Guidelines for Human Exposure to Radiofrequency Radiation
 - 5. Updated Applicant Narrative, received December 27, 2018
 - 6. Supplement to Application for Type II RF Facilities
 - 7. Final Photo Sims
 - 8. RRU Spec Sheets
 - 9. Email describing location/screening limitations of 5G antennas, January 31, 2019
 - 10. Request for 45-day extension of FCC Review Period, February 12, 2019
 - 11. Request for 30-day extension of 120-day review period, February 12, 2019
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Overall Site Plan (attached)
 - 2. Enlarged Site Plan (attached)
 - 3. North Elevation (attached)
 - 4. West Elevation (attached)
 - 5. East Elevation (attached)
 - 6. South Elevation
 - 7. Mounting hardware details for antennas
 - 8. Cable concealment shroud details
 - 9. Antenna Mounting Detail
 - 10. Antenna Spec Sheet
 - 11. 5G mmW Vinyl Film Solutions Spec Sheet
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Police Bureau
 - 3. Life Safety (Building Code) Plans Examiner
- F. Correspondence: none received
- G. Other:
 - 1. Original Land Use Application and Receipt
 - 2. Incomplete Letter, December 31, 2018

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).



ZONING



Site



Historic Landmark

File No.	LU 18-279721 CU
1/4 Section	3232
Scale	1 inch = 200 feet
State ID	1S1E02DA 3600
Exhibit	B Dec 21, 2018

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	11/15/19	JG	PRELIM ZONING DRAWINGS
B	11/14/19	JG	100% FINAL ZD

