



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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Date: September 12, 2011
To: Interested Person
From: Sylvia Cate, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-152963 CU

GENERAL INFORMATION

Applicant: Housing Authority of Portland, property owner
135 SW Ash St
Portland, OR 97204-3540

Representative: Zach Phillips, main contact
PTS
1001 SE Water Ave
Ste 180
Portland, OR 97214
503 708 9200

Site Address: 4400 NE BROADWAY

Legal Description: TL 12100 2.05 ACRES, SECTION 30 1N 2E
Tax Account No.: R942300010
State ID No.: 1N2E30CC 12100
Quarter Section: 2835

Neighborhood: Hollywood, contact Doug Hamilton at 503-249-5839.
Business District: Hollywood Boosters, contact Greg Mistell at 503-459-4887.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.

Plan District: Hollywood - Subdistrict B

Zoning: RXd: Central Residential with a Design overlay

Case Type: CU: Conditional Use
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant, Verizon, proposes to install a wireless telecommunication facility on the rooftop of the existing building. The proposed facility will consist of a total of 12 panel style antennas

flush mounted to the elevator penthouse, with the associated equipment cabinets located on a steel platform within 2 feet of the penthouse facade. Some of the antennas are proposed to be mounted on brackets abandoned by MetroFi, a telecommunications service provider who no longer operates in the metropolitan area. Verizon's proposed facility will provide '4G' broadband services as well as their existing voice and data technologies.

Relevant Approval Criteria:

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

- 33.815.225.A.1-3, Conditional Use approval criteria
- 33.274.040.C, mandatory Development Standards

ANALYSIS

Site and Vicinity: The site is a relatively flat parcel 89,298 square feet in area developed with a multi-story apartment building. The surrounding area is zoned RXd and RH for higher density multi-dwelling development, to the west are parcels zoned CXd, a high intensity commercial zone.

Zoning: The site is zoned RXd. The RX zone is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre.

The Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities.

Note: Because the proposed wireless facility is configured to meet the requirements found at 33.420.045.N.1 & 2, it is exempt from design review.

Land Use History: City records indicate that there are 2 prior land use reviews, which include the following:

Case File LUR 96-00007 AD, Approved an Adjustment to the number of required parking spaces for an unmanned wireless telecommunications facility, operated by T-Mobile, located on the roof of the building. [Current zoning regulations no longer require on-site parking spaces dedicated to unmanned wireless facilities].

Case File LUR 96-00508 CU AD, Approved a wireless telecommunications facility, operated by Sprint, located on the roof of the building. A concurrent Adjustment was also approved to waive the then required on-site parking for the facility.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **August 11, 2011**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 11, 2011. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

The letter, written by a notified neighbor who lives in close proximity to the subject site expresses opposition to the proposal for several reasons: harmful health impacts, wireless pollution, and negative impacts on property values. The full letter is contained in the record, labeled Exhibit F-1. Concerns raised in the letter that are relevant to the approval criteria are addressed in the findings below in this decision.

ZONING CODE APPROVAL CRITERIA

Conditional Use

33.815.010 Purpose

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

33.815.225 Radio Frequency Transmission Facilities

These approval criteria allow Radio Frequency Transmission Facilities in locations where there are few impacts on nearby properties. The approval criteria are:

- A.** Approval criteria for facilities operating at 1,000 watts ERP or less, proposing to locate on an existing building or other non-broadcast structure in an OS or R zone or in a C, E, or I zone within 50 feet of an R zone:

- 1. The visual impact of an antenna must be minimized. For instance, it can be hidden behind a compatible building feature such as a dormer, mounted flush to the facade of the building and painted to match, mounted on a structure designed with minimal bulk and painted to fade into the background, or mounted by other technique that equally minimizes the visual impact of the antenna;

Findings: The wireless facility is configured such that it meets the requirements of 33.420.045 N 1 & 2, and therefore is exempt from design review. The associated requirements that allow wireless facilities to be exempted from design review requires all antennas to be flush mounted to the façade of an existing penthouse, not protrude above the top of the penthouse and painted a color to match the penthouse. This configuration minimizes the visual impact of the antennas. This criterion is met.

- 2. Accessory equipment associated with the facility must be adequately screened. If a new structure will be built to store the accessory equipment, the new structure must be designed to be compatible with the desired character of the surrounding area and be adequately screened; and

Findings: The wireless facility is configured such that it meets the requirements of 33.420.045 N 1 & 2, and therefore is exempt from design review. The associated requirements that allow wireless facilities to be exempted from design review requires all accessory equipment to be located within 2 feet of the penthouse, not protrude above the top of the penthouse and painted to match the penthouse. This configuration adequately screens the accessory equipment. This criterion is met.

