



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 29, 2016
To: Interested Person
From: Jeff Mitchem, Land Use Services
503-823-7011 / Jeffrey.Mitchem@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on May 20, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-116605 DZ, in your letter. It also is helpful to address your letter to me, Jeff Mitchem. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-116605 DZ

ADAPTIVE REUSE OF EXISTING WAREHOUSE – TESLA MOTORS

Applicant: Dale Bernards | Canterbury Commercial, LLC
Po Box 25487 | Portland, OR 97298

4330 Building LLC | Po Box 42135
Portland, OR 97242-0135

Representative: Jimmy Chapa | Tesla Motors Inc.
45500 Fremont Blvd.
Fremont Ca 94538

Site Address: 4330 SW MACADAM AVE

Legal Description: TL 700 2.75 ACRES, SECTION 10 1S 1E
Tax Account No.: R991100920
State ID No.: 1S1E10DC 00700
Quarter Section: 3429

Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Association, contact Kevin Countryman at 503-750-2984.

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Plan District: Central City - South Waterfront

Zoning: CXdg, Central Commercial with Design and Greenway Overlays

Case Type: DZ, Design Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The Applicant seeks design and greenway review for the adaptive re-use of an existing warehouse to convert the structure into a repair center and showroom for Tesla Motors automobiles. The facility will operate as service, sales and charging for Tesla electric vehicles. No additional floor area is proposed. Exterior improvements are limited to signage, paint, new storefront, landscaping and accessibility accommodations. Existing surface parking will be upgraded to comply with Portland Zoning Code requirements. An existing graveled area will remain unimproved pursuant to Stipulated Agreement (15-115281-CC). Compliance with all components of the agreement shall be ensured through this land use review, particularly the following: no commercial parking shall be provided on site, the unpaved gravel parking area east of the building shall be allowed for accessory parking to be used by the tenants of the building, the unpaved gravel parking area east of the building shall not be required or allowed to be improved as a surface parking area – no paving or striping will be allowed, nothing in this agreement shall supersede or waive requirements of PZC 33.510.253 Greenway Overlay Zone.

Design and Greenway Review is necessary because the proposal is for exterior alterations within a Design and Greenway Overlay zone.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- South Waterfront Design Guidelines

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. This application was submitted on February 4, 2016 and determined to be complete on April 26, 2016.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

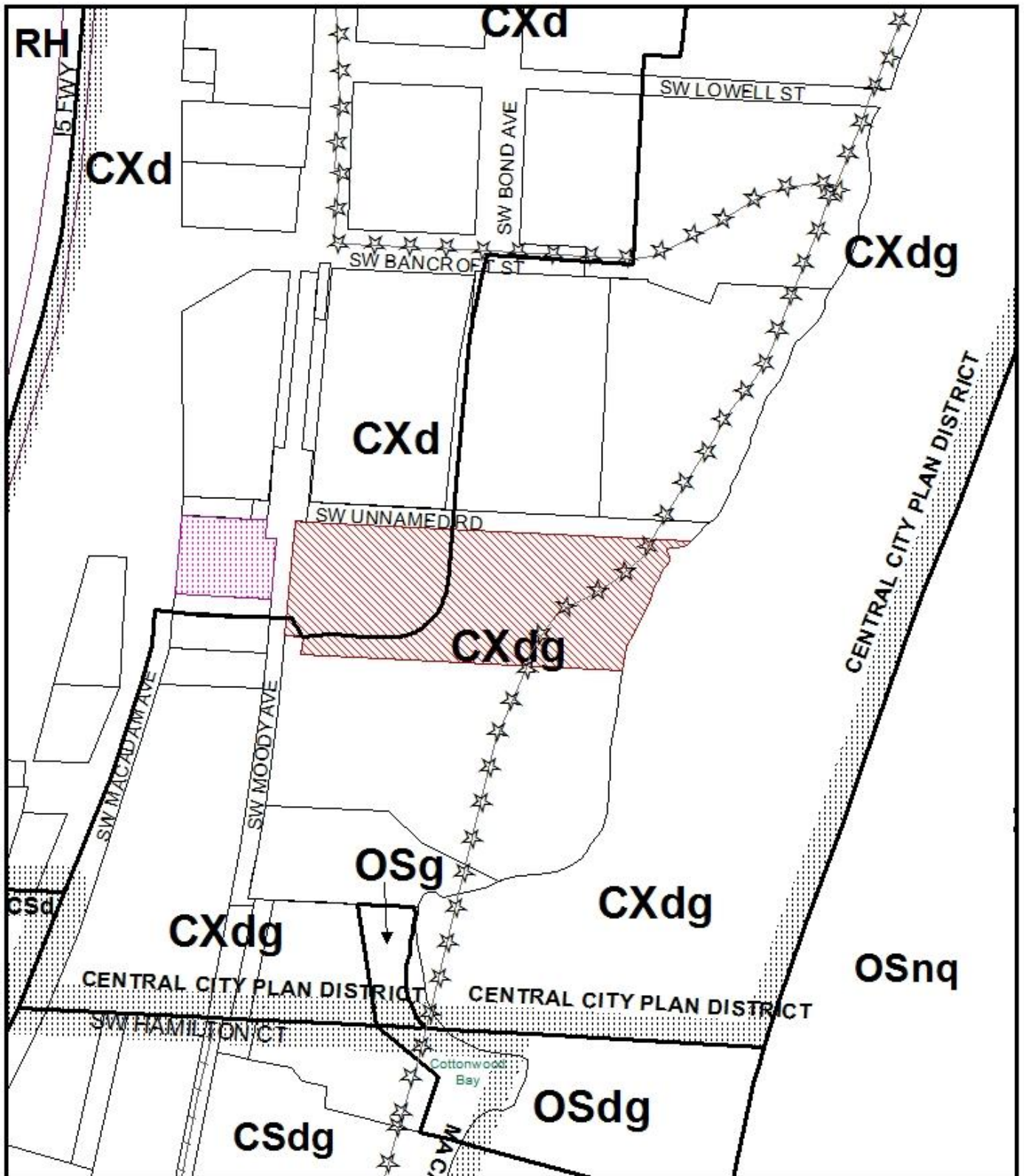
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures:

