



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
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: June 14, 2019
To: Interested Person
From: Timothy Novak, Land Use Services
503-823-5395 / Timothy.Novak@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 July 15, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-164104 LC, in your letter. It also is helpful to address your letter to me, Timothy Novak. 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 19-164104 LC

Applicant/Owner: Daniel Silvey / DBS Group LLC
2115 SE Tenino Street
Portland OR 97202

Representative: Danelle Isenhardt / Emerio Design
6445 SW Fallbrook Pl, Suite 100
Beaverton, OR 97008
danelle@emeriodesign.com/503-880-4979

Site Address: 7909 SE CESAR E CHAVEZ BLVD

Legal Description: BLOCK 32 LOT 1-3, BERKELEY
Tax Account No.: R070908710
State ID No.: 1S1E24DA 12800
Quarter Section: 3834

Neighborhood: Eastmoreland, contact Rod Merrick at president@eastmorelandpdx.org
Business District: None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District: None
Other Designations: None

Zoning: Residential 5,000 (R5)
Case Type: Lot Consolidation (LC)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is requesting to consolidate Lots 2 and 3, Block 32, Berkeley in the R-5 zone. They have concurrently applied for a property line adjustment (PR 19-164111 PLA) to rotate

the line between Lot 1 and the newly consolidated lot 90 degrees to create a second buildable lot that will front SE Cesar E. Chavez Blvd. As part of the PLA proposal the existing attached garage will be removed. The lot consolidation is required for the PLA to be considered for approval. The PLA is not part of this review.

Relevant Approval Criteria:

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

- Zoning Code Section 33.675.300, Lot Consolidation 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 13, 2019 and determined to be complete on June 7, 2019.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com

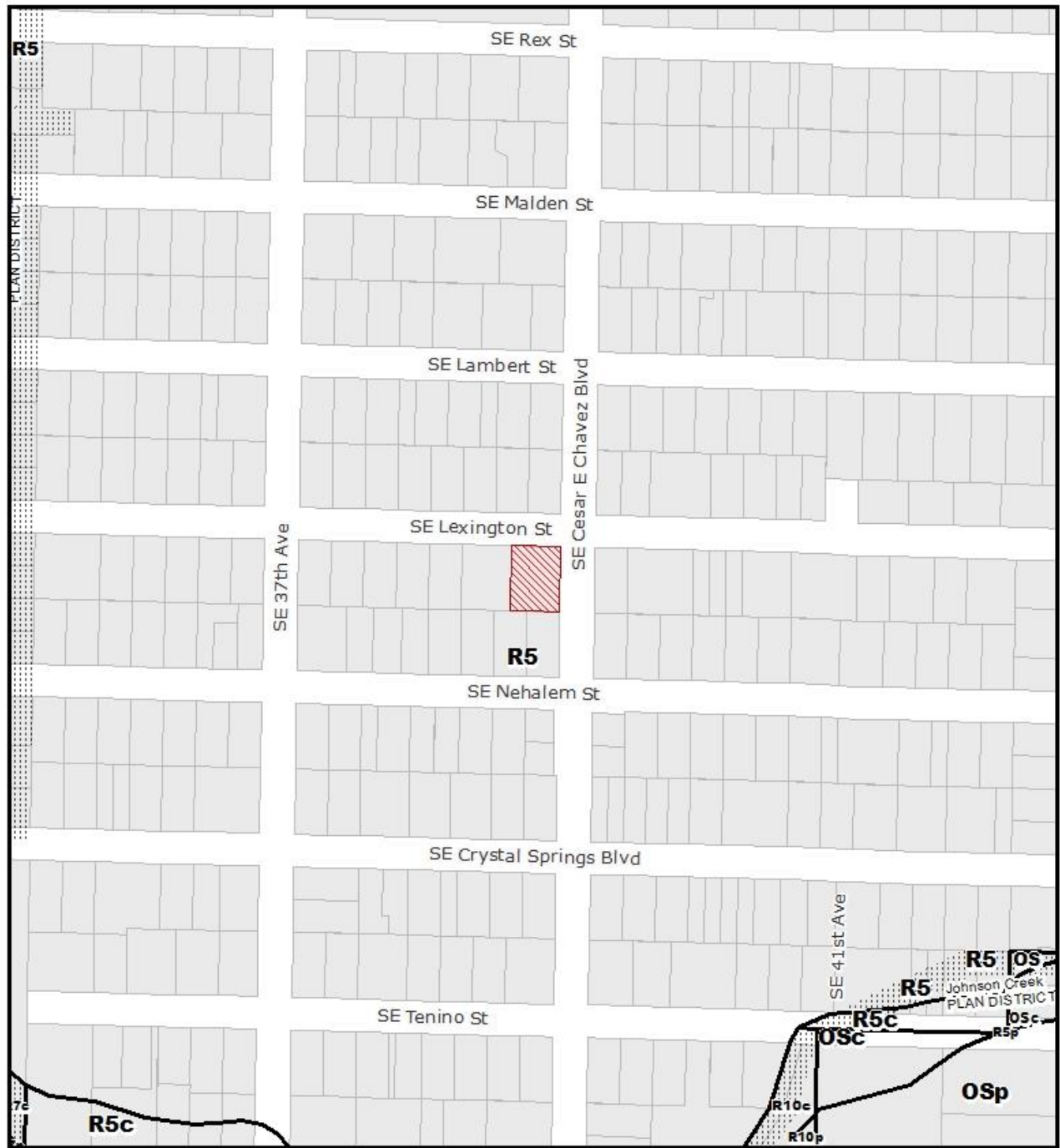
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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).

