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From: Don Hayner [mailto:dhayner@comcast.net]

Sent: Friday, April 29, 2016 1:54 PM

To: Planning and Sustainability Commission <psc@portlandoregon.gov>; Cunningham, Bill
<Bill.Cunningham@portlandoregon.gov>

Subject: PSC Mixed Use Zones Testimony

Dear Mr. Cunningham: I live in the Irvington district of Portland at 2515 NE 16th, directly behind the commercial property at the NE corner of 15th and Brazee st.. It has been brought to my attention that the city is revising the city zoning and has issued a Mixed Zone Project Report that would change the zoning of this property from R5 to CM-1 which means it loses non conforming restrictions it has retained for decades, of opening and closing times. As you know this is a residential neighborhood and our close proximity means we would not have a quiet residential neighborhood if this area becomes commercial with no night- time quiet hours. So please do your rezoning, but keep the required residential restrictions necessary to preserve our good quiet neighborhood.

I understand you have made this change for areas that are under 7500 square feet. The plot I refer to is over 15,000 square feet so I would like you to raise the 7500 limit to include this property or leave it at the current R5 zone.

sincerely yours
Don Hayner
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