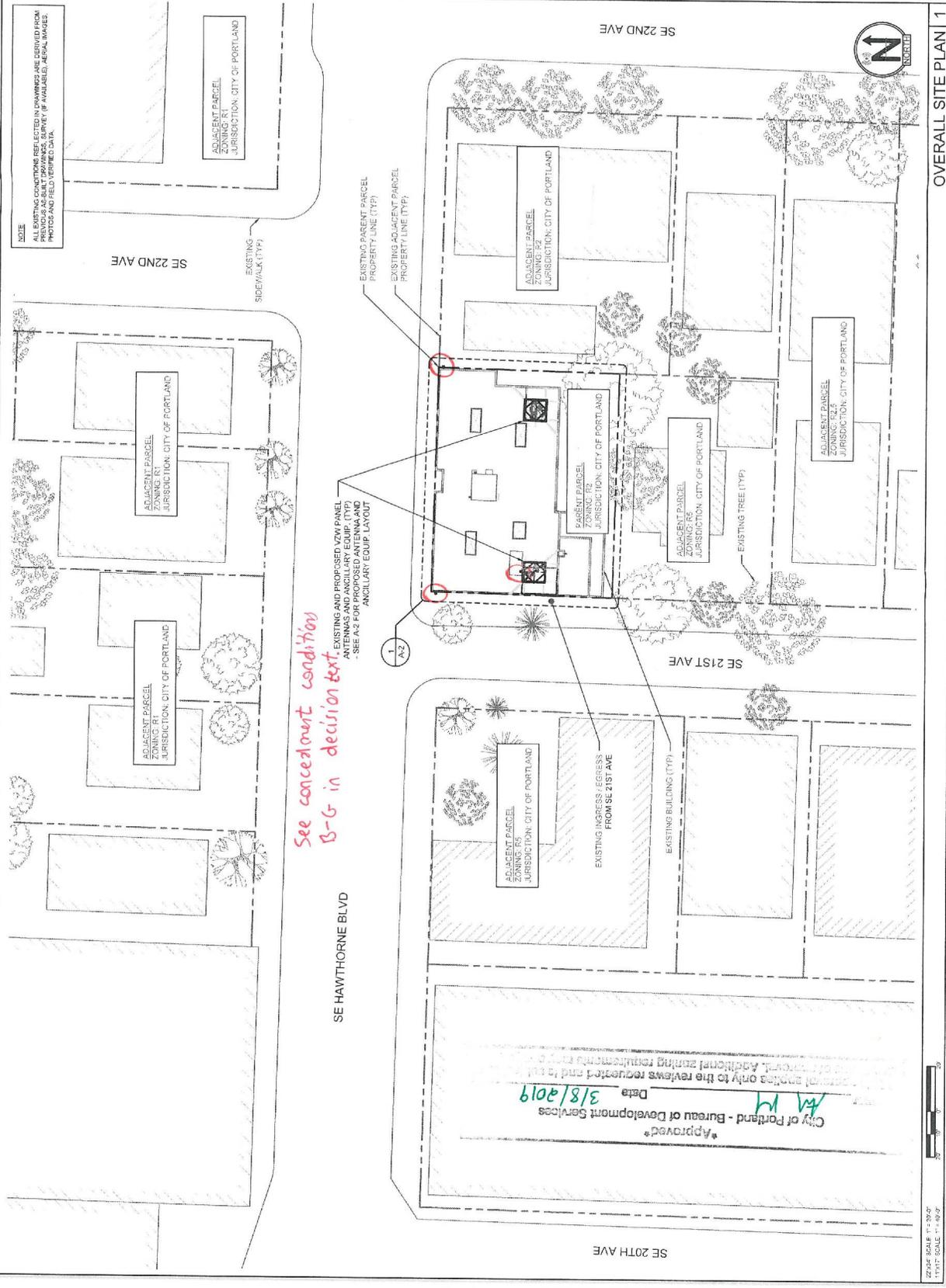
verizon

Acom
CONSULTING, INC.

POR LADD
2128 SE HAWTHORNE BLVD
PORTLAND, OR 97214

OVERALL SITE PLAN

A-1



*See concealment condition
B-G in decision text*

Approved*
City of Portland - Bureau of Development Services
Date 3/8/2019
*Additional zoning requirements apply to all projects. Additional zoning requirements apply to all projects.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	11/13/18	JG	PRELIM ZONING DRAWINGS
B	11/14/18	JG	DATE: 11/14/18

