



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

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Date: July 15, 2019

From: Andrew Gulizia, Land Use Services  
503-823-7010 / [Andrew.Gulizia@portlandoregon.gov](mailto:Andrew.Gulizia@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 18-271506 CU AD**  
**Pre-App: PC # 18-234592**

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Andrew Gulizia at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 or fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than August 15, 2019**  
(If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by August 23, 2019.**
- **A public hearing before the Hearings Officer is tentatively scheduled for September 4, 2019.**

**Applicant's Representative:** Serah Breakstone  
DOWL  
720 SW Washington St., Ste. 750  
Portland, OR 97205  
(971) 280-8661  
sbreakstone@dowl.com

**Applicant:** Julie Goodrich  
Portland General Electric Co.  
121 SW Salmon St.  
Portland, OR 97204

**Property Owner:** Portland General Electric Co.  
121 SW Salmon St.  
Portland, OR 97204

**Site Address:** 2334 SE 174<sup>th</sup> Ave.

**Legal Description:** TL 6700 0.75 ACRES DEPT OF REVENUE, SECTION 06 1S 3E; TL 7000 0.30 ACRES DEPT OF REVENUE, SECTION 06 1S 3E

**Tax Account No.:** R993061830, R993061890

**State ID No.:** 1S3E06DC 06700, 1S3E06DC 07000

**Quarter Section:** 3248

**Neighborhood:** Centennial, contact Tom Lewis at 503-347-5715

**Business District:** Midway, contact info@midwaybusiness.org

**District Coalition:** East Portland Community Office, contact Victor Salinas at 503-823-6694

**Zoning:** R7a - Single-Dwelling Residential 7,000 with Alternative Design Density ("a") overlay  
CM1 - Commercial/Mixed-Use 1

**Case Type:** CU AD - Conditional Use Review and Adjustment Review

**Procedure:** Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

**Proposal:** The applicant requests Type III Conditional Use Review approval to reconstruct the existing electrical substation on the subject site with new equipment and a larger graveled area. An electrical substation is classified as a Basic Utility use (Zoning Code Section 33.920.400). In the R7 residential zone, this type of Basic Utility use requires Conditional Use Review (Zoning Code Section 33.110.100.B.5). Since the northern part of the subject site is zoned R7, the proposal for the entire site requires Conditional Use Review (Zoning Code Section 33.815.070). In the applicant's proposal, the substation site would be unoccupied most of the time, with approximately one employee visit per month.

In addition to the Conditional Use Review, the applicant has requested Adjustments to Zoning Code development standards:

1. In the R7-zoned portion of the site, the applicant requests the following Adjustments to the Institutional Development Standards (Zoning Code Section 33.110.245.C.1, Table 110-5):
  - Reduce the minimum width of the required L3 landscaping buffer along the north lot line from 15 feet to 8'-8";
  - Reduce the minimum width of the required L3 landscaping buffer along a portion of the east lot line from 15 feet to 3'-9"; and
  - Reduce the minimum percentage of the R7-zoned portion of the site which must be landscaped from 25% to 15%.

2. In the CM1-zoned portion of the site, the applicant requests to reduce the minimum width of the required L3 landscaping buffer abutting the R2 zone boundary from 10 feet to 3'-9" (Zoning Code Section 33.130.215.B.2.b).
3. The applicant requests the following Adjustments to the L1 (general landscaping) and L3 (high screen) landscaping standards (Zoning Code Sections 33.248.020.A.2 and 33.248.020.C.2):
  - Reduce the number of small-sized trees required along the east lot line from 20 to 2; and
  - In the R7-zoned portion of the site, modify the requirement for continuous rows of high screen (6-foot-tall evergreen) shrubs along the west and south lot lines to allow 31 high screen shrubs that are not in continuous rows.
4. In both the R7-zoned and CM1-zoned portions of the site, increase the maximum height for a new fence within the side building setbacks from 8 feet to 9 feet (Zoning Code Sections 33.110.255.C.2.a and 33.130.270.C.2).

