

Multnomah County Official Records  
R Weldon, Deputy Clerk

2013-113975



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**CITY OF PORTLAND**  
**Office of the City Auditor**  
**1221 SW Fourth Avenue, Room 130**  
**Portland, OR 97204-1900**

I hereby certify this Land Use Document No. LU 13-131300 CP ZC – Ordinance to be a complete and exact copy of the original as the same appears on file and of record in my office and in my care and custody on August 14, 2013.

**LAVONNE GRIFFIN-VALADE**  
**Auditor of the City Of Portland**

By Gayla Jennings  
**Deputy**

**RETURN TO CITY AUDITOR**  
**131/130/Auditor's Office**

## 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

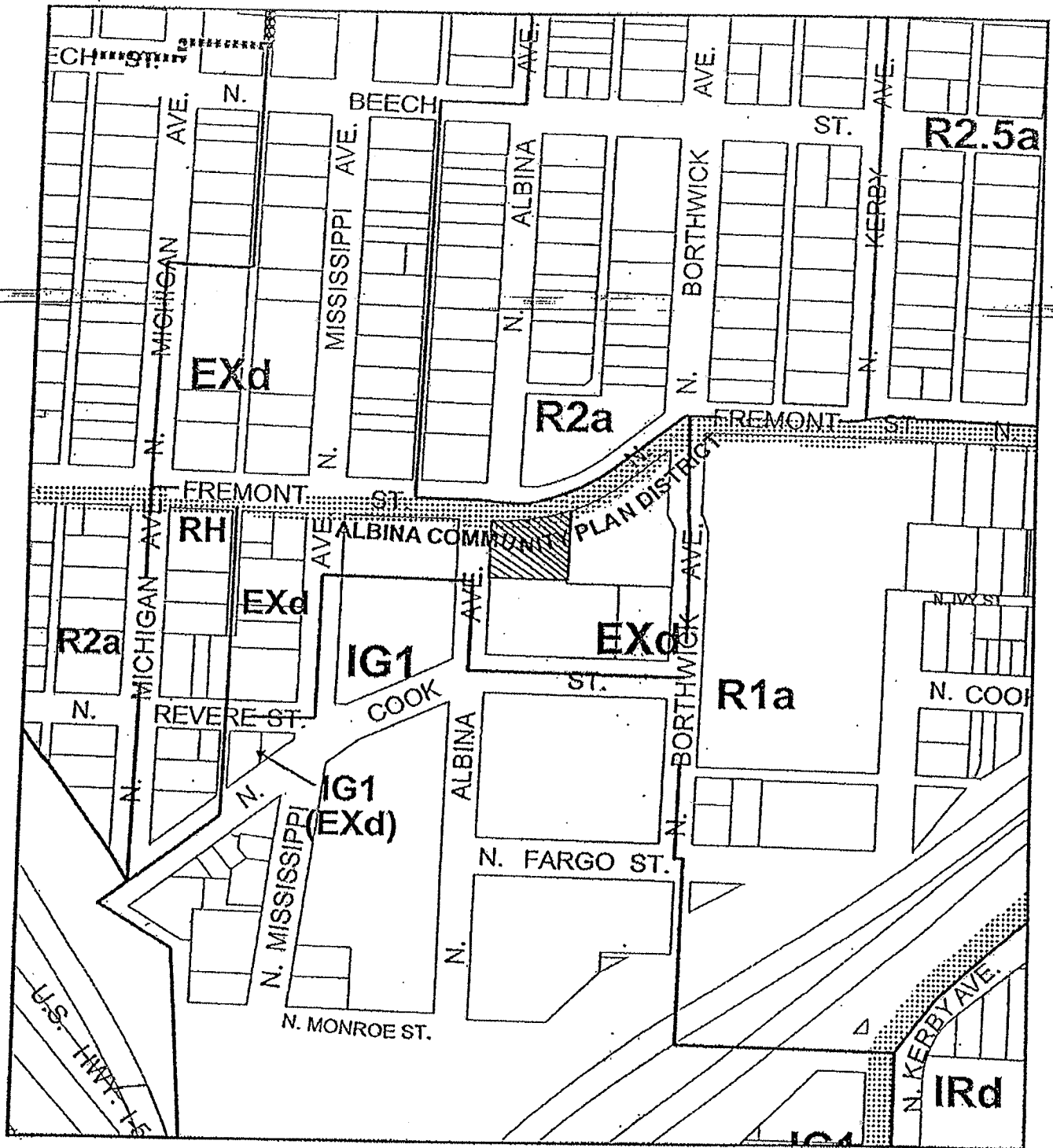
**LaVonne Griffin-Valade**

Auditor of the City of Portland

By

*Susan Parsons*

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)