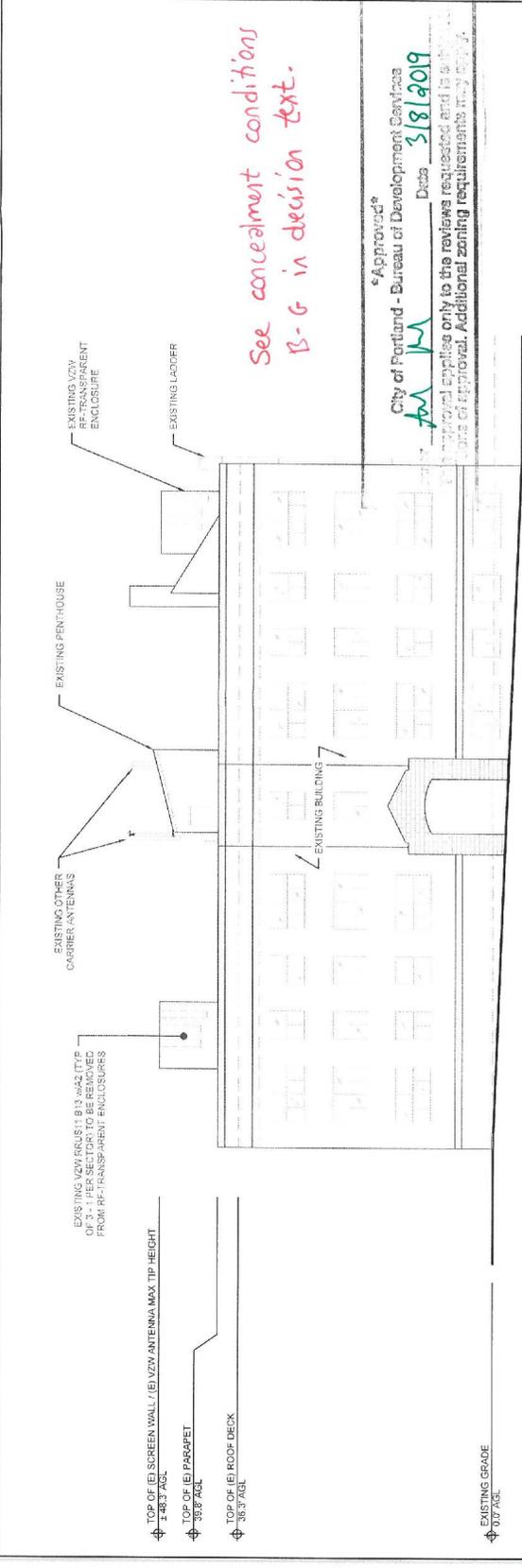


CLIENT

2128 SE HAWTHORNE BLVD
PORTLAND, OR 97214

EXISTING AND
PROPOSED
ELEVATIONS

A-3

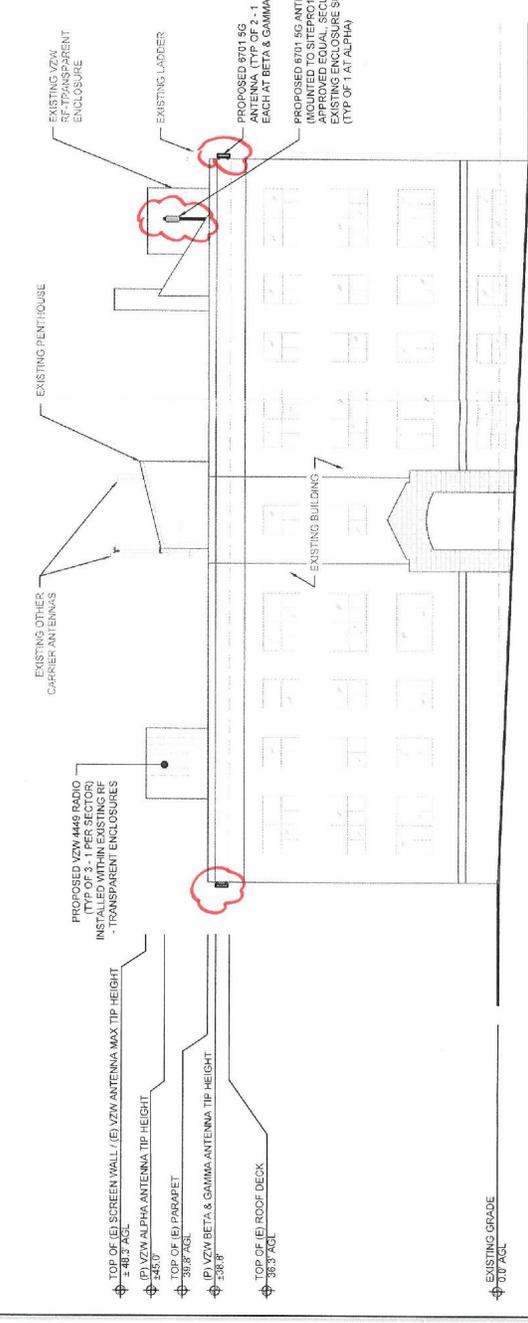


See concealment conditions
B-G in decision text.

City of Portland - Bureau of Development Services
Date: 3/18/2019
APR 14 2019

EXISTING NORTH ELEVATION 1

- NOTES:
1. NO WORK SHALL COMMENCE WITHOUT AN APPROVED STRUCTURAL ANALYSIS. THE CONTRACTOR SHALL REVIEW THE APPROVED ANALYSIS FOR ANY DISCREPANCIES AND NOT BE RESPONSIBLE FOR ANY MODIFICATIONS ARE COLOR MATCHING AND FINISHES PRIOR TO INSTALLATION OF ANTENNAS, AUXILIARY EQUIPMENT OR CABLING.
 2. IF REQUIRED, PROPOSED ANTENNAS, PARAPETS, LADDERS AND ANTENNAE ARE TO BE COLORED TO MATCH EXISTING COLOR WITH LANDLORD AND/OR VENDOR REPRESENTATIVE.



PROPOSED NORTH ELEVATION 2



Exhibit C.3 LU 18-279721 CU

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISED
A	11/13/18	JG	PRELIM DYNAMIC DRAWINGS
B	11/14/18	JG	100% FINAL CD