**Approval Criteria:** To be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

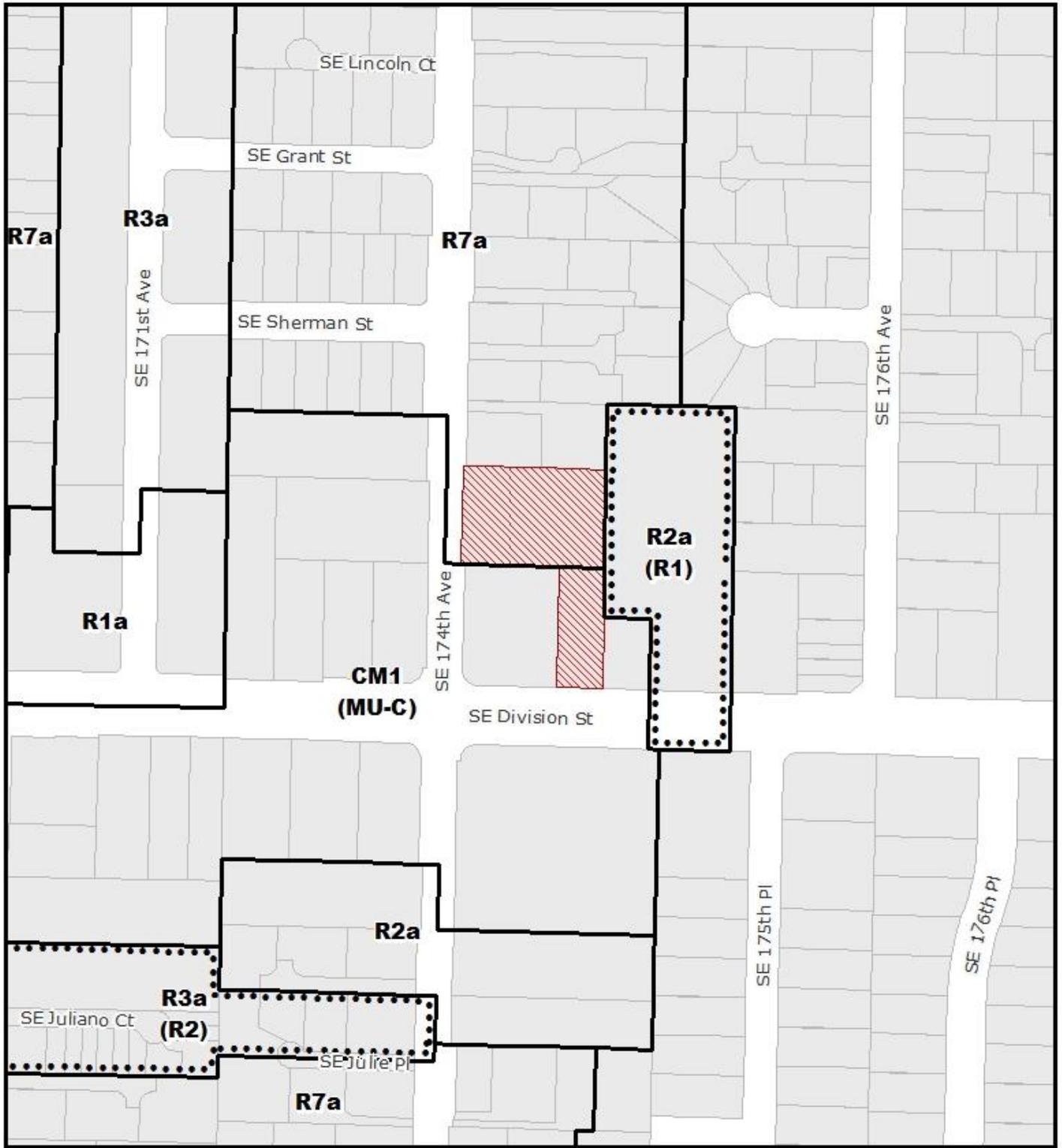
- Zoning Code Section 33.815.105.A-E (Conditional Use Review); and
- Zoning Code Section 33.805.040.A-F (Adjustment Review).

The City's 2035 Comprehensive Plan has been appealed. Because Zoning Code Section 33.815.105.A-E is considered an "unacknowledged land use regulation" while the appeal is pending, this proposal must also comply with applicable Statewide Planning Goals. Should the applicable City approval criteria become "acknowledged" during the review, the proposal may no longer be required to demonstrate compliance with the Statewide Planning Goals.

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 filed, provided that the application is complete at the time of filing or complete within 180 days. This application was filed on November 29, 2018 and determined to be complete on May 24, 2019.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

