



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: November 16, 2021
To: Interested Person
From: Tim Heron, Land Use Services
503-823-7726 / Tim.Heron@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 December 16, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-099462 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 21-099462 HR – NEW MECHANICAL UNIT AND LANDSCAPING

Applicant: Dave Salholm, Caitlin Alton, Pyramid Heating And Cooling
dsalholm@pyramidheating.com
9409 NE Colfax
Portland, OR 97220

Owner: Catherine Bredeson,
2325 NE Flanders St #14
Portland, OR 97232

Site Address: SALERNO CONDOMINIUM, LOT 14
Legal Description: GENERAL COMMON ELEMENTS, SALERNO CONDOMINIUM; LOT 14, SALERNO CONDOMINIUM
Tax Account No.: R740700010, R740700420
State ID No.: 1N1E35DA 90000, 1N1E35DA 90003
Quarter Section: 3032
Neighborhood: Kerns, contact Jesse Lopez at yosoyjay@gmail.com
Business District: None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010 x313
Other Designations: The Salerno Apartments are on the National Register of Historic Places and a local Portland City Landmark
Zoning: CM3d, Commercial Mixed Use 3 zone, design overlay zone
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 requests Historic Resource Review approval for installation of a new ground level HVAC mechanical unit and conduit lines for a second-floor unit at the Historic Salerno Apartments. The mechanical unit will be placed inside the fence and screened front the street with landscaping. The conduit lines will be encased in a shroud material, painted to match the exterior building color, and mimic the size and scale of a typical water downspout. In addition, one bush in front of the fence will be removed and replaced with a Skimmia Japonica bush, which can grow 3' to 4' tall and 4' to 5' wide and provide sight-obscuring screening of the new mechanical unit from the street.

Because the proposal is for exterior alterations to a National Register Historic Place, Historic Resource Review is required.

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 [Historic Resource Review] 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 October 25, 2021 and determined to be complete on **November 10, 2021**.

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.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

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, Elevation/ Photo