



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: November 26, 2019
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-823-7840/Grace.Jeffreys@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 December 17, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-243055 DZ , in your letter. It also is helpful to address your letter to me, Grace Jeffreys. 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 19-243055 DZ **4030 NE HALSEY, TARGET STORE**

Applicant: Justin Becker, Kimley-Horn & Associates
401 B Street, #600, San Diego Ca 92101
(619)744-0169, justin.becker@kimley-horn.com

Representative: Heather Sexton, Target Corporation
50 South 10th St., Ste 400, Tp3-11403, Minneapolis Mn 55403

Owners: Wilshire Lucas Investments LLC
6450 Via Del Oro, San Jose, Ca 95119-1208

Site Address: 4030 NE HALSEY ST

Legal Description: BLOCK 44 LOT 1-8 TL 200, LAURELHURST
Tax Account No.: R479107520
State ID No.: 1N1E36AA 00200
Quarter Section: 2934
Neighborhood: Hollywood, contact Jo Schaefer at jaschaef@comcast.net
Business District: Hollywood Boosters, contact hollywoodboosters@gmail.com.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at alisons@cnncoalition.org

Plan District: Hollywood - Subdistrict A
Zoning: **CM3 (MU-U)d**, Commercial Mixed Use 3 (CM3), with design (d)
Case Type: overlay. **DZ**, Design Review
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant is seeking Design Review approval for exterior alterations to an existing one-story, 42,000 SF structure for a new Target store, located in the Hollywood Plan District Subdistrict A. The proposal includes changes to canopies, three (3) new infill windows at the west end, new signage and new lighting.

Design review is necessary because the project proposes non-exempt exterior alterations within a design overlay zone.

Relevant Approval Criteria:

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

- *Community Design Guidelines*

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 October 21, 2019 and determined to be complete on November 20, 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.

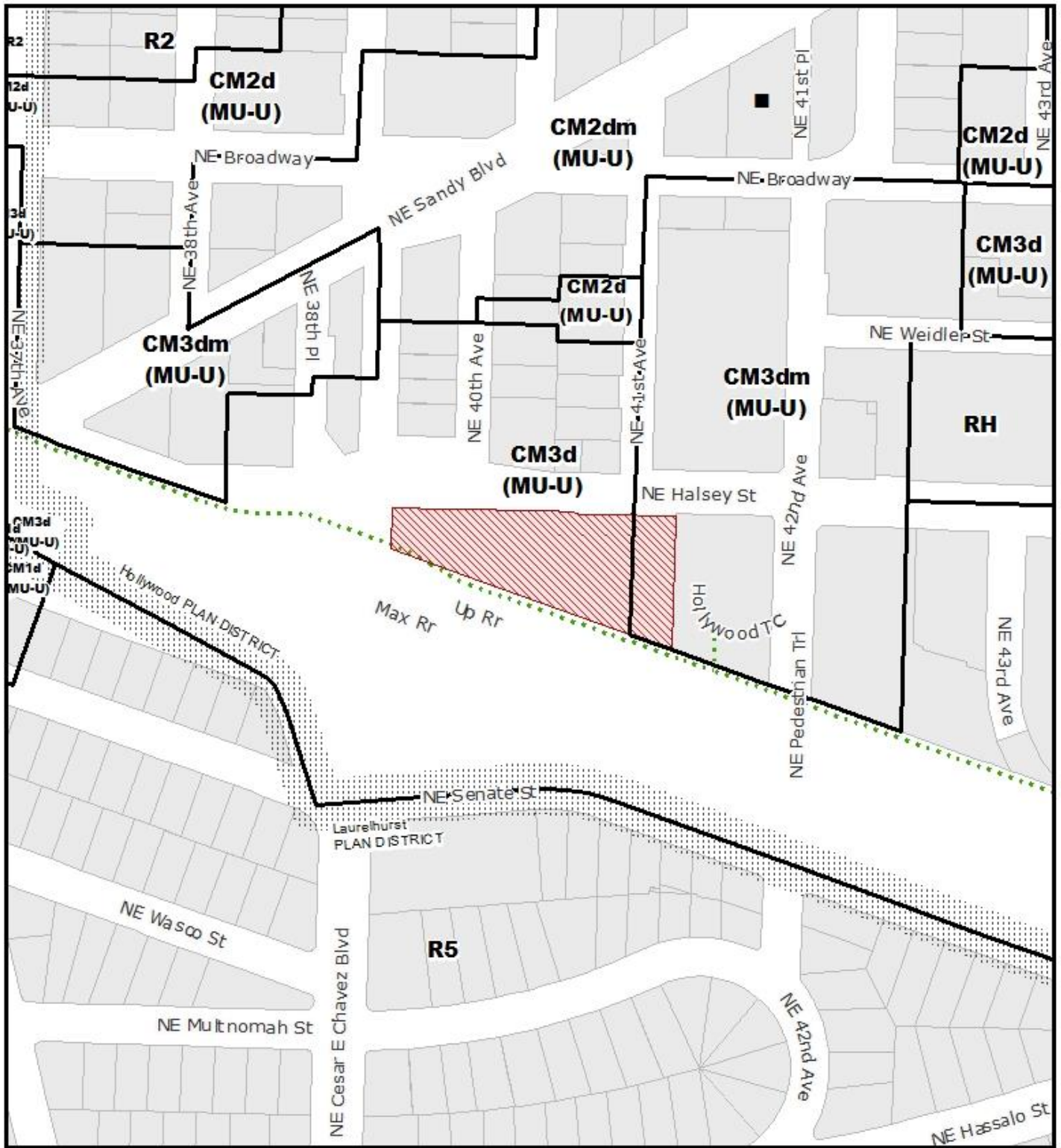
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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, Elevations