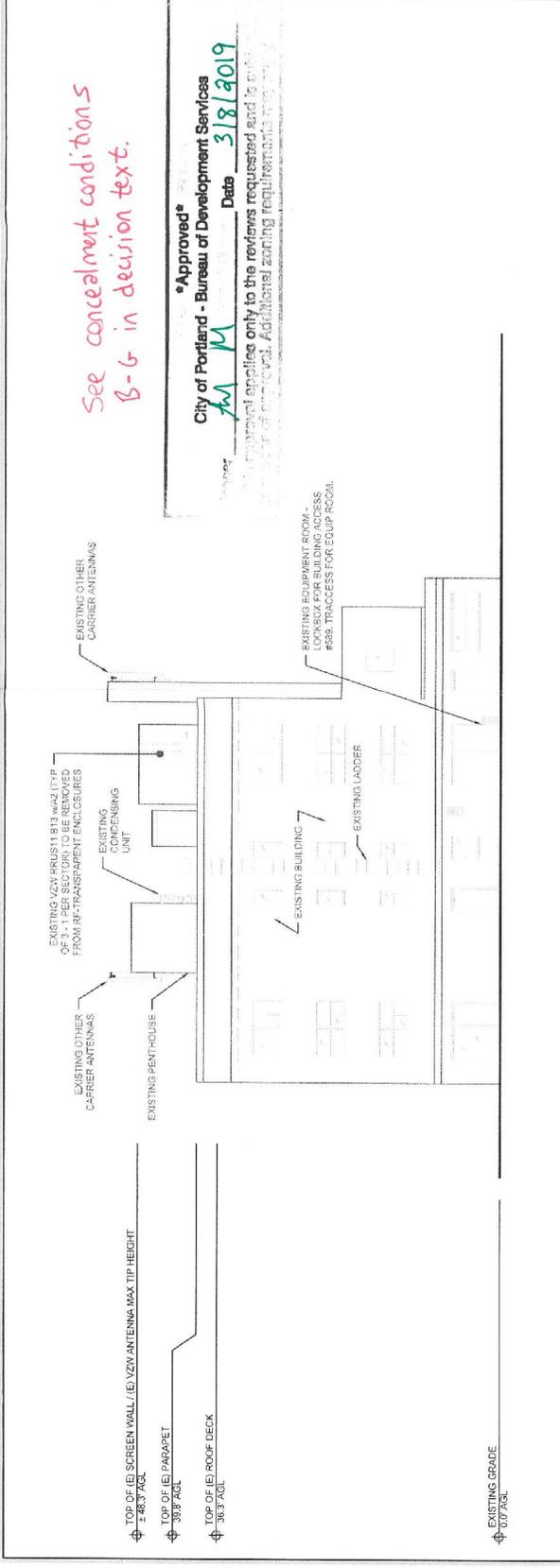


SEE CONSULTANT SITE ACQUISITION AND PERMITTING

POR LADD
2128 SE HAWTHORNE BLVD
PORTLAND, OR 97214

EXISTING AND
PROPOSED
ELEVATIONS

A-3.1
Exhibit C-4

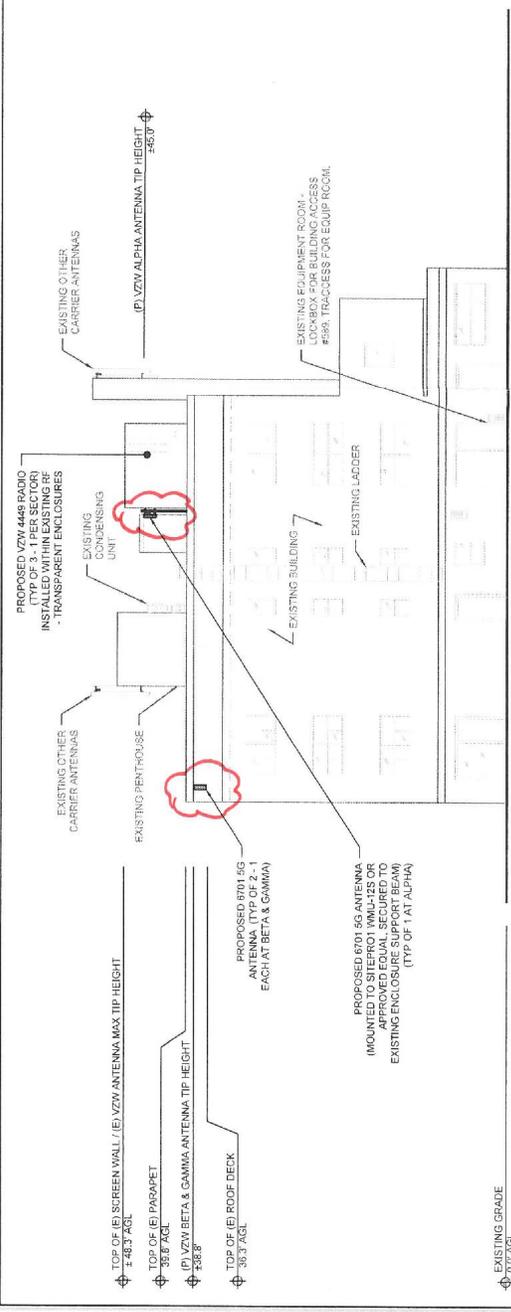


See concealment conditions
B-G in decision text.

