



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

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**NOTICE OF A PUBLIC HEARING BEFORE THE CITY COUNCIL ON A  
COMPREHENSIVE PLAN MAP AMENDMENT AND ZONING MAP AMENDMENT**

CASE FILE: LU 15-280008 CP ZC

WHEN: **February 9, 2016 at 2:00 PM**

WHERE: CITY COUNCIL CHAMBERS  
1221 SW FOURTH AVENUE

Date: January 19, 2017

To: Interested Person

From: Matt Wickstrom, Senior City Planner, Land Use Services, 503-823-6825

A public hearing will be held to consider the Land Use Hearings Officer's recommendation on an application for a Comprehensive Plan Map and Zoning Map Amendment. On December 22, 2016, the Hearings Officer issued a recommendation of approval, of the requested Comprehensive Plan Map and Zone Map Amendments. Because this case includes a Comprehensive Plan Map Amendment, the City Council must make the final decision.

Copies of the existing and proposed zoning maps and site plan are attached. I am the staff person handling this case - please contact me with any questions regarding this proposal, the Council hearing, or how to testify in this matter. **For a general explanation of the City Council hearing process, please refer to the last page of this notice.**

**Applicant/Owner:** Institute of International Christian Communications  
ATTN: Mike Winter, President  
6012 SE Yamhill Street  
Portland, OR 97215

**Applicant:** Rudy Manziel *MUNZEL*  
Bridgeway Realty Resources LLC  
2020 SW Salmon Street  
Portland, OR 97205

**Consultant:** Chris Hagerman  
The Booking Group LLC  
612 SW Washington Street, Suite 600  
Portland, OR 97205

**Site Address:** 6012 SE Yamhill Street

**Legal Description:** Block 3 Lot 1 EXC PT IN ST LOT 4&6, LEONARD TR  
**Tax Account No.:** R49300530  
**State ID No.:** 1S2E06AA 14600  
**Quarter Section:** 3136

**Neighborhood:** Mt. Tabor, contact Stephanie Stewart at 503-230-9364  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010

- Zoning:** Split zoned site. The majority of the site is zoned R5(R2) (Residential 5,000 with a Comprehensive Plan Map designation of R2). A small portion of the site in the southeast corner is zoned R5 (Residential 5,000).
- Case Type:** Comprehensive Plan Map Amendment (CP)  
Zoning Map Amendment (ZC)
- Procedure:** Type III, with a public hearing before the Hearings Officer. The Hearings Officer will make a recommendation to City Council, who makes the final decision on this matter.

**Proposal:** The majority of the 25,926 square foot site is zoned R5(R2) (Residential 5,000 with a Comprehensive Plan Map designation of R2). For this portion of the site, the applicant requests a Zoning Map Amendment to change the zoning of the site to R2 (Residential 2,000) in correspondence with the Comprehensive Plan Map designation. A small portion of the site in the southeast corner is zoned R5 (Residential 5,000). For this portion of the site, the applicant requests a Comprehensive Plan Map Amendment to change the designation from High Density Single-Dwelling to Low Density Multi-Dwelling and a Zoning Map Amendment to change the zoning from R5 (Residential 5,000) to R2 (Residential 2,000). The building on the site was recently approved to be a Historic Landmark through a Historic Resources Review (16-211301 HL).

**Relevant Approval Criteria:**

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

- 33.810.050 Comprehensive Plan Map Amendments
- 33.855.050 Zoning Map Amendments

The above criteria also include, by reference, applicable portions of the *Portland Comprehensive Plan* (goals and policies), *State Land Use Goals*, and the *Metro Urban Growth Management Functional Plan* (titles).

**DECISION MAKING PROCESS**

**Review of the Case File:** The Land Use Hearings Officer's recommendation and all evidence on this case are available for review (by appointment) at the Bureau of Development Services, 1900 SW Fourth Avenue, 4<sup>th</sup> Floor, Portland OR 97201. Please contact the receptionist at 503-823-7300 to schedule a time to review the file. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's home page on the Internet at [www.ci.portland.or.us](http://www.ci.portland.or.us)

**We are seeking your comments on the proposal.** The hearing will be held before the City Council. To comment, you may write, or testify at the hearing. In your comments, you should address the approval criteria, which are identified above. Please refer to the case file number when seeking information or submitting testimony. Written comments **must be received by the end of the public testimony of the hearing**, and should include the case file number and name and address of the submitter. It must be given to the Council Clerk in person, or mailed to 1221 SW Fourth Avenue, Room 140, Portland, OR 97204.

