



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: May 29, 2019
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on June 28, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-166240 HR, in your letter.

It also is helpful to address your letter to me, Hillary Adam. 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 19-166240 HR – NEW VENTILATION FAN

Applicant: Paul Falsetto, Applicant
Paul M Falsetto Architect
1605 NE Buffalo St
Portland, OR 97211

Virgina Durost, Owner's Representative
Film Action Oregon
4035 NE Sandy Blvd #212
Portland, OR 97212

Site Address: 4144 NE SANDY BLVD

Legal Description: BLOCK 3 LOT 1&2&8 EXC PT IN ST LOT 3-7, RALSTONS ADD
Tax Account No.: R685800730
State ID No.: 1N1E25DD 10300
Quarter Section: 2834

Neighborhood: Hollywood, contact Jo Schaefer at 503-288-0832 or jaschaef@comcast.net.

Business District: Hollywood Boosters, contact 503-281-8891 or hollywoodboosters@gmail.com.

District Coalition: Central Northeast Neighbors, contact Sandra Lefrancois at 503- 823-2780.

Plan District: Hollywood - Subdistrict A

Other Designations: Historic Landmark, individually listed in the National Register of Historic Places on September 1, 1983

Zoning: CM2(MU-U) d,m – Commercial/Mixed Use 2 (Mixed Use- Urban) with Design and Centers Main Street overlays

Case Type: HR – Historic Resource Review

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes a new ventilation fan to be located on the west side of the building behind a fenced area. Historic Resource Review is required because the proposal is for non-exempt exterior alterations on a Historic Landmark.

Relevant Approval Criteria:

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

- 33.846.060.G *Other approval criteria*

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 May 17, 2019 and determined to be complete on May 23, 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.

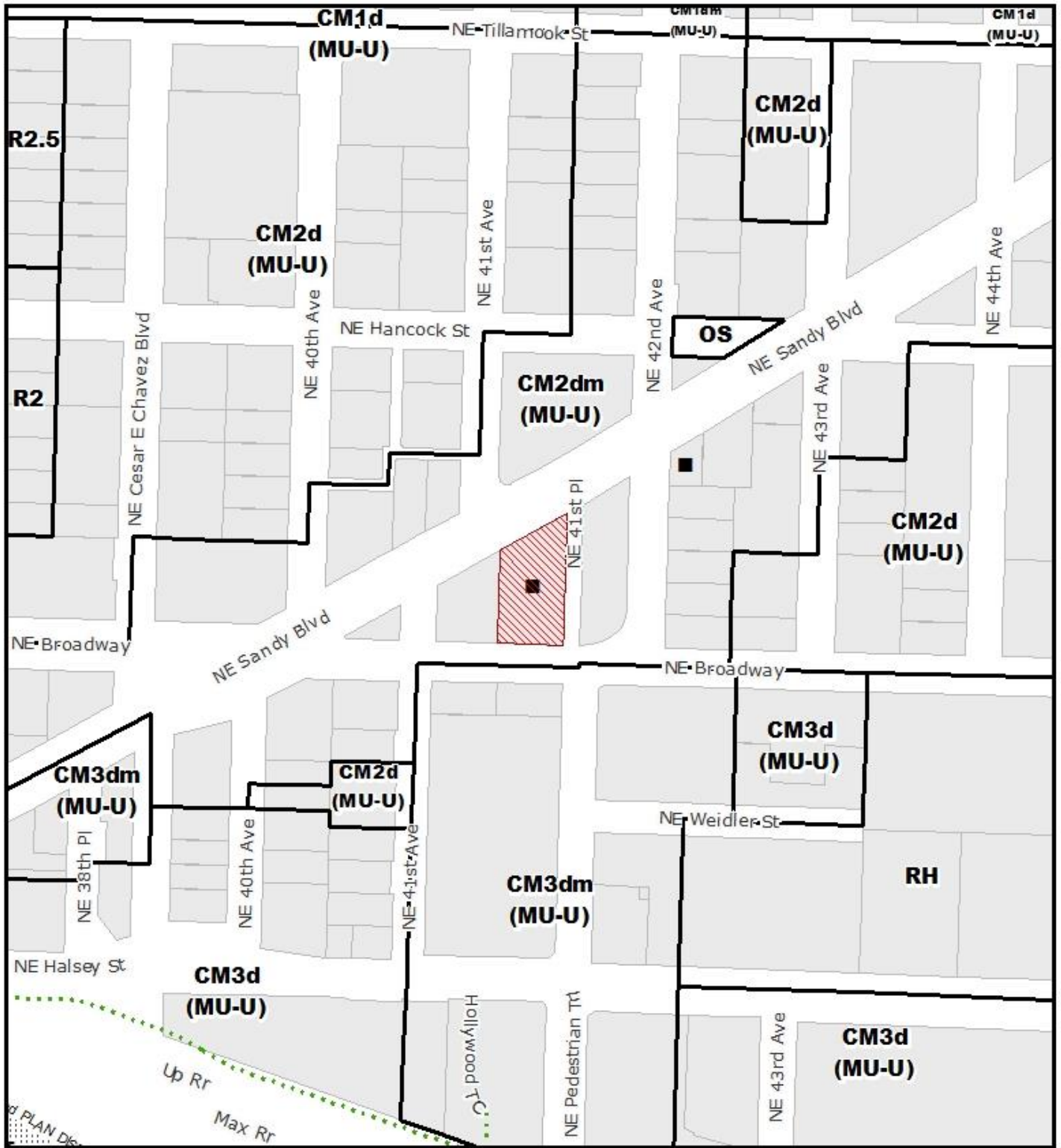
APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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
Elevations



