



Date: June 11, 2014
To: Interested Person
From: Kathleen Stokes, Land Use Services
 503-823-7843 / Kathleen.Stokes@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-119074 CU

GENERAL INFORMATION

Applicants: Evan Cael
 1234 SE 20th Avenue
 Portland, OR 97214

Owner: Robert Cael
 1234 SE 20th Avenue
 Portland, OR 97214

Site Address: 1234 SE 20TH AVE

Legal Description: BLOCK 1 S 10' OF LOT 3 LOT 4, KENWORTHYS ADD
Tax Account No.: R447700040, R447700040
State ID No.: 1S1E02AD 12100, 1S1E02AD 12100
Quarter Section: 3132
Neighborhood: Buckman, contact Matthew Kirkpatrick at 503-236-6350.
Business District: None
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Zoning: R5 (High Density Single-Dwelling, Residential R5,000)
Case Type: Conditional Use
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal: The applicant is proposing to operate a bed and breakfast facility, with five guest rooms, in the residence at this site. In accordance with the regulations of City Code, Section 33.212.040 E, no commercial social gatherings or meetings will be hosted. Private social gatherings of more than 8 persons would be limited to no more than 12 events per year.

The applicant states that no nonresident employees would be brought in at the start of the operation. However, in order to provide for care and maintenance of the home for the proposed operation, nonresident employees may later be hired, but the proposal calls for no more than one nonresident employee to be working on the premises at any time.

To ensure that guests at the facility do not create adverse impacts for the surrounding residential area, the applicant proposes to implement a set of "house rules," as detailed in the findings, below.

The site does not have any on-site vehicle areas. The applicant conducted parking surveys, on different dates and times, of the adjacent street frontages and found that there were generally on-street spaces available for guests to use. In order to encourage the use of alternative transportation forms for guests, the applicant proposes various parking mitigation measures, which are detailed in the findings, below.

Relevant Approval Criteria: Conditional Use, Institutional and Other Uses in R Zones, 33.815.105 A - E.

ANALYSIS

Site and Vicinity: The applicants' site is a 4,800 square-foot property that is located on the northeast corner of the intersection of SE Main Street and SE 20th Avenue. The site is developed with a two-story single-dwelling residence, that was originally constructed in 1902 and which occupies the majority of the property. The area around the site is developed with a variety of structures, in various sizes and architectural styles. Many are other early 20th century residences, some with historic landmark status. There are also more recent low-density multi-dwelling structures, including duplexes and apartment buildings, in the nearby residential area. One block from the site, on the northwest corner of SE Salmon Street and SE 20th Avenue is the Hinson Memorial Baptist Church, a vintage masonry building that is a well-known neighborhood feature. The church properties also include several surface parking lots that provide accessory parking for church-related activities. Colonel Summers Park is located in an Open Space (OS) zone, two blocks north of the site. Two blocks to the south is SE Hawthorne Boulevard, which is a popular neighborhood commercial corridor. This area is predominantly developed with vintage one to two story retail storefronts, as is reflected in the Storefront Commercial (CS) zoning designation that is interspersed with multi-dwelling residential zoning and development.

Zoning: The site is zoned R5 (High Density Single-Dwelling, Residential 5,000). This zone is intended to accommodate single-dwelling development, with an average of one unit per 5,000 square feet of site area.

Land Use History: City records do not include any prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **April 30, 2014**. The following Bureaus have responded with no issues or concerns:

- Environmental Services provided information on the existing sanitary infrastructure and on stormwater management and solid waste recycling requirements, which apply at the time of building permit review (Exhibit E-1).
- Transportation Engineering analyzed the proposal, in regards to the transportation-related approval criteria. The requirements of Title 17 that will apply at the time of building permit review were also identified (Exhibit E-2).
- Water Bureau supplied information on the existing water service for the site, which is provided from the six-inch CI water main in SE 20th Avenue (Exhibit E-3).
- Police Bureau noted recommendations for enhanced security through establishing better visibility of the address and signage for emergency response and also by maintaining the site and perimeter foliage (Exhibit E-4)
- Site Development Section of BDS provided an overview of the physical characteristics of the site, noting that the public sewer connection for the site dates from 1905 and stating that there were "no exceptions" to the proposal (Exhibit E-5)
- Life Safety Plan Review Section of BDS noted that a building permit is required (Exhibit E-6).
- Fire Bureau and Parks-Forestry Division each sent a response of "no concerns" (Exhibit E-7).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 30, 2014. Eight written responses were received from notified property owners, in response to the proposal. Seven expressed support for approval of the bed and breakfast proposal (Exhibits F-1 through F-7). One expressed concerns related to the applicant's admitted lack of experience running a bed and breakfast, impacts from the debris on the property from the construction activities and potential impacts to on-street parking (Exhibit F-8).

