



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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www.portlandoregon.gov/bds

Date: April 10, 2019
To: Interested Person
From: Benjamin Nielsen, Land Use Services
503-823-7812/Benjamin.Nielsen@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 May 1, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-141026 DZ, in your letter. It also is helpful to address your letter to me, Benjamin Nielsen. 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 19-141026 DZ – EXTERIOR ALTERATIONS

Applicant/ Representative: Stephen Korbich, Korbich Architects
2235 NE Klickitat St
Portland, OR 97212

Owner on Record: Harper A Poling Tr
32200 SW French Prairie Rd #D201
Wilsonville, OR 97070

Site Address: **621 SE 7TH AVE**

Legal Description: BLOCK 140 N 37.5' OF LOT 7 LOT 8 LAND & IMPS SEE R150234 (R226508761) FOR BILLBOARD, EAST PORTLAND

Tax Account No.: R226508760
State ID No.: 1S1E02BB 03000
Quarter Section: 3131

Neighborhood: Buckman, contact Richard Johnson at buckmanlandusepdx@gmail.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 proposed exterior alterations on the south façade of an existing one-story commercial and industrial structure in the Central Eastside Subdistrict of the Central City Plan District. The proposed exterior alterations include the removal of four existing windows and security bars on the south elevation of the building and infill of those windows with new CMU that will be painted to match the existing adjacent CMU wall.

Design Review is required for proposed exterior alterations in the 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 April 1, 2019 and determined to be complete on April 5, 2019.

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.

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.

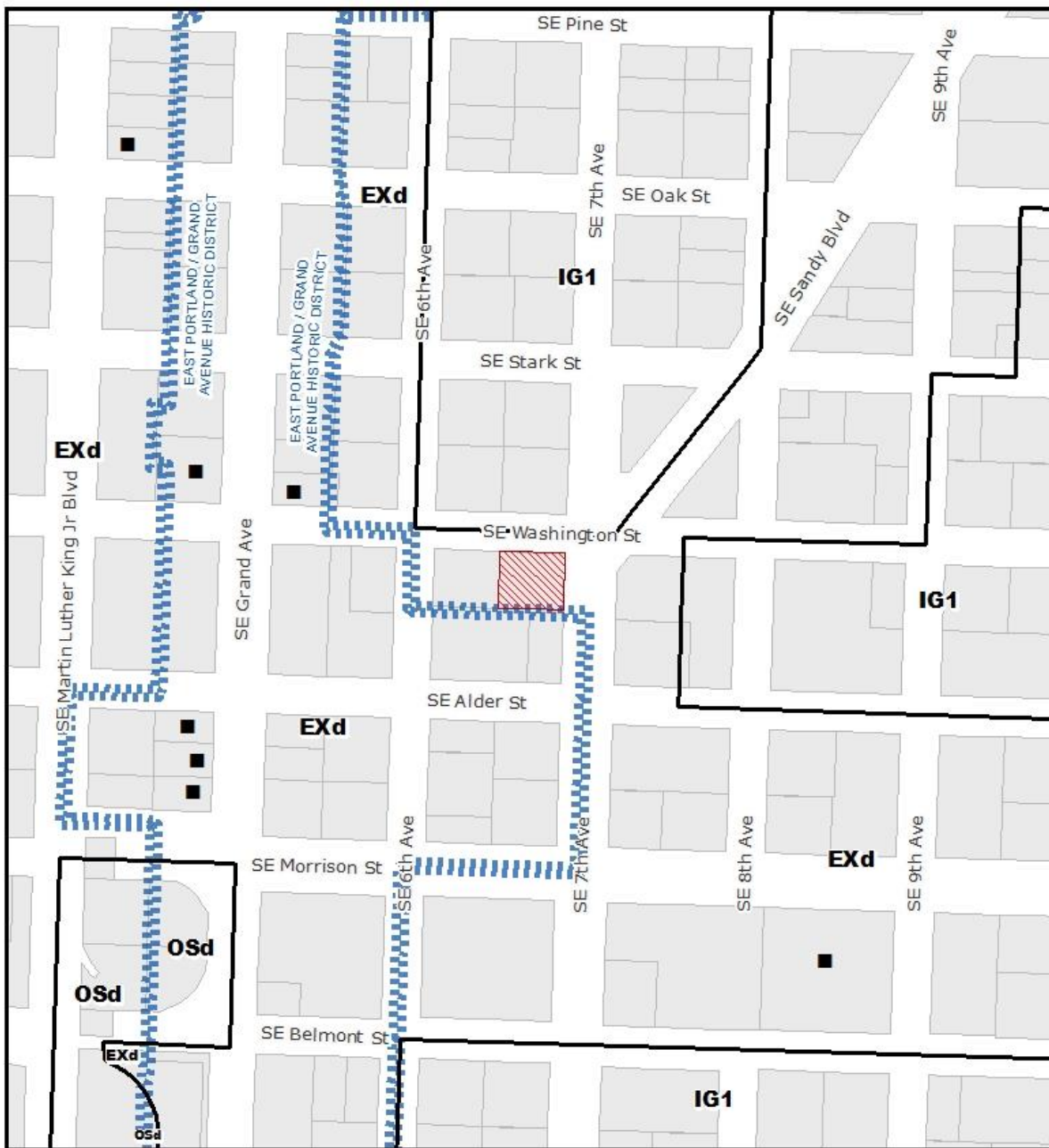
APPEAL OF THE FINAL CITY DECISION


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:

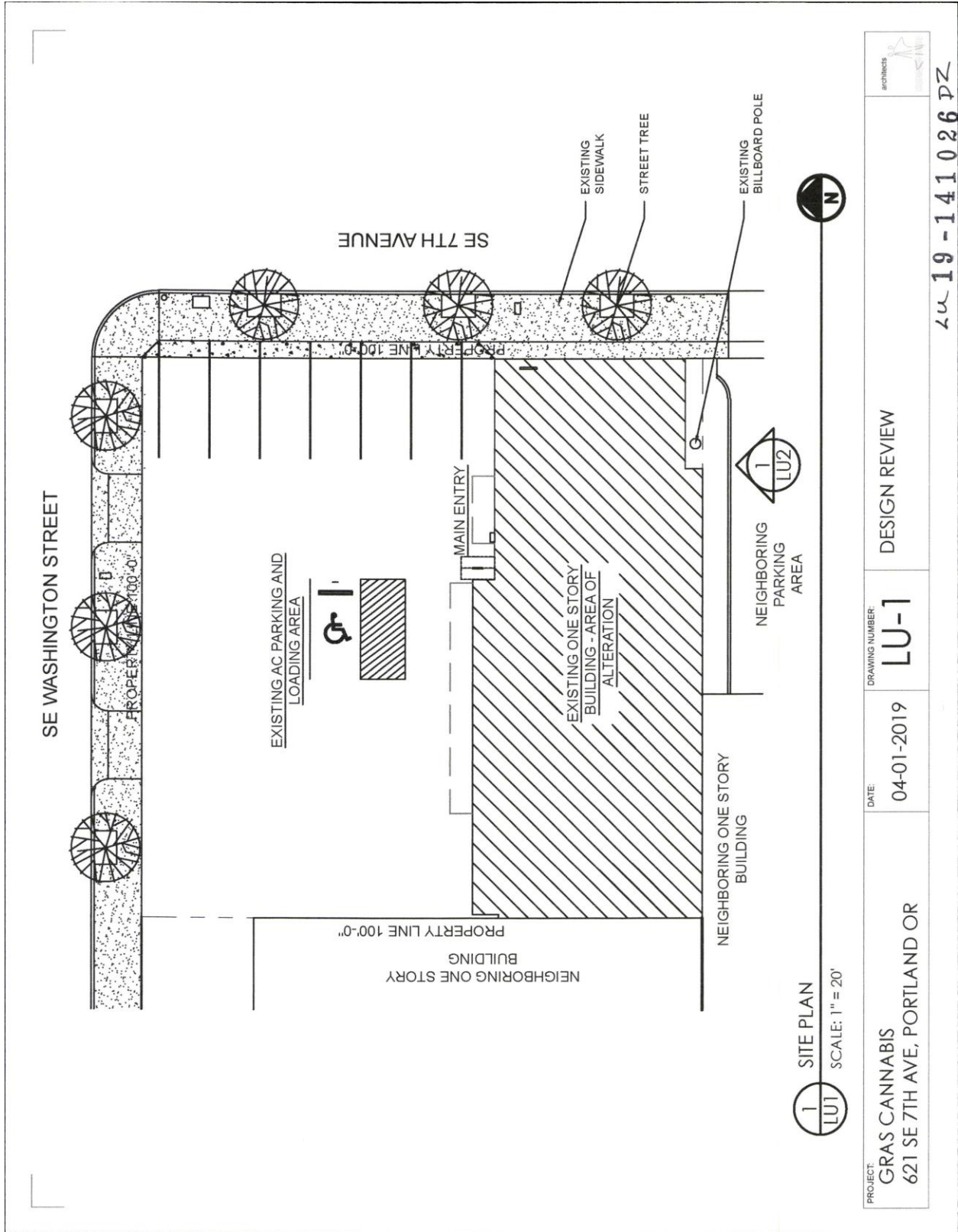
- Zoning Map
- Site Plan
- Partial Exterior South Elevation



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

-  Site
-  Historic Landmark

File No.	LU 19-141026 DZ
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BB 3000
Exhibit	B Apr 02, 2019



1 SITE PLAN
LU1 SCALE: 1" = 20'

PROJECT: GRAS CANNABIS 621 SE 7TH AVE, PORTLAND OR	DATE: 04-01-2019	DRAWING NUMBER: LU-1	DESIGN REVIEW
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LU 19-141026 DZ



