

Samantha N. Dang

Assistant Professor of Law, Irvine University College of Law
c/o 12036 Sycamore Lane, Garden Grove, CA 92843
Cellphone: 714-876-4726 Email: nsdang@yahoo.com

October 26, 2014

City of Portland, Oregon
Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201-5380

**RE: PSC Comprehensive Plan Testimony (from General Commercial to Multi-Dwelling 2,000)
6919 SE 82nd Avenue and 6933 SE 82nd Avenue, Portland, OR 97266**

To Mayor Hales, Commissioners Fritz, Saltzman, Fish, Novick and other members of the City of Portland:

This is a written protest to the proposed comprehensive plan map change to the properties of 6919 and 6933 SE 82nd Avenue, Portland, Oregon 97266, from its current use of general commercial to multi-dwelling 2000. I was the previous owner of these two properties from roughly 2002 to 2011/2012. 6933 has been or is being foreclosed and 6919 is currently owned by Lily Nguyen and Nam Bui of Nguyen-Bui Enterprises LLC. Lily and Nam are my former in-laws and they have asked me to assist them with contesting this proposal.

I have just received this notice from the current owner and I wished that I had received it sooner so that I can gather much more support in protest of this complete and utter travesty and error on the part of the City's planning and development department to change the zoning on these sites. I am objectively dumbfounded as to this terrible economic decision and I am personally angered by its total absurdity – and the lack of thinking and research on the part of the City. This proposed change DOES NOT fit into the overall characteristic of the already existing connectivity and livelihood of the City as it stands on SE 82nd Avenue. The characteristic of SE 82nd Avenue is predominantly commercial in nature, it is not multi-dwelling, evidenced by the hundreds and hundreds of businesses along this corridor. It is a mistake to change the currently general commercial nature and use of 6919-6933 SE 82nd Avenue to multi-dwelling.

From this point forward, and until the last scheduled hearing on November 4, 2014, I will try to reach out to as many people as I can on facebook, twitter, and any and all other social media resources, as well as, try to gather assistance from my family and friends to go door to door to contest this terrible decision to try and change the zoning. In addition, I will try to reach out to the hundreds of businesses along SE 82nd and within a quarter to a half mile to have them join in on my protest.

First of all, I do not understand the reasoning behind why the City wants to change the zoning on 6919 and 6933 SE 82nd Avenue to multi-dwelling. There are hundreds of businesses along this corridor. It is a very busy business street - from NE Portland to SE Clackamas along 82nd Avenue - and it is a hub of thriving businesses working to survive. From the list I have been supplied by the City, there are 75 named businesses within a quarter mile of 6919-6933 alone (not to mention the hundreds of more businesses all along SE 82nd Avenue). How can this proposal connect the City and make it more cohesive when it is trying to impose multi-dwelling on a street that is predominantly commercial? It would be a BIG mistake to take away the current businesses on this property and replace it with multi-dwelling units.

Currently on the properties of 6919 and 6933 in particular, there are the following businesses:

1. **TLC Dentistry**, 6919 SE 82nd Avenue, Ste. 103, Dr. Andrew Phan.
2. **Zodiacs Tattoo**, 6919 SE 82nd Avenue, Ste. 102, Peter R. Paun.
3. **Vapor 9**, 6919 SE 82nd Avenue, Ste. 101, Vinh Pham.
4. **TNS Construction**, 6919 SE 82nd Avenue, Ste. 201, Tim Nguyen.

For example, Dr. Andrew Phan, a 25 year dental veteran, of TLC Dentistry, has invested almost 1 million dollars into his dental practice and to bring employment and dental services to this underdeveloped site. He serves all the surrounding areas with his dental practices; he employs 6-12 people, he pays all his taxes and is a contributing member of the Brentwood Darling Neighborhood. In addition, Zodiacs Tattoo and Vapor 9 have both worked very hard to open legitimate businesses, to support their family, and serve their community with their hard earned savings. Furthermore, TNS Construction just finished building the very first Lee's Sandwiches franchise on SE 82nd Avenue in the Eastport Plaza. Its historic grand opening was on October 18, 2014. Over 10,000 people attended the grand opening. It is the 62nd franchise in the chain, but the very first one to open in Oregon. It currently hires 20-30 employees.

Second, 82nd Avenue is a very noisy busy street. The businesses along this street keep the economy going. There are restaurants, flower shops, a Les Schwab, auto sales, convenience store, motel, dry cleaner, tavern and a plethora of other businesses just within a quarter of a mile of 6919-6933. Further along 82nd Avenue in both directions, there are hundreds upon hundred of other businesses. These businesses have been in existence for years (decades).

The most logical comprehensive plan map change for SE 82nd Avenue would be to change it all to general commercial. The City of Portland really needs to support its local businesses instead of undermining its growth.

Last, 6919-6933 SE 82nd Avenue has already previously undergone a very lengthy, painful and expensive zone change. The previous owners of this property, myself included, has tirelessly sought to change the zoning on this property to CG, R2 and RH. It took us 3 years working with The City of Portland Planning and Zoning Department, PDC, ODOT, PDOT, and the Brentwood Darling Neighborhood Association, and hundreds of thousands of dollars to undergo this zone change process. We did a traffic impact study; underwent engineering design changes, conducted a feasibility study, and attended City Council meetings. Although I do not currently own either property (since changing the zoning and trying to maintain it has bankrupt me),

I do not want to see all my hard work get reversed upon the whim of the City of Portland. Commissioners Fritz, Saltzman, and Fish have all previously heard testimony on the last zone change years ago. I am truly exhausted now having to revisit this issue. This proposal is a nightmare for the current owners (Lily Nguyen and Nam Bui of Nguyen-Bui Enterprises, LLC, who have now taken over the 6919 property (6933 is or has been foreclosed). I wish I could attend the hearings to get this matter orally placed on the record.

I will continue to do what I can to assist the currently property and business owners to contest this terrible travesty. You may contact me at any time at 714-876-4726 or nsdang@yahoo.com. Thank you for your time and consideration in this matter.

Sincerely,



Samantha N. Dang
Assistant Professor of Law
Irvine University College of Law
10900 183rd Street, Ste. 330
Cerritos, CA 90703
Tel: (562) 865-7111
Fax: (562) 865-5511
Email: samanthadang@irvine.edu
<http://www.irvineuniversity.edu>