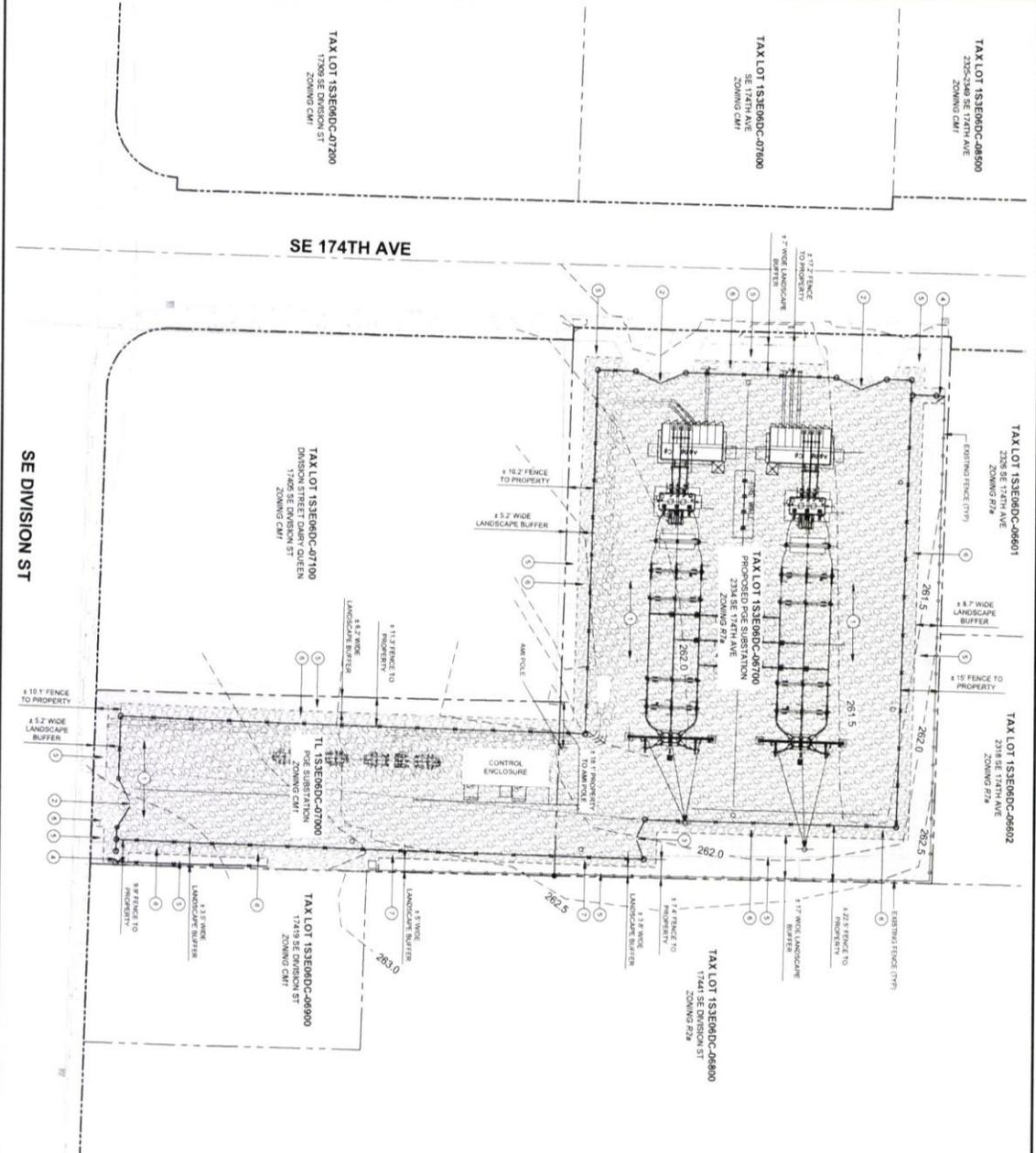
**Enclosures:** Zoning map, site plan



**ZONING**   
NORTH

 Site

File No.	LU 18-271506 CU AD
1/4 Section	3248
Scale	1 inch = 200 feet
State ID	1S3E06DC 6700
Exhibit	B Dec 03, 2018



**DEVELOPMENT INFORMATION**

GROSS AREA: TAX LOT 1S2E08DC-07200 = 32,999 SF (0.75 AC) ZONING R7A  
 TAX LOT 1S2E08DC-07600 = 12,930 SF (0.29 AC) ZONING CM1  
 DEVELOPMENT STANDARDS - CITY OF PORTLAND  
 ZONING RESIDENTIAL 7000 - R7A (CHAPTER 33.110)  
 ZONING COMMERCIAL MIXED USE 1 - CM1 (CHAPTER 33.120)

**NOTES:**  
 1. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
 2. EXISTING UTILITIES SHOWN AS DASHED LINES. ALL UTILITIES TO BE MAINTAINED OR RELOCATED BY THE CONTRACTOR.  
 3. ALL UTILITIES TO BE MAINTAINED OR RELOCATED BY THE CONTRACTOR.  
 4. ALL UTILITIES TO BE MAINTAINED OR RELOCATED BY THE CONTRACTOR.  
 5. ALL UTILITIES TO BE MAINTAINED OR RELOCATED BY THE CONTRACTOR.

**CONSTRUCTION NOTES**

1. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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**LEGEND**

- EXISTING PROPERTY LINES
- EXISTING CONTOUR - 0.5' INTERVAL
- EXISTING 9' HIGH FENCE
- PROPOSED 9' HIGH FENCE
- PROPOSED GRAVEL YARD SURFACING

**TITLE BLOCK**

SECTION A-A  
 TYPICAL YARD SURFACING CROSS SECTION

**SCALE**

1" = 20'

**PGE CENTENNIAL SUBSTATION**

**SITE PLAN**

PORTLAND GENERAL ELECTRIC

2334 SE 174TH AVENUE  
 PORTLAND, OREGON

**DOWL**

720 SW Washington Street, #730  
 Portland, Oregon 97205  
 971-290-8641

**REVISIONS**

REV	DATE	DESCRIPTION	BY

**PGE**  
Portland General Electric

**CALL BEFORE YOU DIG**

**FOR REVIEW ONLY**

LU 18-271306 CU AD