**APPEAL PROCESS**

The decision of the City Council may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer Street NE, Suite 330, Salem, OR 97310. The phone number for LUBA is (503) 373-1265. Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing before the City Council on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the review body, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

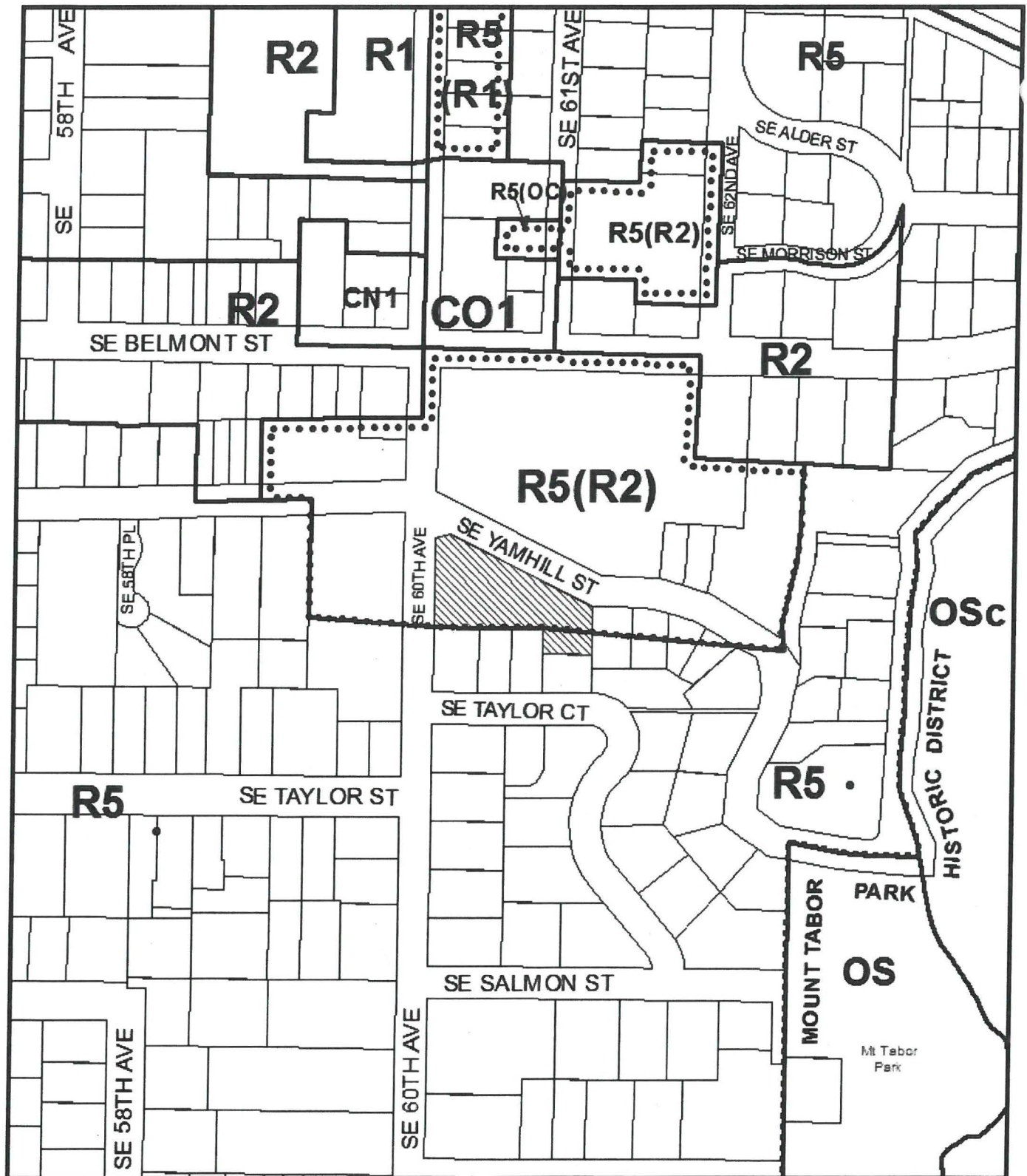
Public transportation to City Hall is available. Call TriMet at (503) 238-7433 (or [www.trimet.org/routes\\_times.htm](http://www.trimet.org/routes_times.htm)) for routes and times. Hourly rated public parking is available

underneath the Portland Building immediately north of City Hall. Other public parking garages are in the immediate vicinity.

**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:** Existing Zoning Map, Proposed Zoning Map  
General Explanation for City Council Process For Evidentiary/De Novo Hearing



