

## 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

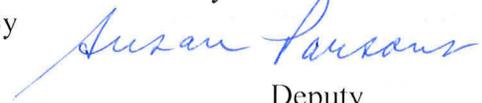
Passed by the Council: AUG 08 2013

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

**LaVonne Griffin-Valade**

Auditor of the City of Portland

By



Deputy

001881

772

190

Agenda No. **186193**  
**ORDINANCE NO.**  
Title

\*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)

<p><b>INTRODUCED BY</b> Commissioner/Auditor: <b>Commissioner Amanda Fritz</b></p> <p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz <i>Amanda Fritz</i></p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p> <p><b>BUREAU APPROVAL</b></p> <p>Bureau: Bureau of Development Services Bureau Head: Paul L. Scarlett <i>Paul L. Scarlett</i></p> <p>Prepared by: Leanne Torgerson Date Prepared: 7/24/13</p> <p>Financial Impact &amp; Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p><b>City Auditor Office Approval:</b> required for Code Ordinances</p> <p><b>City Attorney Approval:</b> <i>KS Beaumont</i> required for contract, code, easement, franchise, comp plan, charter</p> <p>Council Meeting Date <b>8/8/13, 2:00 TC</b></p>	<p>CLERK USE: DATE FILED <u><b>AUG 02 2013</b></u></p> <p style="text-align: right;">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p> <p><b>ACTION TAKEN:</b></p>
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<b>AGENDA</b>
<p><b>TIME CERTAIN</b> <input checked="" type="checkbox"/> <i>2 of 2</i></p> <p>Start time: <b>2:00 TC</b></p> <p><b>Total amount of time needed: 1 hour</b> (for presentation, testimony and discussion)</p> <p><b>CONSENT</b> <input type="checkbox"/></p> <p><b>REGULAR</b> <input type="checkbox"/></p> <p><b>Total amount of time needed:</b> _____ (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	<input checked="" type="checkbox"/>	
2. Fish	2. Fish	<input checked="" type="checkbox"/>	
3. Saltzman	<b>3.</b> Saltzman	<input checked="" type="checkbox"/>	
4. Novick	4. Novick	<input checked="" type="checkbox"/>	
Hales	Hales	<input checked="" type="checkbox"/>	