- 3. The regulations of Chapter 33.274, Radio Frequency Transmission Facilities are met.

Findings: The relevant regulations and standards for this proposal as discussed below, are the development standards of Chapter 33.274 - Radio Frequency Transmission Facilities. As discussed in detail under 33.274.040, all applicable regulations are met; therefore, this criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

33.274.040 Development Standards Radio Frequency Transmission Facilities

Amended by Ord. No. 165376, effective 5/29/92.)

A. Purpose. The development standards:

- Ensure that Radio Frequency Transmission Facilities will be compatible with adjacent uses;
- Reduce the visual impact of towers in residential and open space zones whenever possible;
- Protect adjacent populated areas from excessive radio frequency emission levels;
- Protect adjacent property from tower failure, falling ice, and other safety hazards; and

B. When standards apply. Unless exempted by 33.274.030, above, the development standards of this section apply to all Radio Frequency Transmission Facilities. Applications to modify existing facilities regulated by this chapter are only required to meet the standards of Paragraphs C.3, C.4, C.5, C.6, and C.9 in addition to any previous conditions of approval. Increasing the height of a tower is not considered modification of an existing facility.

C. General requirements

1. Tower sharing. Where technically feasible, new facilities must co-locate on existing towers or other structures to avoid construction of new towers. Requests for a new tower must be accompanied by evidence that application was made to locate on existing towers or other structures, with no success; or that location on an existing tower or other structure is infeasible.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

2. Grouping of towers. The grouping of towers that support facilities operating at 1,000 watts ERP or more on a site is encouraged where technically feasible. However, tower grouping may not result in radio frequency emission levels exceeding the standards of this chapter.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

3. Tower finish. For towers not regulated by the Oregon Aeronautics Division or Federal Aviation Administration, a finish (paint/surface) must be provided that reduces the visibility of the structure.
4. Tower illumination. Towers must not be illuminated except as required for the Oregon State Aeronautics Division or the Federal Aviation Administration.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. Therefore, these criteria are not applicable.

5. Radio frequency emission levels. All existing and proposed Radio Frequency Transmission Facilities are prohibited from exceeding or causing other facilities to exceed the radio frequency emission standards specified in Table 274-1, except as superseded by Part 1, Practice and Procedure, Title 47 of the Code of Federal Regulations, Section 1.1310, Radio Frequency Radiation Exposure Limits.

Table 274-1 Radio Frequency Emission Standards [1]			
Frequency Range	Mean Squared Electric (E^2) Field Strength (V^2/m^2) [2]	Mean Squared Magnetic (H^2) Field Strength (A^2/m^2) [3]	Equivalent Plane-Wave Power Density (mW/cm^2) [4]
100 KHz – 3 MHz	80,000	0.5	20
3 MHz – 30 MHz	4,000 ($180/f^2$) [5]	0.025 ($180/f^2$)	$180/f^2$
30 MHz – 300 MHz	800	0.005	0.2
300 MHz – 1500 MHz	4,000 ($f/1500$)	0.025 ($f/1500$)	$f/1500$
1500 MHz – 300 GHz	4,000	0.025	1.0

Notes:

[1] All standards refer to root mean square (rms) measurements gathered by an approved method.

[2] V^2/m^2 = Volts squared per meter squared.

[3] A^2/m^2 = Amperes squared per meter squared.

[4] mW/cm^2 = Milliwatts per centimeter squared.

[5] f = Frequency in megahertz (MHz).

Findings: The applicant has included in their application a letter from Verizon's engineer stating the following information:

Verizon Wireless's RF Engineering Department has conducted a radio frequency emission analysis on the above referenced facility, as requested by the City of Portland... The analysis was conducted pursuant to the guidelines and specifications provided in FCC OET Bulletin No. 65, Edition 97-01 dated August 1997, entitled Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields.

Based on Verizon Wireless's engineering study, Verizon Wireless's maximum power density on the roof below the antenna is $0.49 mW/cm^2$. The power density was calculated using the maximum power of the equipment; 470 Watts, the true power will be much lower. This is under the FCC's limit of $0.50 mW/cm^2$ for "General Populations/Uncontrolled Exposure" at Verizon Wireless's lowest transmit frequencies of 745 MHz, 880 MHz and 1900 MHz [worst case], Verizon transmit frequencies are 746-757 MHz, 880.005-889.995 MHz & 891.495-893.985 MHz, 1965-1970 MHz and 1980 – 1985 MHz.