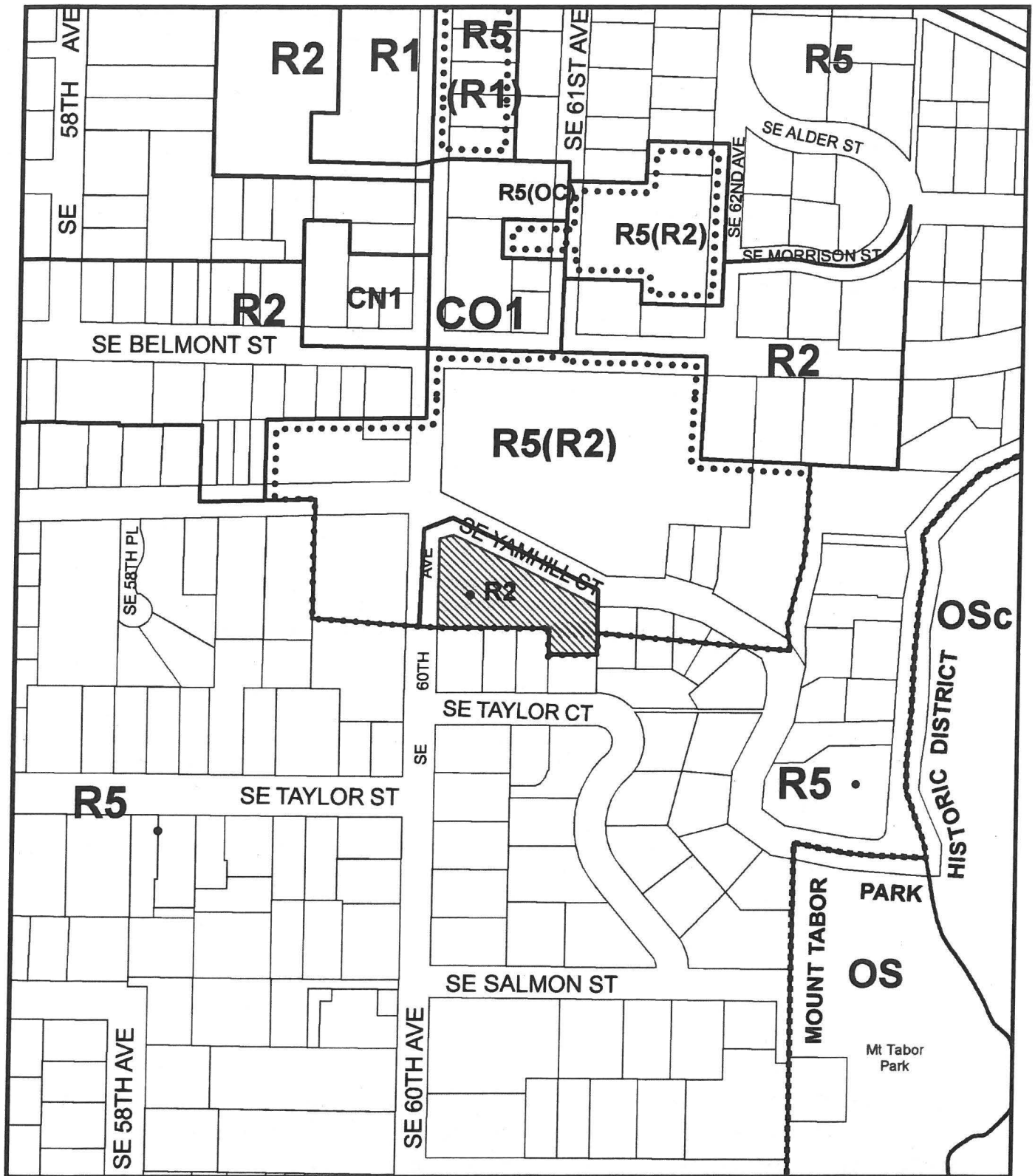


# CURRENT ZONING

- Site
- Historic Landmark



File No.	LU 15-280008 CP ZC
1/4 Section	3136
Scale	1 inch = 200 feet
State_Id	1S2E06AA 14600
Exhibit	B.1 (Jan 06, 2016)



# PROPOSED ZONING

-  Site
-  Historic Landmark



File No. LU 15-280008 CP ZC  
 1/4 Section 3136  
 Scale 1 inch = 200 feet  
 State\_Id 1S2E06AA 14600  
 Exhibit B.2 (Dec 06, 2016)

## **GENERAL EXPLANATION OF CITY COUNCIL APPEAL HEARING PROCESS FOR EVIDENTIARY/DE NOVO APPEALS**

### **1. SUBMISSION OF TESTIMONY**

- a. Testimony may be submitted via email to [CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov) or in writing to the Council Clerk, 1221 SW Fourth Avenue, Room 130, Portland, Oregon 97204. Written comments must be received by the time of the hearing and should include the case file number.
- b. Testimony may be submitted orally (see below).

### **2. HEARINGS PROCESS**

- a. The order of appearance and time allotments is generally as follows:

Staff Report	10 minutes
Appellant	10 minutes
Supporters of Appellant	3 minutes each
Principal Opponent of the Appeal	15 minutes
Other Opponents of the Appeal	3 minutes each
Appellant Rebuttal	5 minutes
Council Discussion	

- b. The applicant has the burden of proof to show that each and every element of the approval criteria can be satisfied. If the applicant is opposing the Hearings Officer's recommendation, the applicant may also argue the criteria are being incorrectly interpreted, the wrong approval criteria are being applied or additional approval criteria should be applied.
- c. In order to prevail, the opponents of the application must persuade the City Council to find that the applicant has not carried the burden of proof to show that the evidence submitted in support of the application demonstrates that each and every element of the approval criteria is satisfied. The opponents may wish to argue the criteria are being incorrectly applied, the wrong criteria are being applied or additional approval criteria should be applied.
- d. The failure to address an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue.

### **3. OTHER INFORMATION**

- a. Prior to the hearing, the case file and the Review Body decision are available for review by appointment, at the Bureau of Development Services, 1900 SW 4<sup>th</sup> Avenue, Portland, OR 97201. Call 503-823-7617 to make an appoint to review the file.

**If you have a disability and need accommodations, please call 823-4085 (TDD: 823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.**