



City of Portland  
**Bureau of Development Services**  
Land Use Services Division

1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201  
Telephone: (503) 823-7300  
TDD: (503) 823-6868  
FAX: (503) 823-5630  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

## CORRECTION

This notice includes the correct **PROPOSED ZONING MAP**. The map attached to the December 17, 2012 mailing inadvertently included an outdated zoning map proposal.

### NOTICE OF A PUBLIC HEARING BEFORE THE CITY COUNCIL ON A COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE MAP AMENDMENT

**CASE FILE:** LU 12-160096 CP ZC  
**WHEN:** Wednesday, January 16, 2013 at 2:00 PM  
**WHERE:** CITY COUNCIL CHAMBERS  
1221 SW FOURTH AVENUE

**Mailing Date for Correction:** December 19, 2012

**To:** Interested Person  
**From:** Sheila Frugoli, Sr Planner, Land Use Services, (503) 823-7817

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 5, 2012, the Hearings Officer issued a recommendation of approval, with conditions, 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 submitted 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:** Haddish Tarekegn  
Pristine Cleaning LLC  
7325 N Fenwick Avenue  
Portland, OR 97217

**Applicant's Representative:** Dave Spitzer, Architect  
DMS Architects, Inc.  
2106 NE MLK Jr. Boulevard  
Portland, OR 97212

**Site Address:** 7424 N Mississippi Avenue

**Legal Description:** BLOCK 24 LOT 3-8, FAIRPORT  
**Tax Account No.:** R267903160  
**State ID No.:** 1N1E15BA 14700  
**Quarter Section:** 2329

**Neighborhood:** Piedmont  
**Business District:** North-Northeast Business Association; North Portland Business Association  
**District Neighborhood Coalition:** North Portland Neighborhood Services

**Zoning:** CG, General Commercial and R5, Single-Dwelling Residential 5,000

**Case Type:** CP ZC, Comprehensive Plan Map and Zoning Map Amendment Review  
**Procedure:** Type III, with a public hearing before the Hearings Officer. The Hearings Officer will prepare a recommendation to the Portland City Council. The City Council will hold a public hearing to make a decision on the map change request.

**Proposal:** The applicant is requesting a Comprehensive Plan Map and concurrent Zoning Map Amendment Review to change the current designation and zoning on the southern two-thirds of the property (platted lots 5-8) from High Density Single-Dwelling Residential, R5 and the remaining one-third of the property (platted lots 3 and 4) from General Commercial to Mixed Commercial/Residential, CM. See the attached Proposed Zoning Map.

The southern 10,000 square feet of the site contains an existing 3-story building. Formerly the southern portion of the site was used for church purposes. The church's sanctuary building was demolished in 2009. The applicant is requesting the map change so that the existing building may be remodeled and used as a commercial building. Commercial zoning would allow a variety of uses including Retail Sales and Service and Office. The existing concrete pad at the southwest corner of the site will be used as an outdoor patio. The applicant intends to construct a paved parking area with landscaping for accessory parking on the northern portion of the site.

**Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- **33.810.050 Comprehensive Plan Map Amendment**
- **33.855.050 Zoning Map Amendments**

**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)

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**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**