ZONING

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

-  Site
-  Historic Landmark
-  Recreational Trails

File No.	LU 19-166240 HR
1/4 Section	2834
Scale	1 inch = 200 feet
State ID	1N1E25DD 10300
Exhibit	B May 22, 2019



1600 NE Buffalo Street
Portland, OR 97232
503.740.5750
pmf@pmf-arch.com

REGISTERED ARCHITECT
STATE OF OREGON

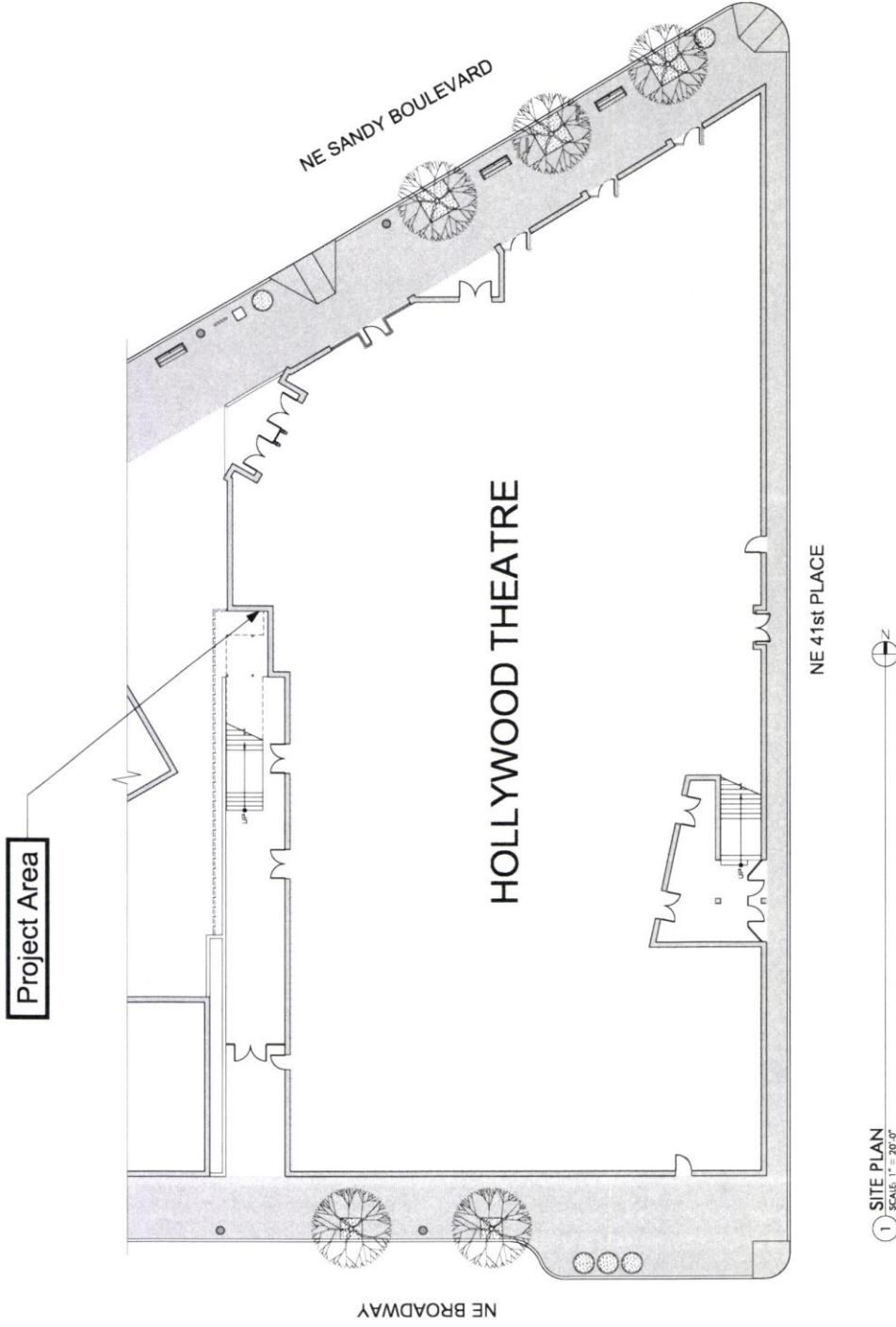
HOLLYWOOD THEATRE
ENTRY IMPROVEMENTS
Hollywood Theatre
4122 NE Sandy Blvd | Portland, Oregon