ZONING CODE APPROVAL CRITERIA

33.815.105: Institutional And Other Uses In R Zones

33.815.040 Review Procedures

The procedure for reviews of conditional uses depends on whether the applicant is proposing a new conditional use, changing to another type of conditional use, or modifying development at an existing conditional use. The review procedure may also depend upon the type of use that is being proposed. This proposal is for the creation of a bed and breakfast facility in an R5 zone and is reviewed through a Type II procedure.

Bed and breakfast facilities are allowed in residential zones, in accordance with the regulations of Zoning Code Chapter 33.212. These regulations, “are intended to allow for a more efficient use of large, older houses in residential areas if the neighborhood character is preserved to maintain both the residential neighborhood experience and the bed and breakfast experience. These regulations enable owners to maintain large residential structures in a manner which keeps them primarily in residential uses. The proprietor can take advantage of the scale and often the architectural and historical significance of a residence. The regulations also provide an alternative form of lodging for visitors who prefer a residential setting.”

33.815.105 Approval Criteria for Non Household Living Uses in R Zones

These approval criteria apply to most conditional uses in R zones. The approval criteria allow institutions and other non household living uses in a residential zone which maintain or do not significantly conflict with the appearance and function of residential areas. The approval criteria are:

- A. Proportion of Household Living uses.** The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:
1. The number, size, and location of other uses not in the Household Living category in the residential area; and
 2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.

Findings: The residential area includes residentially-zoned properties within a few blocks of the site that might conceivably be impacted by visitors to the site. This area is considered to extend north to SE Taylor Street, west to SE 17th Avenue, east to SE 22nd Avenue and south to SE Hawthorne Boulevard. The applicant stated that the only nonresidential uses in the residentially-zoned properties in this area include the Hinson Memorial Baptist Church, at 1137 SE 20th Avenue, and its accessory uses, including the church parking lot, which is across from the church on the south side of SE Salmon Street, and the Hinson Annex, located in the block south of the applicants’ site, on the west side of the street at 1315 SE 20th Avenue.

The proposal will not alter the proportion of the area's uses that are not in the household living category because bed and breakfast facilities are not considered to be commercial uses. They are specifically defined (as noted in the discussion of procedure types above) to be a use that maintains the household use and character and provides flexibility to help owners of larger residential properties to meet the costs of maintaining them. Chapter 33.920.110 of the Portland Zoning Code describes the characteristics of household living and explicitly lists bed and breakfast facilities as one of the accessory uses of household living. Further, this proposal calls for five guest bedrooms to be available, allowing a number of visitors that would be roughly equivalent to the number of people who could live in the house as a single household, without bed and breakfast status. There will be no increase in the size of the site or the residence or the location of

the remaining household use.

Events that may occur at the site, under approval as a bed and breakfast, will be limited, so the proposed facility is not expected to create any significant increase in the intensity of the use. Therefore, these criteria are met.

B. Physical compatibility.

1. The proposal will preserve any City-designated scenic resources; and

Findings: City-designated scenic resources are protected with an “s” or Scenic Resource Overlay Zone. There are no City-designated scenic resources at the site or adjacent to the site, therefore, this criterion does not apply.

2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, and landscaping; or

3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, and other design features.

Findings: The site contains a residential structure that was constructed in 1902 and so has been an integral part of the neighborhood fabric for 112 years. The only changes to the site that the proposal includes are bringing the home, which is in a bad state of disrepair, back to a state that echoes its vintage elegance, while providing some modern updates. This type of upgrade is typical of any residential remodel project and will only enhance the appearance of the residential area. Therefore, these criteria are met.

C. Livability. The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

1. Noise, glare from lights, late-night operations, odors, and litter; and

2. Privacy and safety issues.

Findings: No significant adverse impacts related to noise, glare from lights, late-night operations, odors or litter are expected to result from this proposal. The exterior of the property will remain unaltered, aside from repairs and improvements that will restore this residence. The entrance will be sufficiently lighted in the evening hours, but not to the point that it creates impacts from glare. Regular maintenance of the property is proposed to prevent any impacts from odors or litter. In order to ensure that there are no impacts due to late-night operations, check-out time is proposed as 11:00 am. Check-in times are 2:00 pm to 10:00 pm.

