

EMAILED TO: Frugoli, Sheila; Beaumont,
Kathryn; Poelwijk, Yvonne; Morgan, Douglas;
Krueger, Kurt; Krantz, Dawn; Haley, Robert;
Sharkey, Char; Uchiyama, Dawn; Reese
Cadigan, Elisabeth; BPS - GIS; Moore, Mari;
Hearings Office Clerks

**RICHARD LARSON
PARADISE 39 GRAPE LLC
6010 NE FLANDERS ST UNIT B-1
PORTLAND OR 97213**

LU 13-131300 CP ZC

Order of Council mailed: 08/12/2013



**OFFICE OF CITY AUDITOR
CITY OF PORTLAND**

**LaVonne Griffin-Valade, City Auditor
Council/Contracts Division**

Mailing Address:
1221 SW 4th, Room 130
Portland, Oregon 97204-1987
Email: Karla.Moore-Love@portlandoregon.gov
Phone: (503) 823-4086 Fax: (503) 823-4571

August 12, 2013

Richard Larson
Paradise 39 Grape, LLC
6010 NE Flanders Street, Unit B-1
Portland, OR 97213

RE CASE FILE: LU 13-131300 CP ZC

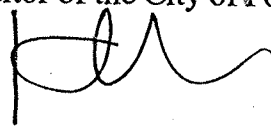
Consider the proposal of Paradise 39 Grape, LLC and the recommendation from the Hearings Officer for approval, to change the Comprehensive Plan Map designation from Industrial Sanctuary to Central Employment and the Zoning Map designation from IG1 General Industrial 1 to EX Central Employment, with a design overlay at the southeast corner of N Albina Ave and N Fremont St (Hearing; LU 13-131300 CP ZC)

Dear Applicant:

On August 8, 2013, at approximately 2:00 p.m., at a regularly scheduled meeting in Council Chambers, the Council voted 5-0 and passed Ordinance No.186193.

This Ordinance must to be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. Please send a check to this office for \$46.00 payable to the Multnomah County Recorder, indicating the file number on your check.

Yours sincerely,

LaVonne Griffin-Valade
Auditor of the City of Portland
By: 

Karla Moore-Love, Council Clerk

Enc.



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August 12, 2013

NOTICE OF DECISION

RE CASE FILE: LU 13-131300 CP ZC

Consider the proposal of Paradise 39 Grape, LLC and the recommendation from the Hearings Officer for approval, to change the Comprehensive Plan Map designation from Industrial Sanctuary to Central Employment and the Zoning Map designation from IG1 General Industrial 1 to EX Central Employment, with a design overlay at the southeast corner of N Albina Ave and N Fremont St (Hearing; LU 13-131300 CP ZC)

To Whom It May Concern:

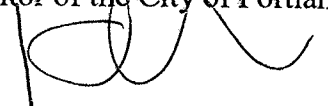
On August 8, 2013, at approximately 2:00 p.m., at a regularly scheduled meeting in Council Chambers, the Council voted 5-0 and passed Ordinance No.186193.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with the Board within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. The Board's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call the Land Use Board of Appeals at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Yours sincerely,

LaVonne Griffin-Valade
Auditor of the City of Portland

By:


Karla Moore-Love, Council Clerk

Enc.

ORDINANCE No. 186193

*Amend the Comprehensive Plan Map designation and change zoning of property located at 750 N Fremont at the request of Richard Larson, Paradise 39 Grape, LLC (Ordinance; LU 13-131300 CP ZC)

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant applied for a Comprehensive Plan Map Amendment and Zone Change for property located at 750 N Fremont as follows:
 - a. a Comprehensive Plan Map Amendment from Industrial Sanctuary to Central Employment for the property identified as State ID No. 1N1E27BA 03800 and legally described as BLOCK 4 LOT 5-7 TL 3800, Riverview Sub, a recorded plat in the City of Portland, County of Multnomah (hereinafter referred to as the "Property"); and
 - b. a Zoning Map Amendment from General Industrial (IG1) to Central Employment, with a Design overlay zone (EXd) for the Property; and
2. An application complying with all requirements of Title 33, Planning and Zoning, of the Code of the City of Portland and seeking amendment of the Comprehensive Plan Map and Zoning Map has been received with the proper filing fee paid.
3. The Hearings Officer held a duly noticed public hearing on June 19, 2013, and issued his Recommendation on June 21, 2013, (BDS File No. LU 13-131300 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Map Amendment and Zoning Map Amendment.
4. The requested Comprehensive Plan Amendment and Zoning Map Amendment, based on the findings contained in the Recommendation of the Hearings Officer, are found to be in conformance with the Comprehensive Plan and relevant Title 33 approval criteria.

NOW THEREFORE, the Council directs:

- a. City Council adopts the facts, findings, conclusions and recommendations of the Hearings Officer in BDS File No. LU 13-131300 CP ZC.
- b. The Comprehensive Plan Map Amendment and Zoning Map Amendment for the Property identified as State ID No. 1N1E27BA 03800 legally described as BLOCK 4 LOT 5-7 TL 3800, Riverview Sub, a recorded plat in the City of Portland, County of Multnomah, are approved as follows:

1. A Comprehensive Plan Map Amendment from Industrial Sanctuary to Central Employment for the Property.
2. Zoning Map Amendment from Zoning Map Amendment from General Industrial (IG1) to Central Employment, with a Design overlay zone (EXd) for the Property.