Based on these findings, the Verizon Wireless installation are under the maximum MPE limits in table 274-1... and the new facility will not cause the other existing facilities to exceed radio frequency emission standards.

Based on this documentation, the facility will operate below the maximum allowed emission levels set by the FCC. This criterion is met.

Staff note: The Federal Telecommunications Act of 1996 prohibits a local government from denying a request to construct such facilities based on “harmful radio frequency emissions” as long as the wireless telecommunications facility meets the standards set by the FCC. Furthermore, the Act required the FCC to adopt standards for radio frequency emissions from wireless telecommunications by August, 1996. In a rule making procedure, the FCC adopted standards effective August 1, 1996, which are virtually the same as those reflected in Table 274-1. Because this land use review was submitted after those standards took effect, this conditional use review cannot be denied solely on the issue of harmful radio frequency emission levels.

6. Antenna requirements. The antenna on any tower or support structure must meet the minimum siting distances to habitable areas of structures shown in Table 274-2. Measurements are made from points A and B on the antenna to the nearest habitable area of a structure normally occupied on a regular basis by someone other than the immediate family or employees of the owner/operator of the antenna. Point A is measured from the highest point of the antenna (not the tower) to the structure, and Point B is measured from the closest point of the antenna to the structure.

Table 274-2 Distance Between Antenna and Habitable Area of Structure (Where f is frequency in megahertz.)			
Effective Radiated Power	Frequency (MHz)	Point A: Minimum Distance From Highest Point of Antenna To Habitable Area of Structure (feet)	Point B: Minimum Distance From Closest Portion Of Antenna To Habitable Area of Structure (feet)
< 100 watts		10	3
100 watts to 999 watts		15	6
1,000 watts to 9,999 Kw	< 7	11	5
	7 - 30	$f/0.67$	$f/1.5$
	30 - 300	45	20
	300 - 1500	$780/\sqrt{f}$	$364/\sqrt{f}$
	> 1500	20	10
10 Kw plus	< 7	17.5	8
	7 - 30	$f/0.4$	$f/0.91$
	30 - 300	75	33
	300 - 1500	$1300/\sqrt{f}$	$572/\sqrt{f}$
	1500	34	15

Findings: The antennas will operate below 1000 watts ERP, and thus are required to be 15 feet for Point A and 6 feet for Point B, per Table 274-2. The proposed antennas will be mounted on the roof of the existing building. The elevations supplied by the applicant for this review demonstrate that the proposed antennas will be 20 feet above habitable space for Point A and 12 feet 2 inches for Point B. These separation distances significantly exceed the required 15 and 6 feet of separation. This criterion is met.

7. Setbacks. All towers must be set back at least a distance equal to 20 percent of the height of the tower or 15 feet, whichever is greater, from all abutting R and OS zoned property and public streets. Accessory equipment or structures must meet the base zone setback standards.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

8. Guy anchor setback. Tower guy anchors must meet the main building setback requirements of the base zone.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

9. Landscaping and screening. The base of a tower and all accessory equipment or structures located at grade must be fully screened from the street and any abutting sites as follows:

- a. In C, E or I zones more than 50 feet from an R zone. A tower and all accessory equipment or structures located in the C, E, or I zones more than 50 feet from an R zone must meet the following landscape standard:

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

- b. In OS or R zones or within 50 feet of an R zone. A tower and all accessory equipment or structures located in an OS or R zone or within 50 feet of an R zoned site must meet the following landscape standards:

- (1) Tower landscaping. A landscaped area that is at least 15 feet deep and meets the L3 standard must be provided around the base of the tower.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

- (2) Accessory equipment and structures. A landscaped area that is at least 10 feet deep and meets the L3 standard must be provided around the base of all accessory equipment or structures located at grade.

Findings: The accessory equipment will be located on a steel platform immediately adjacent to the existing rooftop penthouse. There will be no equipment located at grade, therefore this criterion is not applicable.

10. Tower design.

- a. For a tower accommodating a Radio Frequency Transmission Facility of 100,000 watts or more, the tower must be designed to support at least two additional transmitter/antenna systems of equal or greater power to that proposed by the applicant and one microwave facility, and at least three two-way antennas for every 40 feet of tower over 200 feet of height above ground.

- b. For any other tower, the design must accommodate at least three two-way antennas for every 40 feet of tower, or at least one two-way antenna for every 20 feet of tower and one microwave facility.

