



Emailed: S FRUGOLI, L REES, YVONNE
POELWIJK, DOUGLAS MORGAN, KURT
KRUEGER, DAWN KRANTZ, ROBERT
HALEY, CHAR SHARKEY, DAWN
UCHIYAMA, ELISABETH REESE
CADIGAN, CHERRIE EUDALY, MARI
MOORE, HEARINGS OFFICE CLERKS

HADDISH TAREKEGN
PRISTINE CLEANING LLC
7325 N FENWICK AVE
PORTLAND OR 97217

DAVE SPITZER - ARCHITECT
DMS ARCHITECTS INC
2106 NE MLK JR BLVD
PORTLAND OR 97212

JAMES B & MICHELE L
STEMLER
7535 N MISSISSIPPI AVE
PORTLAND OR 97217

YVONNE POELWIJK
1900 SW 4TH AVE, STE 5000
PORTLAND, OR 97204

TEAM OREGONIAN
1320 SW BROADWAY
PORTLAND, OR 97201

LU 12-160096 CP ZC
ORDER MAILED: 1/17/13



**OFFICE OF CITY AUDITOR
CITY OF PORTLAND**

LaVonne Griffin-Valade, City Auditor
Council/Contracts Division

Mailing Address:

1221 SW 4th, Room 140
Portland, Oregon 97204-1987
Email: Karla.Moore-Love@portlandoregon.gov
Phone: (503) 823-4086 Fax: (503) 823-4571

January 17, 2013

NOTICE OF DECISION

RE CASE FILE: LU 12- 160096 CP ZC

Consider the proposal of Haddish Tarekegn, Pristine Cleaning LLC and the recommendation from the Hearings Officer for approval with conditions, to change the Comprehensive Plan Map designation and zoning from R5, Single-Dwelling Residential and CG, General Commercial zones to CM, Mixed Commercial/Residential at 7424 N Mississippi Avenue (Hearing; LU 12-160096 CP ZC)

To Whom It May Concern:

On January 16, 2013, at approximately 2:00 p.m., at a regularly scheduled meeting in Council Chambers, the Council voted 5-0 and passed Ordinance No.185860.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with the Board within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. The Board's address is: Public Utility Commission Building, 550 Capitol Street NE, Suite 235, Salem, OR 97310-2552. You may call the Land Use Board of Appeals at 1-503-373-1265 for further information on filing an appeal.

Yours sincerely,

LaVonne Griffin-Valade
Auditor of the City of Portland

By:

Karla Moore-Love, Council Clerk

Enc.



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January 17, 2013

Haddish Tarekegn
Pristine Cleaning LLC
7325 N Fenwick Avenue
Portland, OR 97217

RE CASE FILE: LU 12- 160096 CP ZC

Consider the proposal of Haddish Tarekegn, Pristine Cleaning LLC and the recommendation from the Hearings Officer for approval with conditions, to change the Comprehensive Plan Map designation and zoning from R5, Single-Dwelling Residential and CG, General Commercial zones to CM, Mixed Commercial/Residential at 7424 N Mississippi Avenue (Hearing; LU 12-160096 CP ZC)

Dear Applicant:

On January 16, 2013, at approximately 2:00 p.m., at a regularly scheduled meeting in Council Chambers, the Council voted 5-0 and passed Ordinance No.185860.

This Ordinance must to be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. **Please send a check to this office for \$56.00 payable to the Multnomah County Recorder, indicating the file number on your check.**

Yours sincerely,

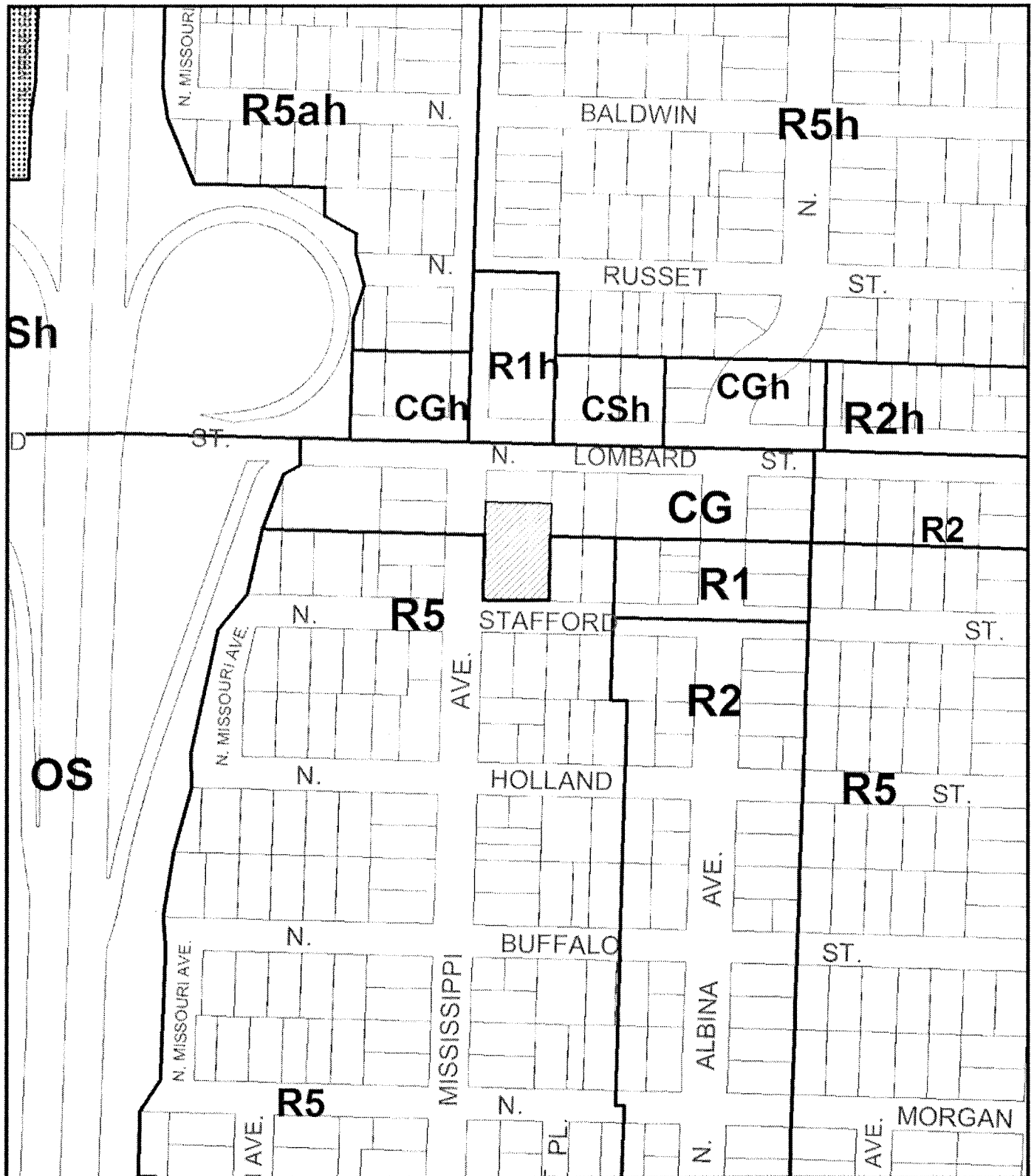
LaVonne Griffin-Valade
Auditor of the City of Portland

By: 

Karla Moore-Love, Council Clerk

Enc.

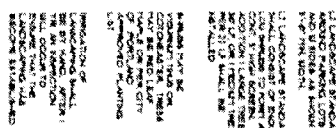
cc: Dave Spitzer, DMS Architects, Inc.



ZONING PROPOSED



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)



Exh. C.1
LM12-160096CPZC

Portland, Oregon

FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT For Council Action Items

(Deliver original to City Budget Office. Retain copy.)

1. Name of Initiator Gregory J. Frank		2. Telephone No. 503-823-7307	3. Bureau/Office/Dept. Auditor's Office
4a. To be filed (hearing date): January 16, 2013	4b. Calendar (Check One) <div style="display: flex; justify-content: space-around;"> Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> 4/5ths <input type="checkbox"/> </div>		5. Date Submitted to Commissioner's office and CBO Budget Analyst: January 8, 2013
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed	

1) Legislation Title:

*Amend the Comprehensive Plan Map designation and change zoning of property in the vicinity of 7424 N Mississippi Avenue at the request of Haddish Tarekegn, Pristine Cleaning LLC (Ordinance; LU 12-160096 CP ZC).

2) Purpose of the Proposed Legislation:

*Amend the Comprehensive Plan Map designation and change zoning of property in the vicinity of 7424 N Mississippi Avenue at the request of Haddish Tarekegn, Pristine Cleaning LLC (Ordinance; LU 12-160096 CP ZC).

3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?

- | | | | |
|---|------------------------------------|------------------------------------|---|
| <input type="checkbox"/> City-wide/Regional | <input type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input checked="" type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast | <input type="checkbox"/> Southeast | <input type="checkbox"/> Southwest | <input type="checkbox"/> East |
| <input type="checkbox"/> Central City | | | |

FINANCIAL IMPACT**4) Revenue:** Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.

No.

5) Expense: What are the costs to the City as a result of this legislation? What is the source of funding for the expense? (Please include costs in the current fiscal year as well as costs in future year, including Operations & Maintenance (O&M) costs, if known, and estimates, if not known. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the **level of confidence**.)

None.

6) Staffing Requirements:

- **Will any positions be created, eliminated or re-classified in the current year as a result of this legislation?** *(If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited term please indicate the end of the term.)*
No.
- **Will positions be created or eliminated in future years as a result of this legislation?**
No.

(Complete the following section only if an amendment to the budget is proposed.)

7) Change in Appropriations *(If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate "new" in Fund Center column if new center needs to be created. Use additional space if needed.)*

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

[Proceed to Public Involvement Section — REQUIRED as of July 1, 2011]

PUBLIC INVOLVEMENT

8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:

☒ **YES:** Please proceed to Question #9.

☐ **NO:** Please, explain why below; and proceed to Question #10.

9) If "YES," please answer the following questions:

a) What impacts are anticipated in the community from this proposed Council item?

See Recommendation of the Hearings Officer for LU 12-160096 CP ZC.

b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?

Public hearing held on October 29, 2012. See Recommendation of the Hearings Officer for LU 12-160096 CP ZC.

c) How did public involvement shape the outcome of this Council item?

Public hearing held on October 29, 2012. See Recommendation of the Hearings Officer for LU 12-160096 CP ZC.

d) Who designed and implemented the public involvement related to this Council item?

See Recommendation of the Hearings Officer for LU 12-160096 CP ZC.

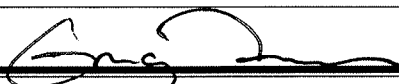
e) Primary contact for more information on this public involvement process (name, title, phone, email):

See Recommendation of the Hearings Officer for LU 12-160096 CP ZC.

10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not.

City Council hearing to be held on January 16, 2013.

Gregory J. Frank



APPROPRIATION UNIT HEAD (Typed name and signature)