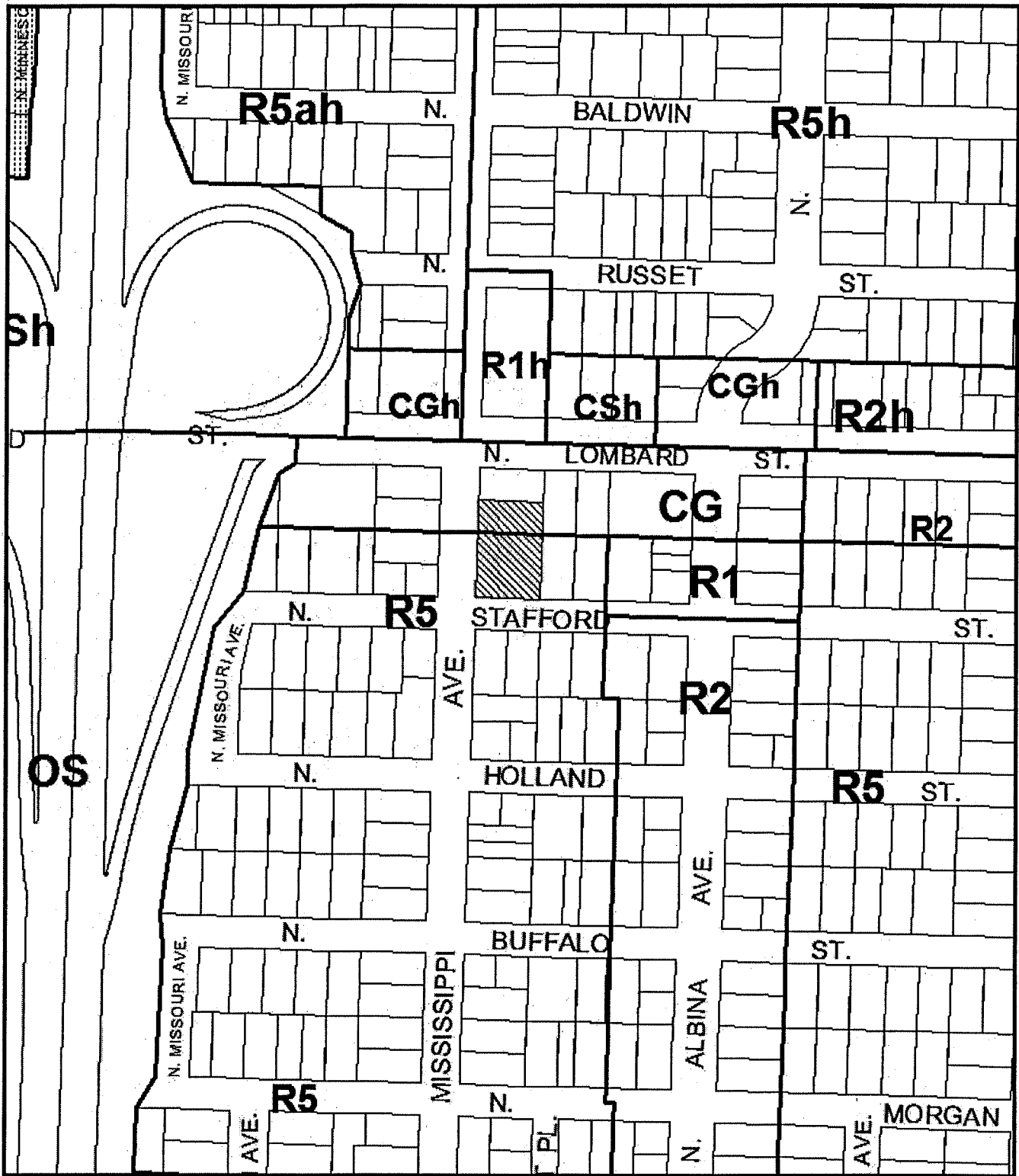
The decision of the City Council may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol Street NE, Salem, OR 97310. The phone number for LUBA is (503) 373-1265. Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing 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.

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#### Attachments:

1. Existing Zoning Map
2. Proposed Zoning Map
3. Site Plan
4. City Council Hearing Process

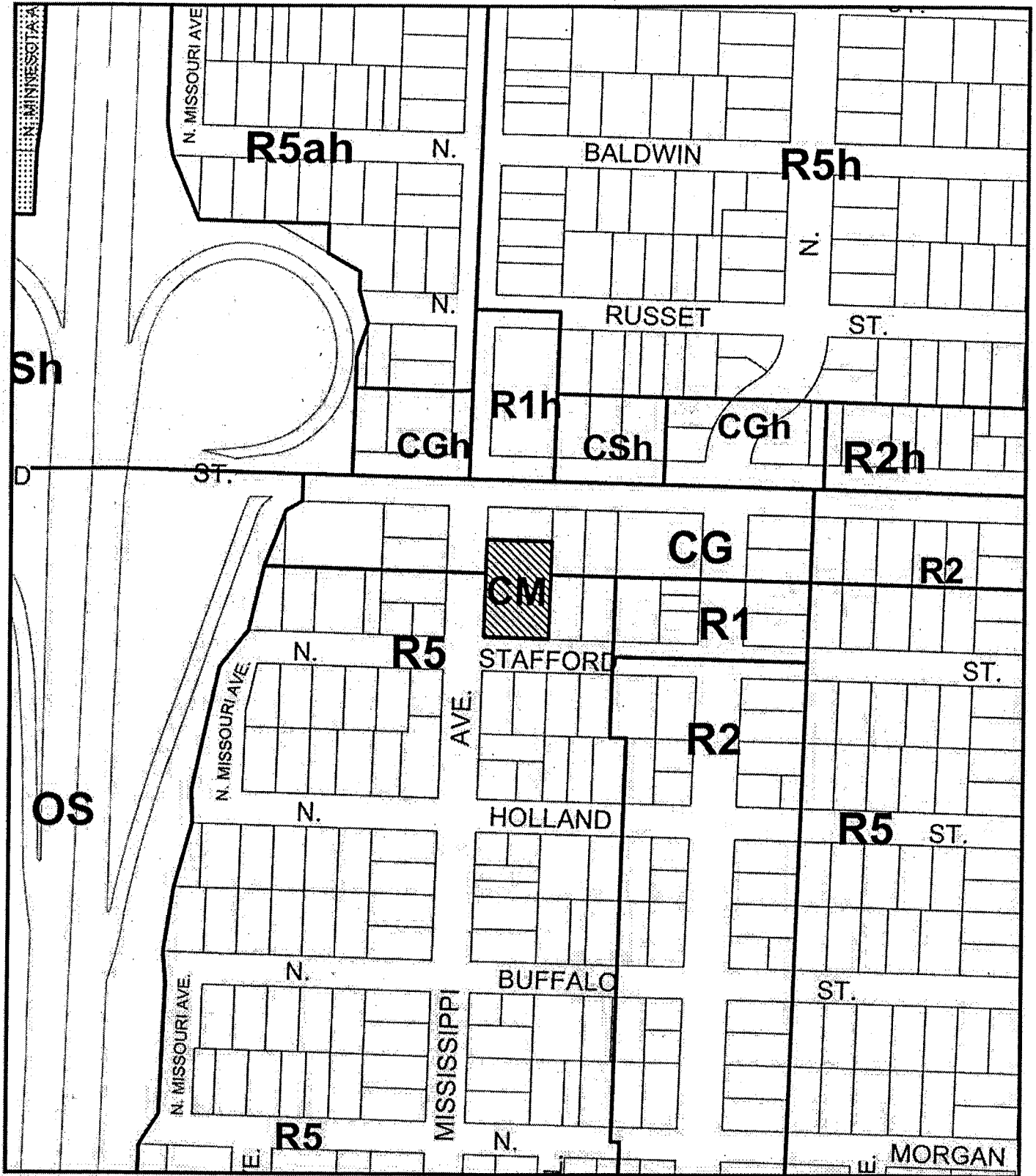


# ZONING EXISTING


 Site



File No.	<u>LU 12-160096 CP,ZC</u>
1/4 Section	<u>2329</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1N1E15BA 14700</u>
Exhibit	<u>B (Jul 19,2012)</u>