- c. The requirements of Subparagraphs a. and b. above may be modified by the City to provide the maximum number of compatible users within the radio frequency emission levels.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

11. Mounting device. The device or structure used to mount facilities operating at 1,000 watts ERP or less to an existing building or other non-broadcast structure may not project more than 10 feet above the roof of the building or other non-broadcast structure.

Findings: The proposed antenna will be flush mounted onto the façade of an existing mechanical penthouse on the rooftop of the building. It will not project above the top of the penthouse. This criterion is met.

12. Abandoned facilities. A tower erected to support one or more Federal Communication Commission licensed Radio Frequency Transmission Facilities must be removed from a site if no facility on the tower has been in use for more than six months.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

D. Additional requirements in OS, R, C, and EX zones and EG and I zones within 50 feet of an R zone.

1. Purpose. These additional regulations are intended to ensure that facilities operating at 1,000 watts ERP or less have few visual impacts. The requirements encourage facilities that look clean and uncluttered.
2. Standards. In addition to the regulations in Subsection C., above, facilities operating at 1,000 watts ERP or less located in OS, R, C, or EX zones or EG or I zones within 50 feet of an R zone must meet all of the following standards:
 - a. Antennas mounted on towers. Triangular “top hat” style antenna mounts are prohibited. Antennas must be mounted to a tower either on davit arms that are no longer than 5 feet, flush with the tower, within a unicell style top cylinder, or other similar mounting technique that minimizes visual impact.

Findings: The proposal is to flush mount the antenna on an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

- b. Antennas mounted on existing buildings or other non-broadcast structures. This standard only applies to facilities located in OS or R zones or within 50 feet of an R zone. The visual impact of antennas that are mounted to existing buildings or other non-broadcast structures must be minimized. For instance, on a pitched roof, an antenna may be hidden behind a false dormer, mounted flush to the facade of the building and painted to match; mounted on a structure designed with minimal bulk and painted to fade into the background; or mounted by other technique that equally minimizes the visual impact of the antenna. The specific technique will be determined by the conditional use review.

Findings: As previously discussed under criterion 33.815.225 A 1, the visual impact of the antennas have been minimized by flush mounting and painting to match the façade of an existing rooftop penthouse, and thus the visual impact has been significantly reduced. This criterion is met.

- c. Lattice. Lattice towers are not allowed.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

E. Additional requirements in R zones. The minimum site area required for a tower in an R zone is 40,000 square feet. This regulation must be met in addition to the regulations in Subsections C. and D., above.

Findings: The site is within an R zone, and comprises 89,298 square feet. However, the proposal is not for a tower in an R zone. Therefore this criterion is not applicable.

CONCLUSIONS


The applicant, Verizon, proposes to install a wireless telecommunication facility on the rooftop of the existing building. The proposed facility will consist of a total of 12 panel style antennas flush mounted to the elevator penthouse, with the associated equipment cabinets located on a steel platform within 2 feet of the penthouse facade. The proposed configuration meets the requirements for this facility to be exempt from Design review. However, because the facility is proposed to be located on a site that is zoned residential, a Conditional Use review is required. The proposed facility meets all the applicable approval criteria and therefore should be approved.

ADMINISTRATIVE DECISION

Approval of:

- Conditional Use for a new wireless telecommunications facility, per the approved site plans, Exhibits C-1 through C-2, signed and dated September 8, 2011, subject to the following conditions:
 - A. As part of the building permit application submittal, the following development-related conditions (B] must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 11-152963 CU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
 - B. All of the antennas and related mounting devices and visible cables must be painted a color that matches the color of the penthouse façade on which the equipment is mounted.

Staff Planner: Sylvia Cate

Decision rendered by:  **on September 8, 2011**
By authority of the Director of the Bureau of Development Services

Decision mailed: September 12, 2011

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on June 29, 2011, and was determined to be complete on August 8, 2011.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the

application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on June 29, 2011.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: December 6, 2011**. This application is also subject to the FCC 'shot clock'. The shot clock will expire on October 7, 2011, unless extended by the applicant.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on September 26, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. 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 of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **September 27, 2011 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