To prevent any intrusions on privacy or other impacts for neighbors, the applicant has crafted the following “house rules,” for expected guests:

- No illegal activities;
- Guestroom quiet hours will range between 10:00 pm and 8:00 am, everyday;
- Any pet requires pre-approval, but general policy will be to not accept pets;
- Outside patios and balconies must be maintained as quiet zones, with normal conversational levels only;
- A general air of respect and kindness is required toward every guest, neighbor and passer-by of the B&B;
- Rowdiness, group assembly or any type of disruptive behavior to other guests and neighbors is not to be tolerated, inside or outside of the Bed and Breakfast;
- Use of audio music devices require approval of the owner or manager;
- No flood lights or laser lights used outside or inside;
- No extended idling of an automobile parked in front;
- Don't Litter;
- Think of yourself as the neighbor next door.

As recommended by the Police Bureau, security can be maintained through conditions that require establishing better lighting at the front entrance to improve visibility of the address and signage for emergency response and safety will be enhanced by maintaining the site and perimeter foliage.

These conditions, together with the general operation plan for the proposed facility and the proposed “house rules,” are expected to ensure there are no impacts on the livability of the residential area. Therefore, with these conditions, these criteria can be met.

D. Public services.

1. The proposed use is in conformance with the street designations of the Transportation Element of the Comprehensive Plan;

Findings: At this location, SE 20th Avenue is classified as a Neighborhood Collector, Transit Access Street, City Walkway, Major Emergency Response Street and a Local Service Street for all other modes. It is improved with a 12-foot-wide sidewalk corridor that meets current City standards with on-street parking along both sides of the roadway.

SE Main Street is classified as a Local Service Street for all modes. It is also improved with a 12-foot-wide sidewalk corridor that meets current City standards with on-street parking along both sides of the roadway.

The proposed bed and breakfast will not be in conflict with the classifications of these streets. Therefore, this criterion is met.

2. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, and other performance measures; access to arterials, connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;

Findings: Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services and provided the following analysis:

Street Capacity and Levels of Service

The proposal will result in a negligible increase in vehicle trips beyond those that would otherwise be anticipated with a large home. Since most of the trips will likely be generated during non-peak hours because they are not commute trips any small increase in peak hour vehicles will not have significant impact on intersection levels of service or street capacity. No mitigation is needed.

Access to Arterials

The site has frontage on SE 20th which is classified as an arterial street.

Access Restrictions

There are no access restrictions on either SE 20th or SE Main.

Connectivity

The site is a corner lot. Connectivity standards do not apply.

On-Street Parking Impacts

The applicant has provided a parking survey with date and time stamped photos showing the availability of on-street parking in the immediate area. There is no on-site parking provided. The photo survey shows that 40% to 60% of the on-street parking spaces are available depending on the time of day and which day of the week they were taken. In addition, The Hinson Baptist Church 40 space surface parking lot is

made available to neighbors' every day except Wednesdays and Sundays, or on Thursdays between May and September when there is a weekly farmer's market. The impact to the on-street parking supply should be minimal with the requirement of a Transportation Demand Management (TDM) plan.

Availability of Transit

TriMet line #14 is available two blocks south of the site on SE Hawthorne. TriMet line #15 is available on SE Belmont four blocks north of the site.

Neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes;

The operation of the bed and breakfast should have minimal neighborhood impacts. The site is within an established close in neighborhood with sidewalks along both sides of all close by streets. SE Salmon Street, a bicycle thoroughfare is located one block north of the site and intersects with other bicycle thoroughfares making bicycling convenient.

Transportation Demand Management (TDM) Plan.

In order to encourage the use of alternative forms of transit for guests, the applicant proposes various parking mitigation measures, including providing complimentary TriMet bus tickets and schedules, offering complimentary bicycles for bed and breakfast guests, making maps of the neighborhood available for guests in order to facilitate walking, bicycling or using transit and highlighting various available transit alternatives on the bed and breakfast's website.

Summary: With these requirements, the transportation system can support the proposed use, in addition to existing uses in the area. Therefore, with these conditions, this criterion can be met.

3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.

Findings: The service agencies generally responded to indicate that public services are adequate to serve the proposal. As discussed in the findings, above, the Police Bureau recommended measures to provide better security for the site, by enhanced visibility of the entrance and maintaining the yard and perimeters of the site. With these conditions, regarding lighting and landscape maintenance, this criterion can be met.

- E. Area plans.** The proposal is consistent with any area plans adopted by the City Council such as neighborhood or community plans.