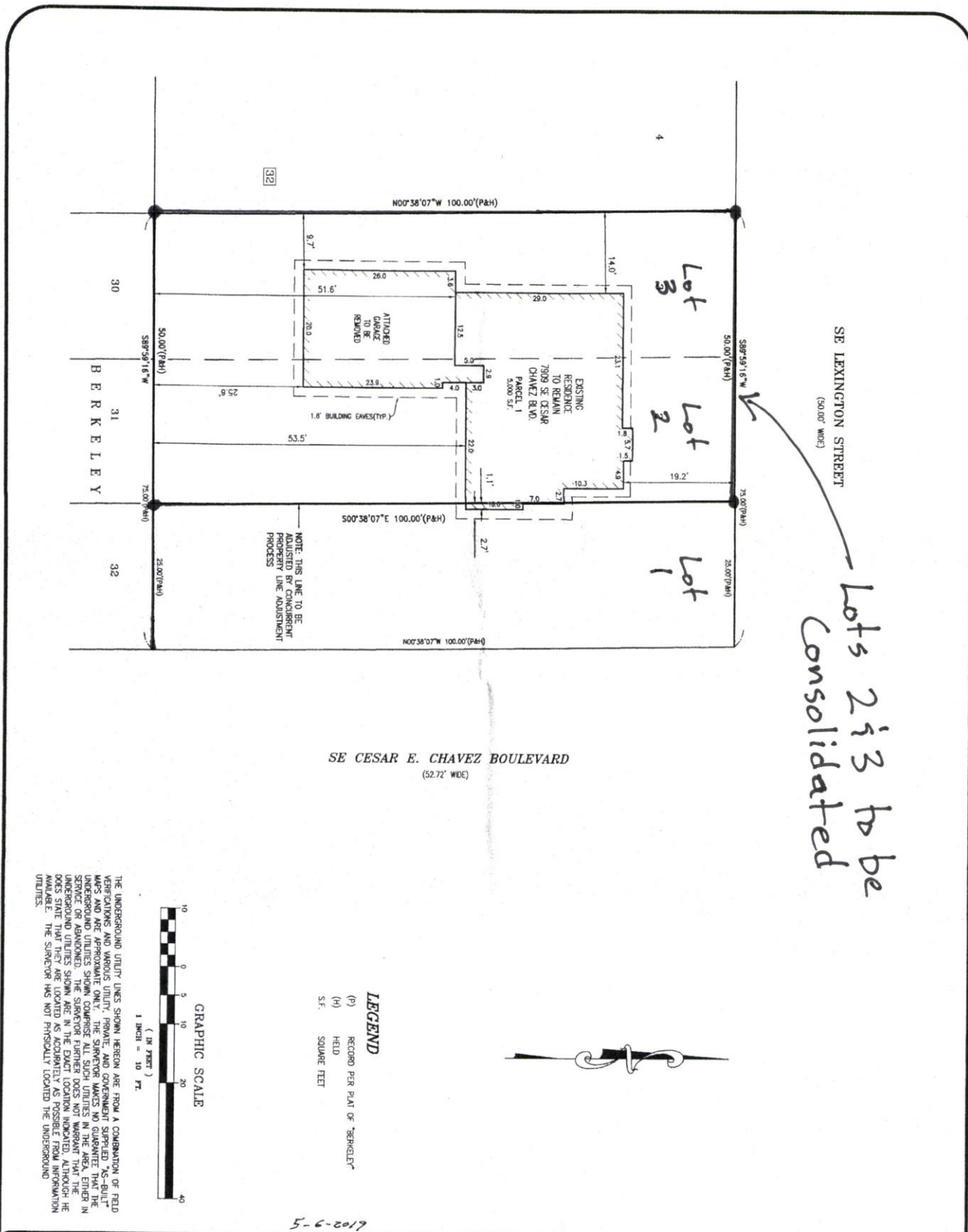
Enclosures: Zoning Map / Existing Conditions Supplemental Survey