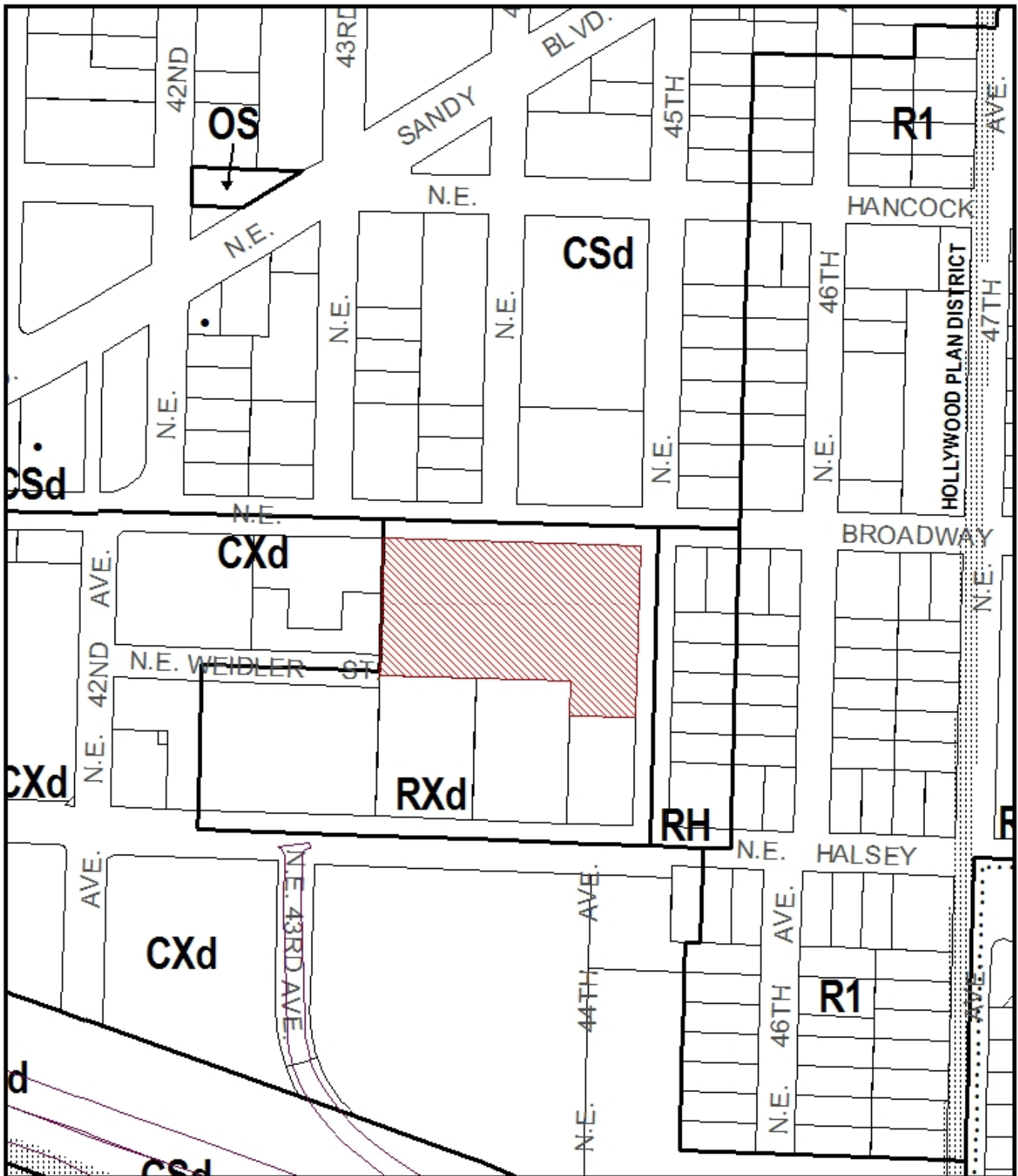
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)

- 2. Elevations
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
- F. Correspondence:
 - 1. Angelo Mourelatos, August 24, 2011, in opposition and with concerns
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Incomplete letter [tracs]

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



This site lies within the:
HOLLYWOOD PLAN DISTRICT

File No.	LU 11-152963 CU
1/4 Section	2835
Scale	1 inch = 200 feet
State_Id	1N2E30CC 12100
Exhibit	B (Jul 08,2011)

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
1	10/1/11	ISSUED FOR PER REVIEW	WJR
2	10/1/11	ISSUED FOR PER REVIEW	WJR
3	10/1/11	ISSUED FOR PER REVIEW	WJR
4	10/1/11	ISSUED FOR PER REVIEW	WJR
5	10/1/11	ISSUED FOR PER REVIEW	WJR
6	10/1/11	ISSUED FOR PER REVIEW	WJR
7	10/1/11	ISSUED FOR PER REVIEW	WJR
8	10/1/11	ISSUED FOR PER REVIEW	WJR
9	10/1/11	ISSUED FOR PER REVIEW	WJR
10	10/1/11	ISSUED FOR PER REVIEW	WJR

NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