Findings: This site is located within the boundaries of the Buckman Neighborhood Plan. The policies and objectives of this plan that are relevant to this proposal are:

Policy 1. Maintain and improve the quality and urban character of Buckman's physical environment and attract compatible development.

Objective 1.4. Encourage restoring existing properties rather than razing and replacing them.

Policy 3. Celebrate Buckman's heritage and preserve its historic character.

Objective 3.2 Promote restoration and renovation of historic residential and commercial structures.

Objective 3.4 Discourage the demolition of buildings that have historic or aesthetic value.

The purpose of the regulations that allow Bed and Breakfast facilities in the City's residential zones is to help to preserve the viability of some of the City's older large and

historic residences. This use provides an incentive for reuse, beyond or in addition to their original uses, solely as private residences. The applicant for this proposal is doing a major renovation of this 112-year-old structure to restore its original character and ensure its ongoing viability.

Policy 5. Maintain mobility through alternative forms of transportation and reduce the impact of auto and truck use in Buckman.

Objective 5.2 Encourage alternatives to automobile use.

The applicant has proposed and conditions of approval will reinforce the concept that the guests for this facility are urged to take advantage of alternatives to automobile use, including transit (through the provision of bus tickets for guest) and through the provision of bicycles for the use of guests.

SUMMARY: The comments above show that this proposal is consistent with the relevant policies and objectives of the adopted area plan. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposal meets all of the applicable approval criteria for the requested Conditional Use Review. The proposed bed and breakfast facility will have five rooms for guests. This will not represent a change in use or intensity that will differ from the household character of the area. There will be no physical changes to the 102-year-old property that will alter its residential appearance. House rules will direct guest to conduct themselves so that there are no impacts on the livability of the residential area. The small scale of the proposed facility will not generate any noticeable increase in traffic. Parking for guests and staff can be easily accommodated, on the abutting street frontage. No projected impacts to City services were noted by other City agencies. The proposal can be approved, in accordance with the site plan and the size, activities and house rule, that have been described in the applicant's proposal.

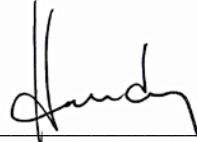
ADMINISTRATIVE DECISION

Approval of Conditional Use Review for the establishment of a Bed and Breakfast facility, in general compliance with the applicant's description of the proposal, including "house rules," and the approved site plan, Exhibit C-1, signed and dated June 9, 2014. Approval is subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 14-119074 CU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. In order to encourage the use of alternative forms of transportation for guests, the applicant must provide various parking mitigation measures, including providing complimentary TriMet bus tickets and schedules, offering complimentary bicycles for bed and breakfast guests, making maps of the neighborhood available for guests in order to facilitate walking, bicycling or using transit and highlighting various available transit alternatives on the bed and breakfast's website.

- C. The bed and breakfast facility must provide night-time lighting at the entrance that adequately illuminates the building address and the business's name so that it can be identified by emergency personnel, such as Portland Police and Portland Fire and Rescue.
- D. Landscaping on the grounds of the site, especially at the perimeter of the property, must be maintained so that it does not provide locations for persons to hide from surveillance of police or of the community at large. This generally requires meeting Crime Prevention Through Environmental Design (CEPTD) standards that hedge height is no more than 3 feet and trees have a ground clearance of six feet or more.

Staff Planner: Kathleen Stokes



Decision rendered by: _____ **on June 9, 2014**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 11, 2014

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 20, 2014, and was determined to be complete on **April 28, 2014**.

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. Therefore this application was reviewed against the Zoning Code in effect on February 20, 2014.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period) Unless extended by the applicant, **the 120 days will expire on: August 25, 2014.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 25, 2014** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through

Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. 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 of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **June 26, 2014 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