HISTORIC DESIGN
REVIEW

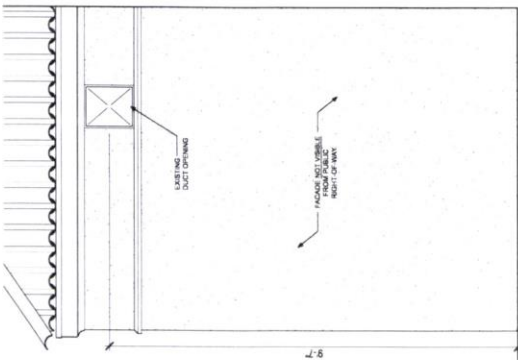
Project No. 19001
Date: 5/17/19

SITE PLAN

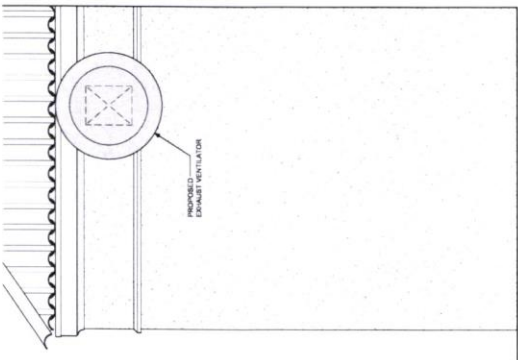
A1.0



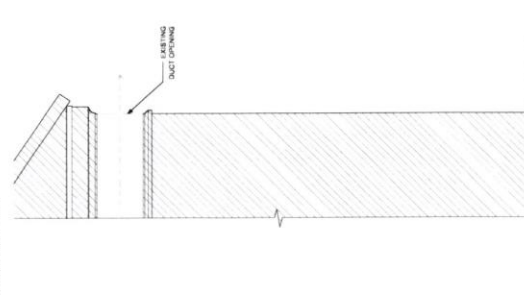
19-166240 HR



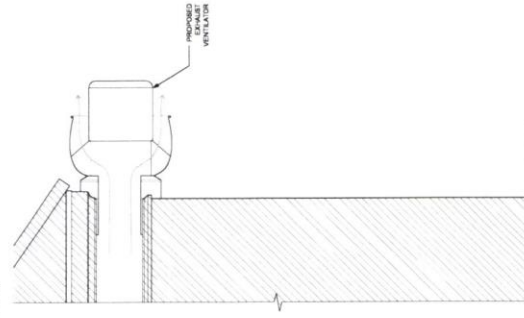
1 ELEVATION - EXISTING
SCALE: 3/8" = 1'-0"



2 ELEVATION - PROPOSED
SCALE: 3/8" = 1'-0"



3 SECTION - EXISTING
SCALE: 3/8" = 1'-0"

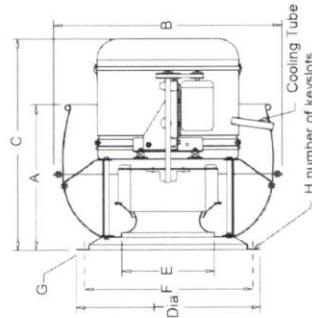


4 SECTION - PROPOSED
SCALE: 3/8" = 1'-0"

COOK
ACW-B
Centrifugal Exhaust Ventilator
Wall Mounted/Beit Drive

MARK: EF
PROJECT: HOLLYWOOD THEATER
DATE: 5/7/2019

Dimensions (inches)	
A	18-7/16
B	30-3/16
C	28-3/4
E Square	12
E Round	12
F	23-1/2
G Dia.	3/8
H Num.	4
J Dia.	16
K Dia.	7/8
T Dia.	25



NOTE: Accessories (not aff'ed) - Dimensions shown
Weight(lbs)** Shipping [57] Unit [1]
**INCLUDES AIR INLET & ACCESSORIES



PMFA
PAUL M. FALSETTO ARCHITECTS
1605 NE Buffalo Street
Portland, Oregon 97232
503.740.5750
pmf@pmf-arch.com

PROJECT: HOLLYWOOD THEATER
4122 NE Sandy Blvd | Portland, Oregon

HOLLYWOOD THEATRE
ENTRY IMPROVEMENTS

HISTORIC DESIGN REVIEW
19001
5/17/19

DETAILS

A2.0

19-166240 HR