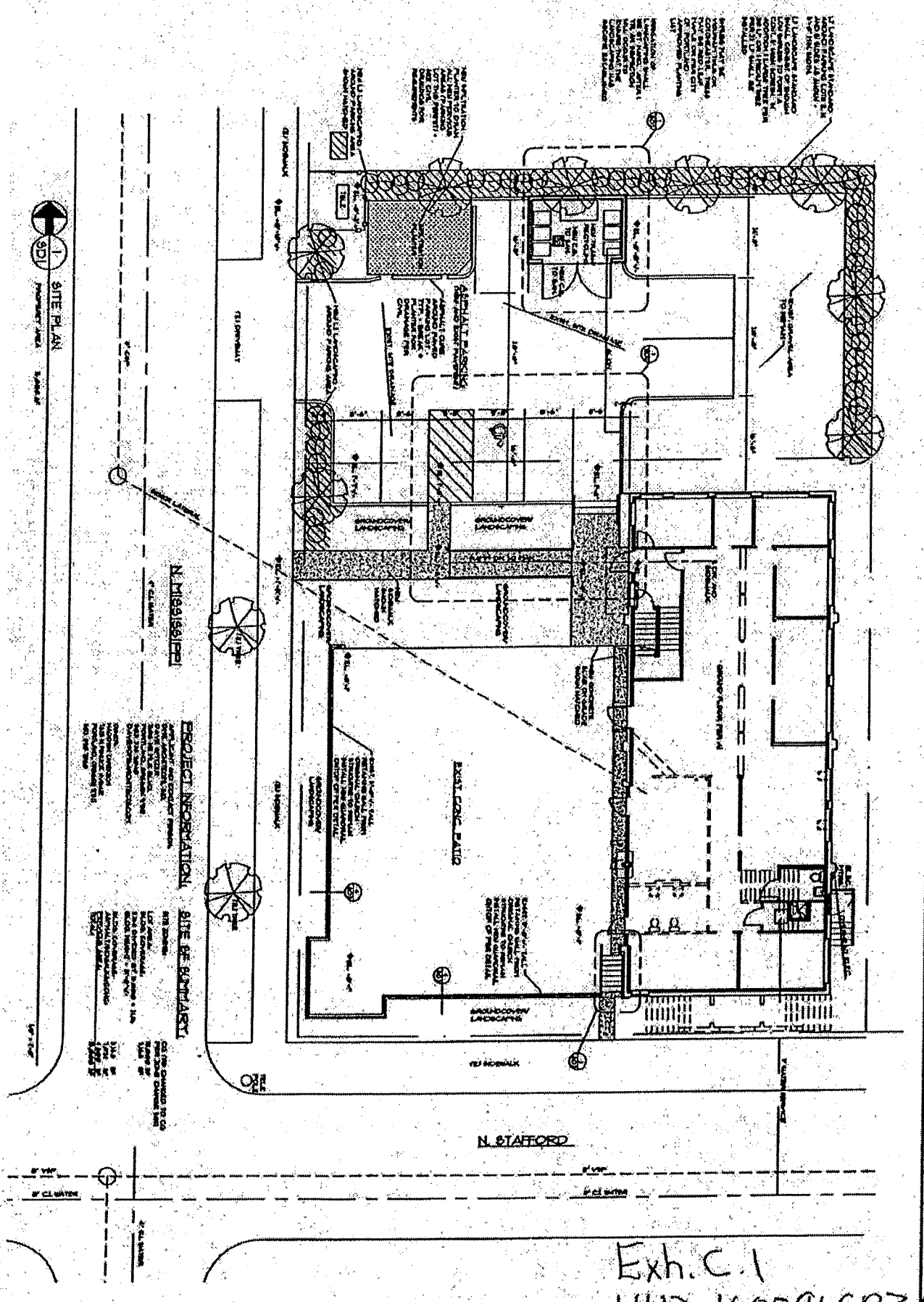


# ZONING PROPOSED

 Site



File No. LU 12-160096 CP, ZC  
 1/4 Section 2329  
 Scale 1 inch = 200 feet  
 State Id 1N1E15BA 14700  
 Exhibit B (Oct. 4, 2012)



1 SITE PLAN  
 SD1

**PROJECT INFORMATION:**  
 PROJECT: 7424 N. MISSISSIPPI AVENUE BUILDING RENOVATION  
 CLIENT: [REDACTED]  
 ARCHITECT: [REDACTED]  
 DATE: 6/28/12

**SITE 1 CONTACT:**  
 NAME: [REDACTED]  
 PHONE: [REDACTED]  
 EMAIL: [REDACTED]

Exh. C.1  
 LU12-160096CP2C

SHEET SD1 OF 2	PROJECT 000016	PROJECT NAME 7424 N. MISSISSIPPI AVENUE BUILDING RENOVATION	
	DATE 6/28/12	PROJECT LOCATION 7424 N. MISSISSIPPI AVENUE PORTLAND, OR 97217	

**GENERAL EXPLANATION OF THE CITY COUNCIL PROCESS FOR  
EVIDENTIARY/DE NOVO HEARINGS**

**1. SUBMISSION OF TESTIMONY**

- a. Testimony may be submitted in writing to the Council Clerk, 1221 SW Fourth Avenue, Room 140, Portland, OR 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 are generally as follows:

Staff Report	10 minutes
Applicant	10 minutes
Supporters of Applicant	3 minutes each
Principal Opponent	15 minutes
Opponents	3 minutes each
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Council Discussion	

- b. The applicant and proponents have 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.
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**3. OTHER INFORMATION**

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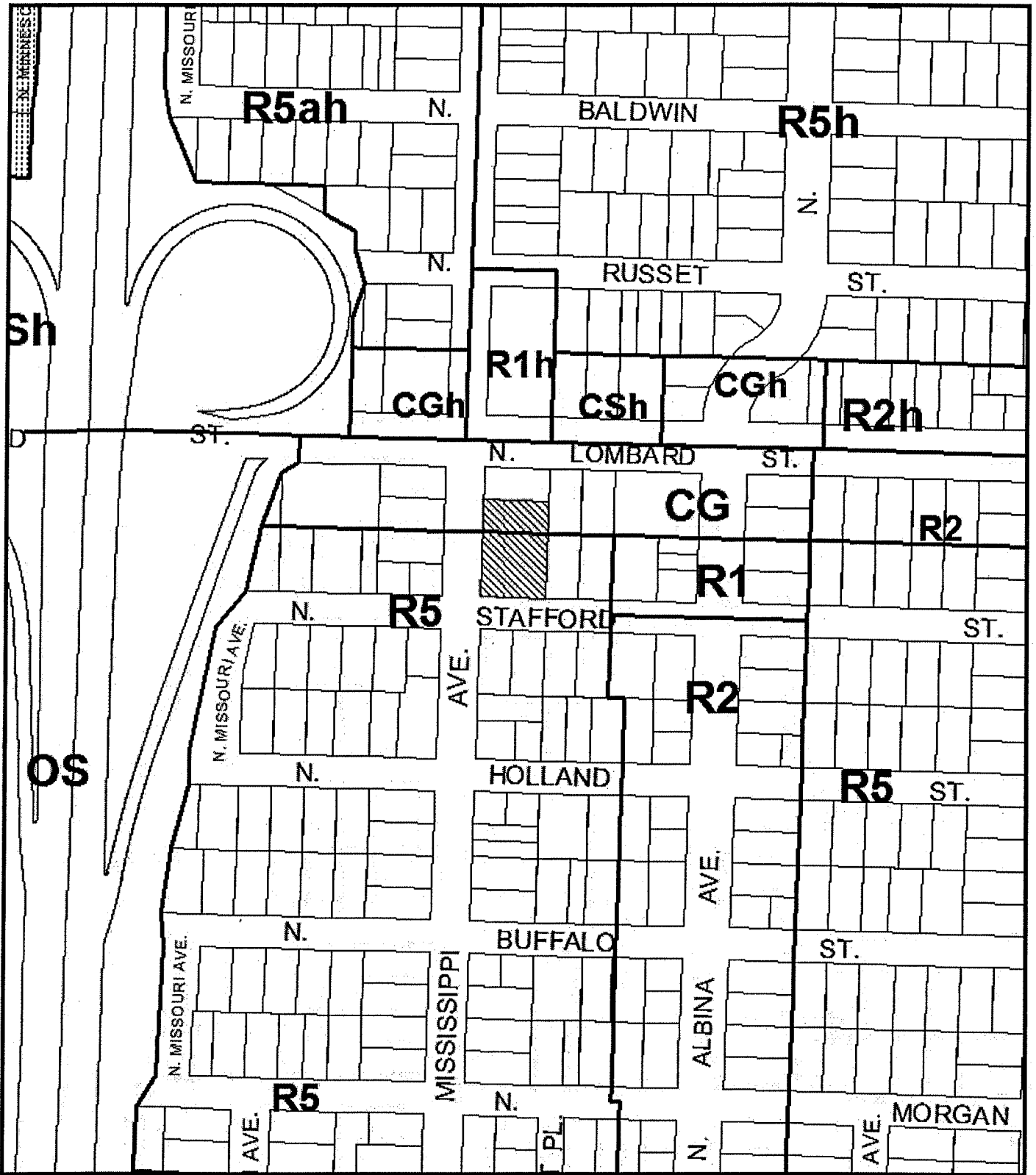
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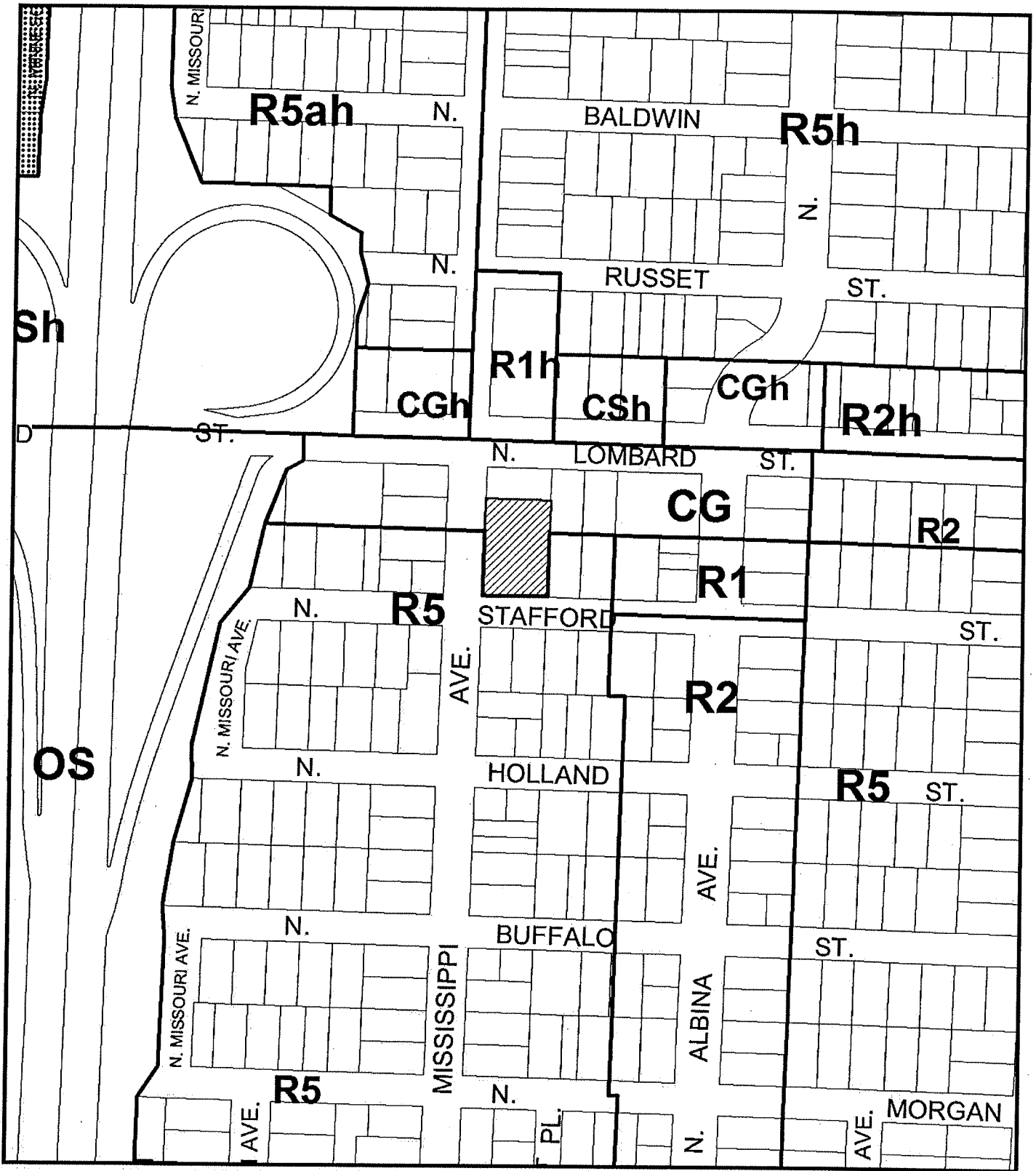


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# ZONING PROPOSED

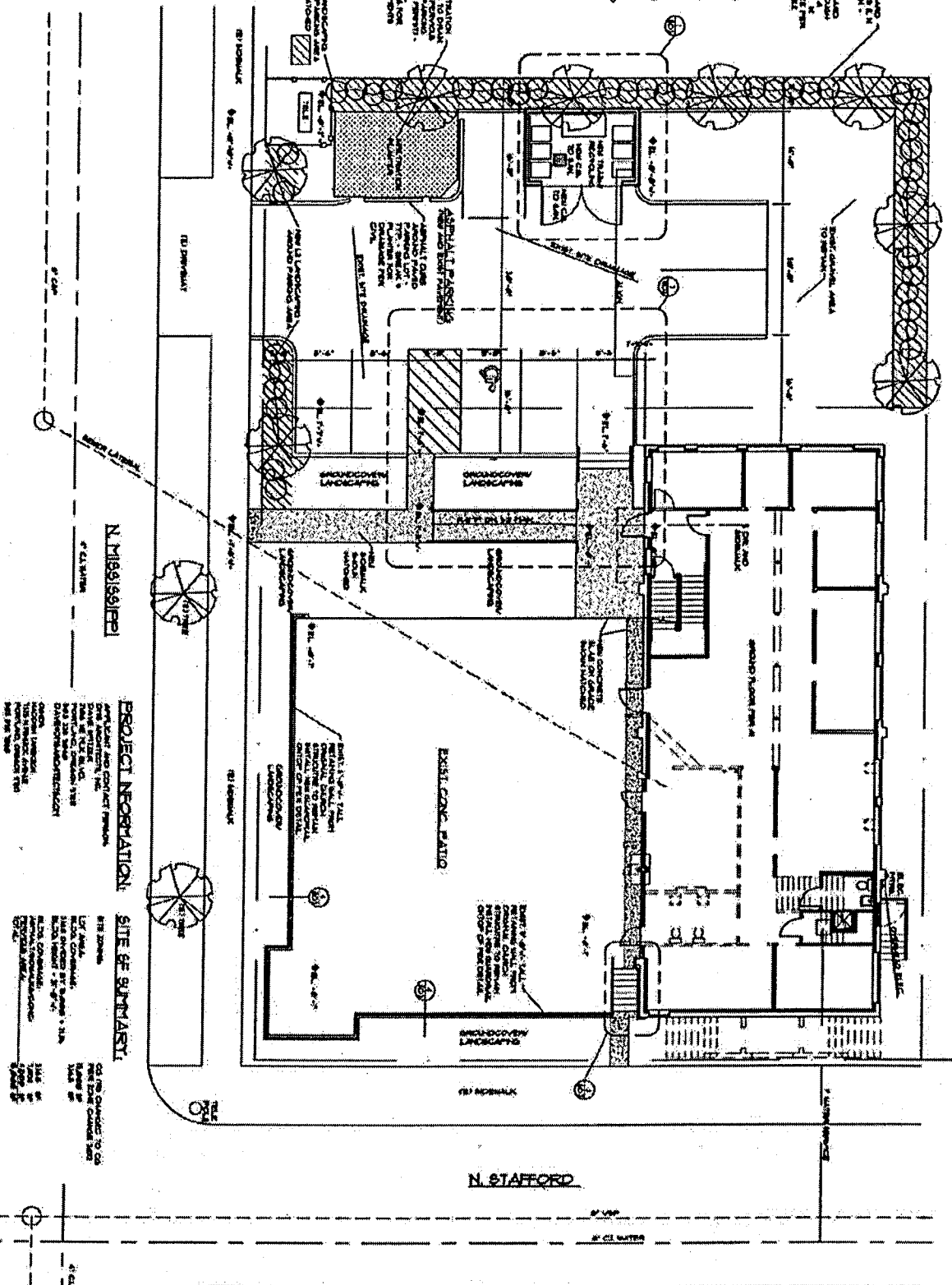
 Site



File No. LU 12-160096 CP,ZC  
 1/4 Section 2329  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E15BA 14700  
 Exhibit B (Jul 19, 2012)

1. LANDSCAPE MATERIALS AND PLANTS TO BE USED SHALL BE SPECIFIED IN THE SCHEDULE TO THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANT BOARD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE MATERIALS AND PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE MATERIALS AND PLANTS.

**SITE PLAN**  
 1/8" = 1'-0"  
 NORTH



**PROJECT INFORMATION**

PROJECT NO: 000016  
 DATE: 5/28/12  
 SHEET: SD1 OF 2

**SITE OF RENEWAL**

OWNER: [REDACTED]  
 ARCHITECT: [REDACTED]  
 CONTRACTOR: [REDACTED]

Exh. C.1  
 LU12-160096CP2C

DATE	5/28/12
BY	[REDACTED]
CHECKED BY	[REDACTED]
PROJECT NO.	000016
SHEET NO.	SD1 OF 2
TITLE	SITE PLAN

7424 N MISSISSIPPI AVENUE  
 BUILDING RENOVATION  
 7424 N. MISSISSIPPI AVENUE  
 PORTLAND, OR 97217

REGISTERED ARCHITECT  
 STATE OF OREGON

ONE

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