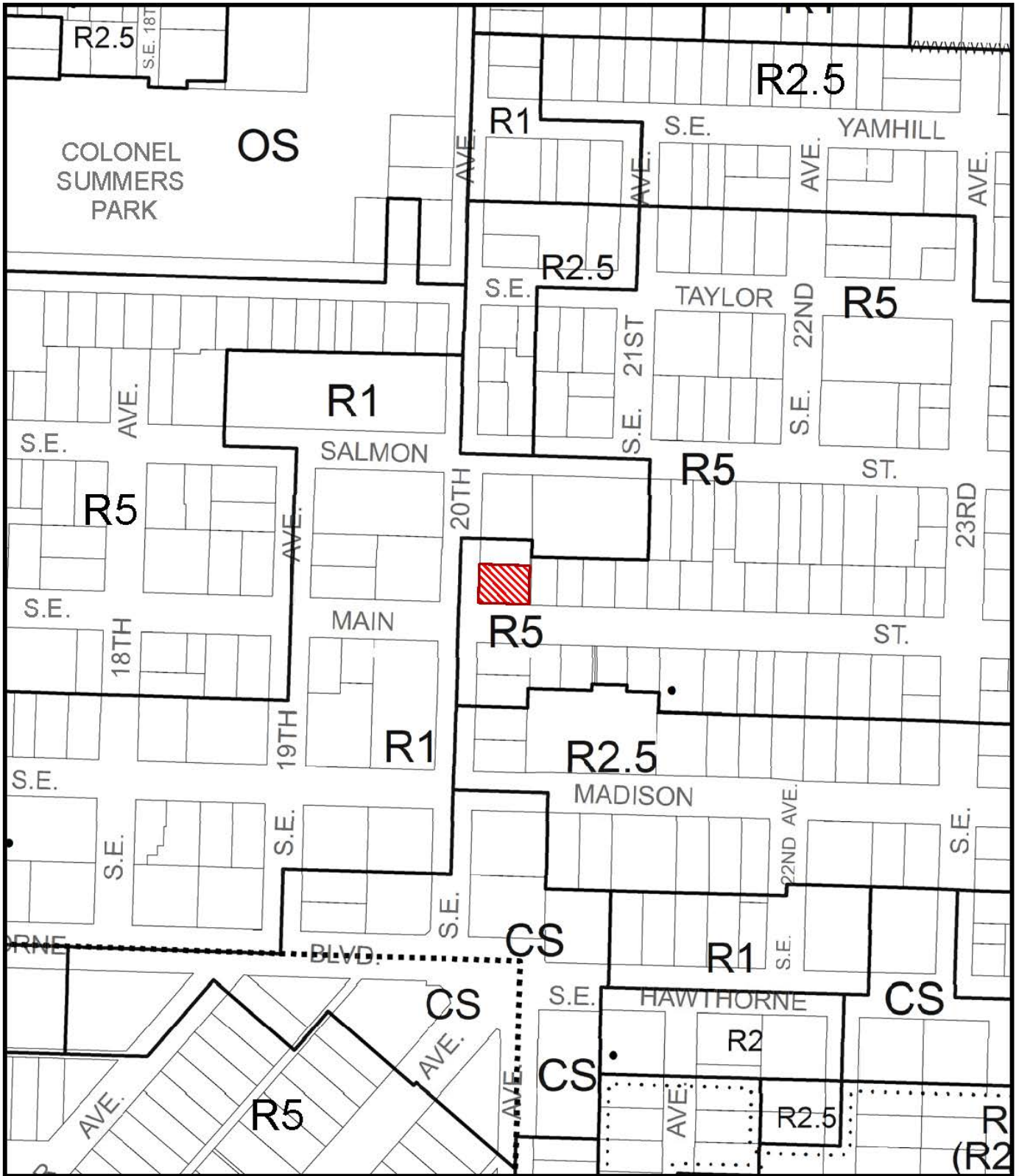
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Application and original narrative and plans and photos
 2. Parking survey and addendum to narrative, with nonhousehold inventory and "house rules," received by BDS April 24, 2014.
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Elevation Drawings
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Police Bureau
 5. Site Development Review Section of BDS
 6. Life Safety Plan Review Section of BDS
 7. Summary of electronic responses from City service agencies, including Fire Bureau and Bureau of Parks, Forestry Division
- F. Correspondence:
 1. Laura Wyckoff
 2. Bill Canfield
 3. Rosa and Jose Klein
 4. Michael Nelson
 5. Jeff C. Burns
 6. Abdelkrim ElFemir
 7. Paul D. Poole
 8. Betty Soljaga
- G. Other:
 1. Letter from Kathleen Stokes to Evan Cael, March 4, 2014

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).