ZONING 
NORTH

 Site

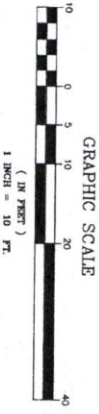
File No.	LU 19-164104 LC
1/4 Section	3834
Scale	1 inch = 200 feet
State ID	1S1E24DA 12800
Exhibit	B May 17, 2019



Lots 2 & 3 to be consolidated

SE CESAR E. CHAVEZ BOULEVARD
(52.72' WIDE)

THE UNDERGROUND UTILITY LINES SHOWN HEREON ARE FROM A COMBINATION OF FIELD VERIFICATIONS AND VARIOUS UTILITY, PRIVATE, AND GOVERNMENT SUPPLIED "AS-BUILT" MAPS AND ARE APPROXIMATE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE SERVICE OR ABANDONED LINES SHOWN ARE ACCURATE. THE SURVEYOR HAS CONDUCTED VISUAL UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LEGEND
(P) RECORD PER PLAT OF "BERKELEY"
(A) FIELD
S.F. SQUARE FEET



5-6-2019

<p>W.B. WELLS and associates, inc. ENGINEERS-SURVEYORS-PLANNERS 6130 NE 78TH COURT, #C-11 PORTLAND, OREGON 97218 PHONE: (503) 284-5996 FAX: (503) 284-6530 e-mail address: info@wbwells.com</p>	<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>OREGON JANUARY 15, 2002 BRETT D. BEDORE 88839</p> <p>EXPIRES 12-31-19</p>	<p>SUPPLEMENTAL SURVEY FOR LOT CONSOLIDATION</p> <p>FOR DBS GROUP</p> <p>7909 SE CESAR E. CHAVEZ BOULEVARD LOTS 2, & 3, BLOCK 32, PLAT OF "BERKELEY"</p> <p>LOCATED IN THE SE 1/4 OF SECTION 24, T15, R16, W11, IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</p>	<p>REVISIONS:</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> <p>DRAWN BY: KJM/AMJ CHECKED BY: BB DATE: 03-03-19 SCALE: 1"=10' PLOT DATE: 05-06-19 JOB NO: 5012-008 FILE: P:\5012-008\5012-008 LC SS.DWG</p>								
<p>SHEET 1 OF 1</p>	<p>LA 19-164104 LC</p>										