Approved
City of Portland - Bureau of Development Services
Date 3/8/2019

EXISTING WEST ELEVATION 1

- NOTES:
- NO WORK SHALL COMMENCE WITHOUT AN APPROVED STRUCTURAL ANALYSIS. THE CONTRACTOR SHALL REVIEW THE APPROVED ANALYSIS FOR ANY CHANGES TO THE ANTENNA SUPPORT STRUCTURES PRIOR TO INSTALLATION OF ANTENNAS, ANCILLARY EQUIPMENT OR CABLING.
 - ALL ANTENNAS AND SUPPORT STRUCTURES SHALL BE COLORED TO MATCH THE EXISTING BUILDING MATERIALS. ANTENNAS ARE TO BE COLORED TO MATCH. VERIFY COLOR WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



PROPOSED WEST ELEVATION 2

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	11/13/18	JG	PRELIM ZONING DRAWINGS
B	11/14/18	JG	100% FINAL I.D.

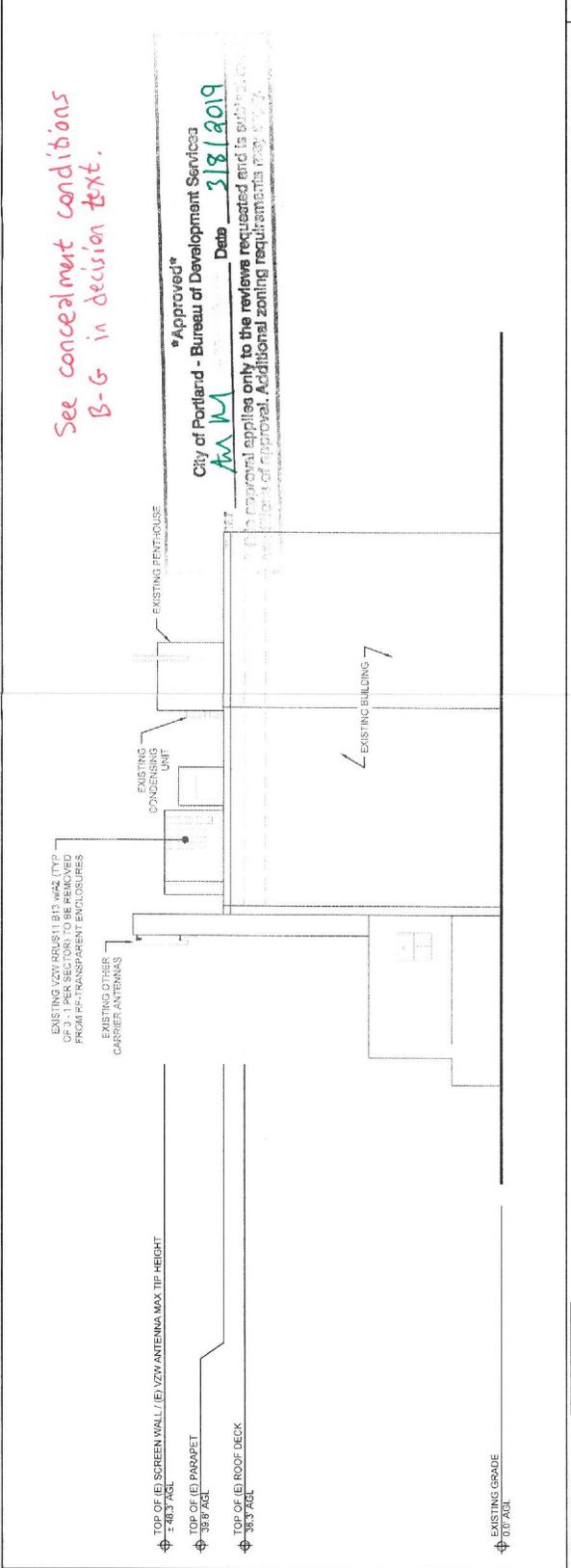


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POR LADD
2109 SE HAMPTHORNE BLVD
PORTLAND, OR 97214