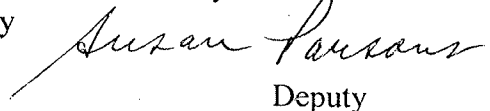
Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described property; therefore, this ordinance shall be in full force and effect from and after its passage by the Council

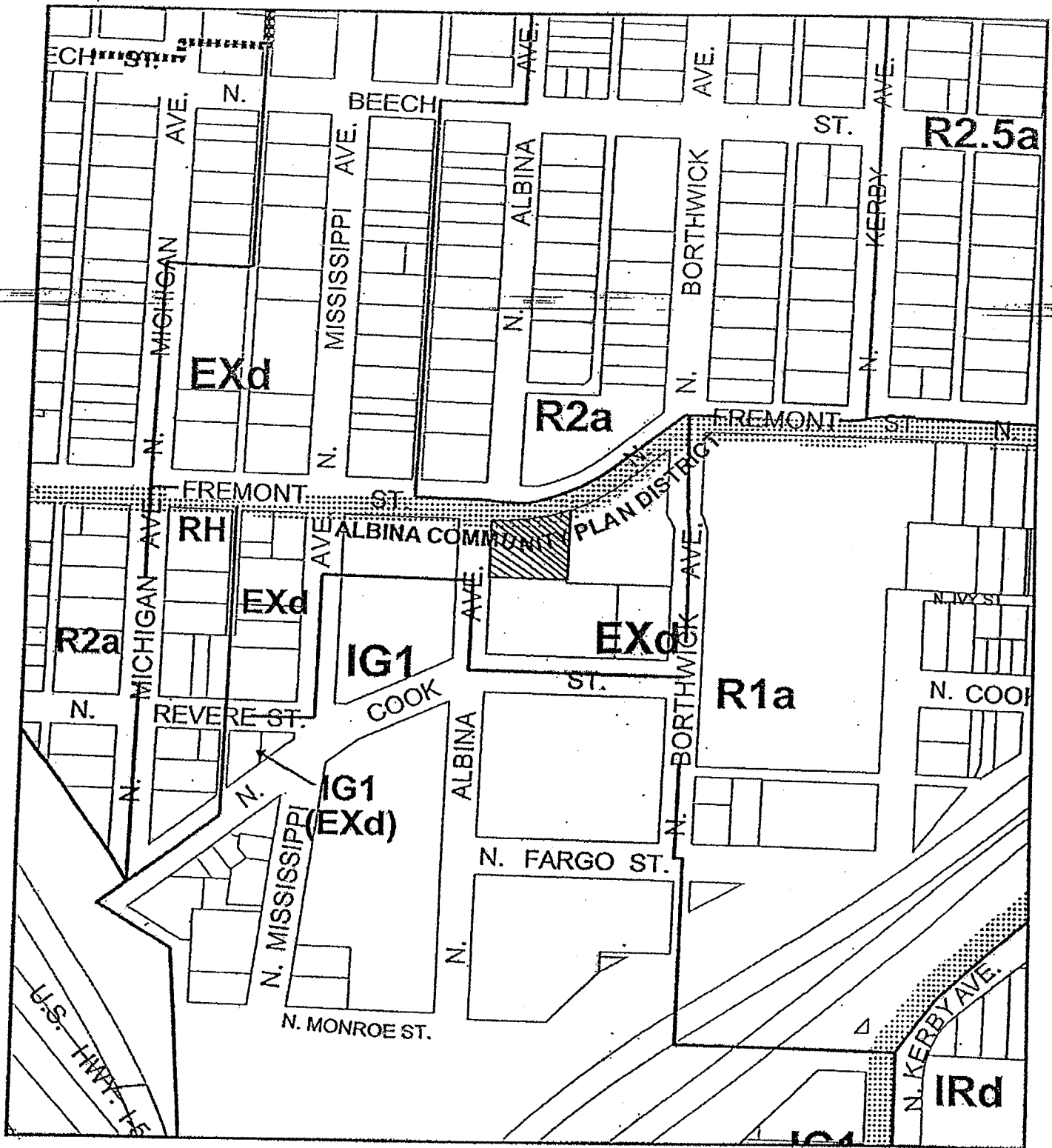
Passed by the Council: AUG 08 2013

Commissioner Amanda Fritz
Prepared by: Sheila Frugoli/lr, BDS
Date Prepared: August 8, 2013

LaVonne Griffin-Valade
Auditor of the City of Portland

By


Deputy



ZONING PROPOSED



This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT

File No. LU 13-131300 CP,ZC
 1/4 Section 2729
 Scale 1 inch = 200 feet
 State Id 1N1E27BA 3800
 Exhibit B2 (Mar 28, 2013)