ZONING



Site

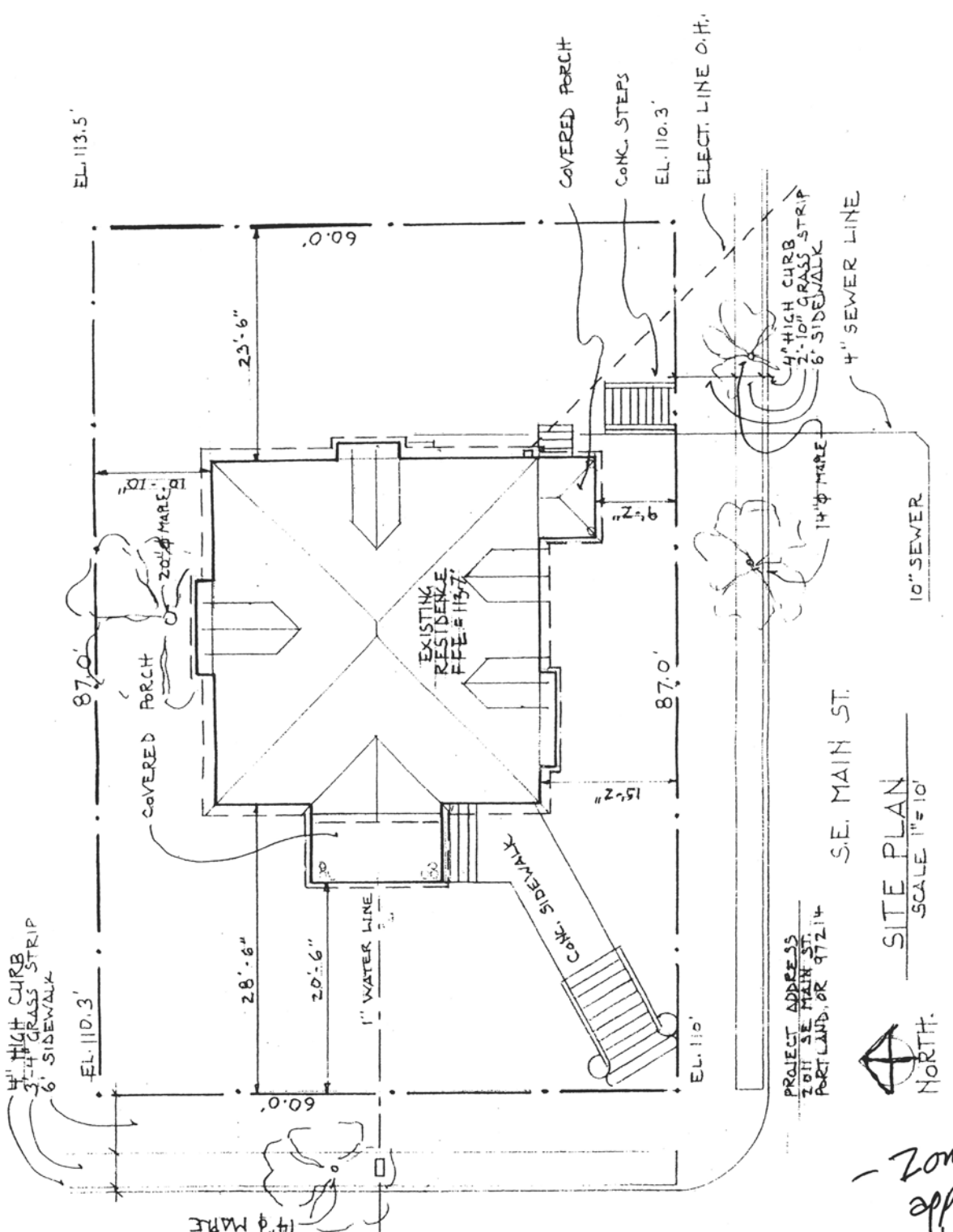


Historic Landmark



NORTH

File No. LU 14-119074 CU
 1/4 Section 3132
 Scale 1 inch = 200 feet
 State_Id 1S1E02AD 12100
 Exhibit B (Feb 24, 2014)



S.E. MAIN ST.
 SITE PLAN
 SCALE 1" = 10'



PROJECT ADDRESS
 2011 S.E. HIGH ST.
 PORTLAND, OR 97214

FLATWORK AREA	200 0'
SIDEWALK	60 0'
TOTAL	260 0'

LOT COVERAGE	5220 0'
BLDG. AREA	1530 0'
(INCL. OVERHANG)	1530 0'
1530 ÷ 5220 = 29%	

PROJECT LEGAL
 KEN WORTH'S ADDITION
 BLOCK 1, S 10' OF LOT 3,
 LOT 4
 PROPERTY ID. R196844

- Zoning approval for 2 bedrooms breakfast facility of up to 5 bedrooms, subject to conditions of approval -

Exhibit C-1

14-119074CM

Approved
 City of Portland - Bureau of Development Services
 Planner *Kathleen A. Stokes*, Date *June 9, 2017*
 This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements...