

ROBERT CUSHMAN  
WILLIAM ALLEN LLC  
1833 NE 50<sup>TH</sup> AVE  
PORTLAND OR 97213

LAURIE SIMPSON ARCHITECT  
4072 N WILLIAMS ST #A  
PORTLAND OR 97227

JEFFREY EVERSLED  
1833 NE 50<sup>TH</sup> AVE  
PORTLAND OR 97213-2035

DOUG KLOTZ  
1908 SE 35<sup>TH</sup> PLACE  
PORTLAND OR 97214

ALLEN FIELD CHAIR  
RICHMOND NA  
C/O SOUTHEAST UPLIFT  
3534 SE MAIN  
PORTLAND OR 97214

MEGAN LIGHT  
2730 SE 33<sup>RD</sup> PL  
PORTLAND OR 97202

DEE DEE REMINGTON  
3956 SE FRANKLIN ST  
PORTLAND 9R 97202

DENISE HARE  
2536 SE 33<sup>RD</sup> PL  
PORTLAND OR 97202

NEIL CARPENTER  
ROBIN PAYTNER  
4025 SE FRANKLIN ST  
PORTLAND OR 97202

GORDON BROWN  
1000 SW BROADWAY #1100  
PORTLAND OR 97205

MIKE CONNERS  
520 SW YAMHILL ST SUITE 235  
PORTLAND OR 97204

BEN GATES  
317 ALDER ST SUITE 450  
PORTLAND OR 97214

YVONNE POELWIJK  
1900 SW 4<sup>TH</sup> AVE RM 5000  
PORTLAND OR 97201

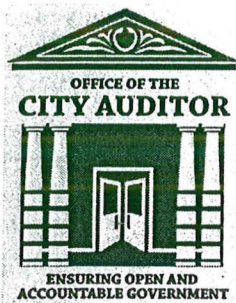
OREGONIAN  
PORTLAND TEAM  
1320 SW BROADWAY  
PORTLAND OR 97201

EMAILED: KATHLEEN STOKES, KATHERINE  
BEAUMONT, YVONNE POELWIJK, DOUGLAS  
MORGAN, KURT KRUEGER, DAWN KRANTZ, KIA  
SELLEY, ROBERT HALEY, AMY BACHER, DAWN  
UCHIYAMA, ELISABETH REESE CADIGAN, MARI  
MOORE, HEARINGS OFFICE CLERKS, BPS-GIS

I/O Toni Anderson 131/140  
Kayla Jennings on

LU 13-173075 CP ZC  
ORDER MAILED: 11/18 /2014 *pn*





## CITY OF PORTLAND

Office of City Auditor LaVonne Griffin-Valade

Council / Contracts

1221 S.W. 4th Avenue, Room 130, Portland, Oregon 97204

Phone: 503-823-4086

web: [www.portlandonline.com/auditor/](http://www.portlandonline.com/auditor/)

Email: [Karla.Moore-Love@portlandoregon.gov](mailto:Karla.Moore-Love@portlandoregon.gov)



November 18, 2014

Robert Cushman, William Allen LLC  
1833 NE 50<sup>th</sup> Ave  
Portland OR 97213

Laurie Simpson, Architect  
4072 N Williams Street #A  
Portland OR 97277

**RE: LU 13-173075 CP ZC**

Order of the Portland City Council denying application of Robert Cushman for William Allen LLC, et al, to change the Comprehensive Plan Map designation from Attached Residential to Medium Density Multi-Dwelling and the Zoning Map designation from R2.5 to R1 for property located at 3322 SE Cesar E. Chavez Boulevard (Hearing; LU 13-173075 CP ZC)

To Whom It May Concern:

Enclosed is a copy of the Order of Council on LU 13-173075 CP ZC denying the application of Robert Cushman for William Allen LLC, et al, for a proposed Comprehensive Plan Map Amendment from Single-Dwelling Attached Residential to Medium Density Multi-Dwelling Residential and also denying the concurrent Zoning Map Amendment from R2.5 (Single-Dwelling Residential 2,500) to R1 (Multi-Dwelling Residential 1,000) at 3322 SE Cesar E. Chavez Blvd. If you wish to obtain a copy of the City Council's findings and decision, please contact Karla Moore-Love, Council Clerk by email at: [Karla.Moore-Love@portlandoregon.gov](mailto:Karla.Moore-Love@portlandoregon.gov) or at (503) 823-4086.

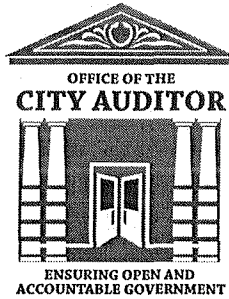
City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website ([www.oregon.gov/LUBA](http://www.oregon.gov/LUBA)) for further information on filing an appeal.

Yours sincerely,  
LaVonne Griffin-Valade  
Auditor of the City of Portland

By: 

Karla Moore-Love, Council Clerk

Encl.  
cc: Jeffrey Evershed



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### NOTICE OF FINAL DECISION

TO: All Interested Persons

DATE: November 18, 2014

RE: LU 13-173075 CP ZC

Order of the Portland City Council denying application of Robert Cushman for William Allen LLC, et al to change the Comprehensive Plan Map designation from Attached Residential to Medium Density Multi-Dwelling and the Zoning Map designation from R2.5 to R1 for property located at 3322 SE Cesar E. Chavez Boulevard (Hearing; LU 13-173075 CP ZC)

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Encl.

**ORDER OF COUNCIL DENYING APPLICATION OF ROBERT CUSHMAN FOR WILLIAM ALLEN, LLC, ET AL TO CHANGE THE COMPREHENSIVE PLAN MAP DESIGNATION FROM ATTACHED RESIDENTIAL TO MEDIUM DENSITY MULTI-DWELLING AND THE ZONING MAP DESIGNATION FROM R2.5 TO R1 FOR PROPERTY LOCATED AT 3322 SE CESAR E CHAVEZ BLVD (HEARING; LU 13-173075 CP ZC)**

**Applicants:** Robert Cushman, William Allen LLC  
1833 NE 50<sup>th</sup> Avenue  
Portland OR 97213

Laurie Simpson, Architect  
4072 N Williams Street #A  
Portland OR 97227

**Owner:** Jeffrey Evershed  
1833 NE 50<sup>th</sup> Avenue  
Portland RO 97213-2035

**Site Address:** 3322 SE Cesar E Chavez Blvd

**Legal Description:** TL 7600 0.45 ACRES, SECTION 12 1S 1E

**Zoning:** R2.5 (Attached Single-Dwelling - Residential 2,500)

**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 applicant is proposing a change in the Comprehensive Plan Map Designation for this 19,575 square-foot property, from Single-Dwelling Attached Residential to Medium Density Multi-Dwelling Residential, and a concurrent Zoning Map Amendment, from R2.5 ( Single-Dwelling Residential 2,500) to R1 (Multi-Dwelling Residential 1,000). Redevelopment of the site for a maximum 19 residential units could be allowed if the R1 designation is approved for the site.

The appeal hearing before the City Council was opened in the Council Chambers, 1221 SW 4<sup>th</sup> Avenue on October 15, 2014 at approximately 2:00 p.m. After hearing public testimony, Council voted 4-0 to tentatively deny the application of Robert Cushman, William Allen LLC and Laurie Simpson and overturn the Hearings Officer's recommendation to change the Comprehensive Plan Map designation from Attached Residential to Medium Density Multi-Dwelling and the Zoning Map designation from R2.5 to R1 for property at 3322 SE Cesar E. Chavez Boulevard and ordered findings be prepared for adoption on November 5, 2014 at 10:15 a.m. On November 5, 2014 at 10:15 a.m. Council rescheduled the adoption of its Findings and Decision to November 12, 2014 at 11:00 a.m. On November 12, 2014 Council voted 4-0 to adopt findings and, based on the findings, voted to deny the proposed Comprehensive Plan Map Amendment and the concurrent Zoning Map Amendment..

**DECISION**

Based on evidence in the record and adoption of the Council's Findings and Decision in **Case File LU 13-173075 CP ZC** and by this reference made a part of this Order, **it is the decision of Council to deny the** proposed Comprehensive Plan Map Amendment, from Single-Dwelling Attached Residential to Medium Density Multi-Dwelling Residential, and also to **deny the** concurrent Zoning Map Amendment, from R2.5 (Single-Dwelling Residential 2,500) to R1 (Multi-Dwelling Residential 1,000).

**IT IS SO ORDERED:**

NOV 18 2014

Date



Mayor Charlie Hales  
Presiding Officer at Hearing of  
November 12, 2014  
9:30 a.m. Session