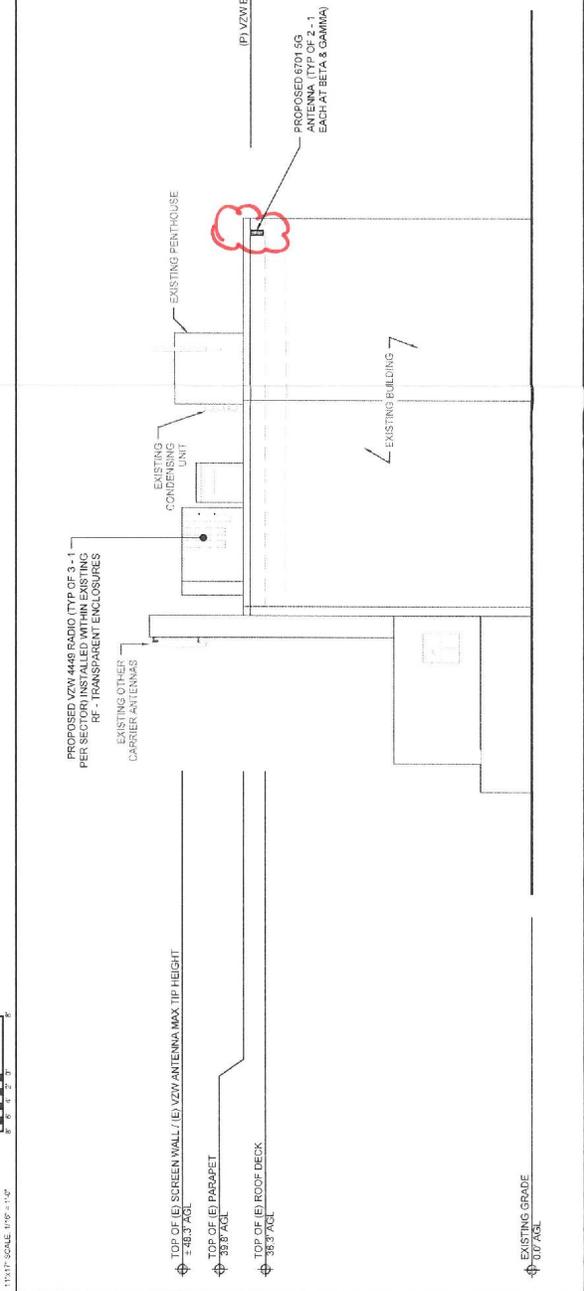
EXISTING AND
PROPOSED
ELEVATIONS

A-3.3



EXISTING EAST ELEVATION 1

- NOTES:
- NO WORK SHALL COMMENCE WITHOUT AN APPROVED STRUCTURAL ANALYSIS. THE CONTRACTOR SHALL REVIEW THE APPROVED ANALYSIS AND VERIFY THAT ALL STRUCTURAL REQUIREMENTS ARE MET. INSTALLATION OF ANTENNAS, AUXILIARY EQUIPMENT OR CABINETS.
 - IF REQUIRED, PROPOSED MOUNTING HARDWARE, CABLE AND AUXILIARY EQUIPMENT ARE TO BE PAINTED TO MATCH PROPOSED BUILDING FINISHES. ALL PAINTS TO BE IDENTICAL TO THE BUILDING FINISHES AND TO BE IDENTICAL TO THE BUILDING FINISHES. ALL PAINTS TO BE IDENTICAL TO THE BUILDING FINISHES.



PROPOSED EAST ELEVATION 2

EXISTING GRADE
0.0' AGL

2024 SCALE: 1/8" = 1'-0"
11/14/18 SCALE: 1/8" = 1'-0"

EXISTING GRADE
0.0' AGL

2024 SCALE: 1/8" = 1'-0"
11/14/18 SCALE: 1/8" = 1'-0"

Exhibit C.5 LU 18-279721 CU