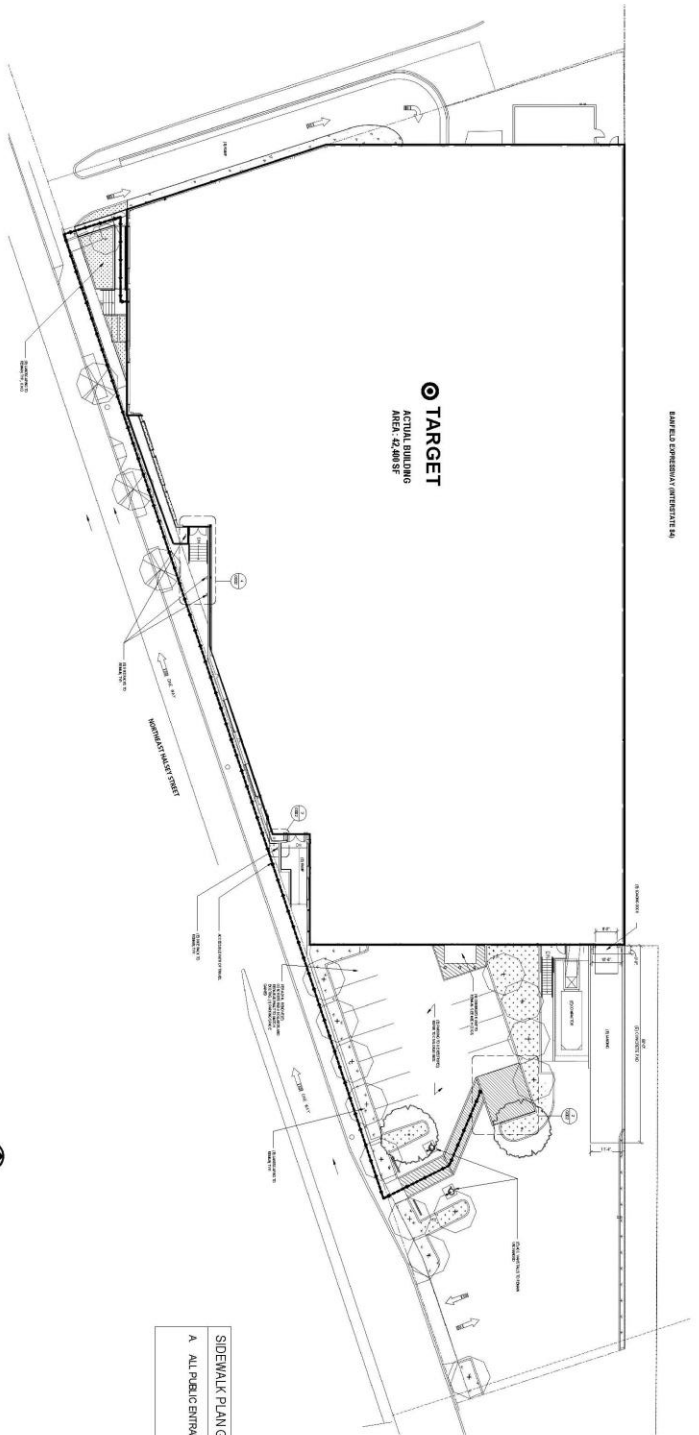
ZONING

NORTH

HOLLYWOOD PLAN DISTRICT
SUBDISTRICT A

-  Site
-  Historic Landmark
-  Recreational Trails

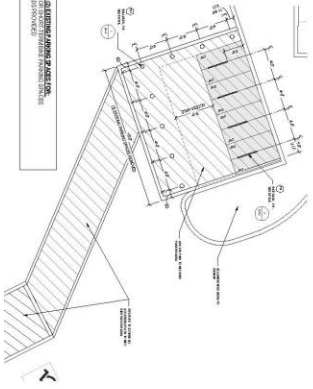
File No.	LU 19 - 243055 DZ
1/4 Section	2934
Scale	1 inch = 200 feet
State ID	1N1E36AA 200
Exhibit	B Oct 23, 2019



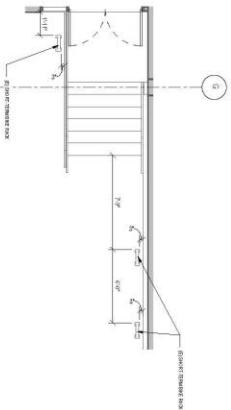
SIDEWALK PLAN GENERAL NOTES
 A ALL PUBLIC ENTRANCES ARE DESIGNED TO BE ACCESSIBLE

THE FOLLOWING INFORMATION IS A SUMMARY OF THE INFORMATION PROVIDED IN THE ATTACHED DRAWINGS AND IS NOT INTENDED TO BE A SUBSTITUTE FOR THE DRAWINGS. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

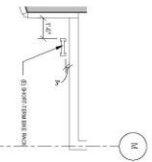
100 SHORT-TERM BIKE PARKING



101 EXISTING BIKE PARKING



102 EXISTING BIKE PARKING



TARGET SMALL FORMAT - PORTLAND HOLLYWOOD, OR



TARGET SMALL FORMAT - PORTLAND HOLLYWOOD, OR

November 15, 2019
LAND USE REVIEW #LU 19-243055
ELEVATIONS C.9