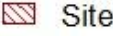
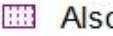
- Zoning Map
- Site Plan
- Elevation



ZONING

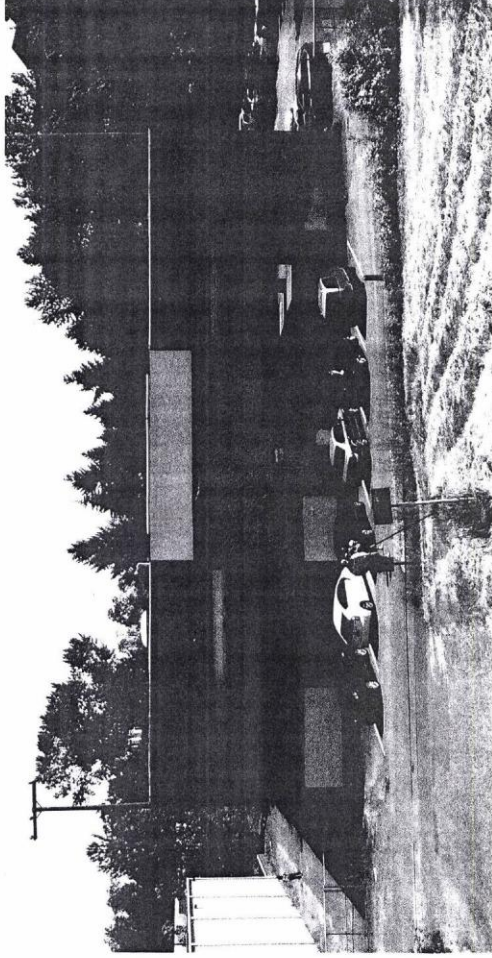
This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 SOUTH WATERFRONT SUBDISTRICT



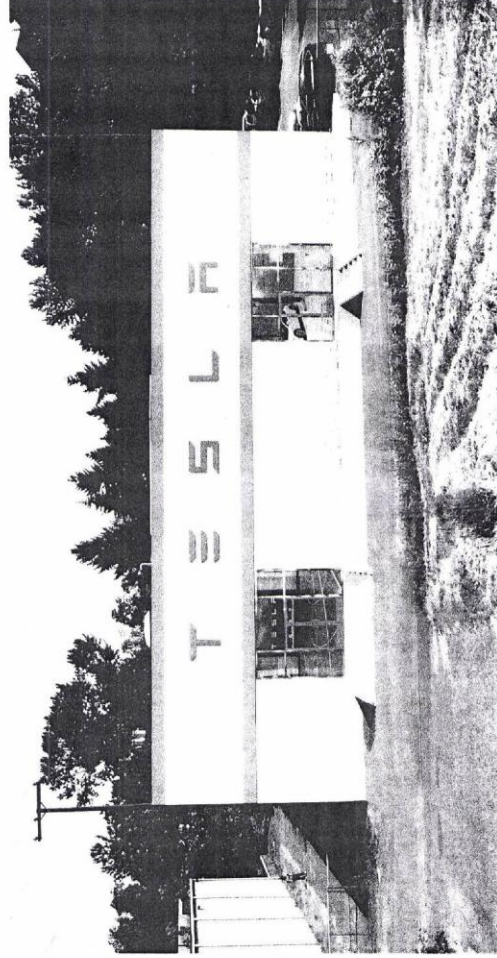
-  Site
-  Also Owned Parcels
-  Recreational Trails

File No.	LU 16-116605 DZ
1/4 Section	3429 3430
Scale	1 inch = 200 feet
State_Id	1S1E10DC 700
Exhibit	B (Feb 08, 2016)

Tesla Portland Service
West Elevation - Rendering

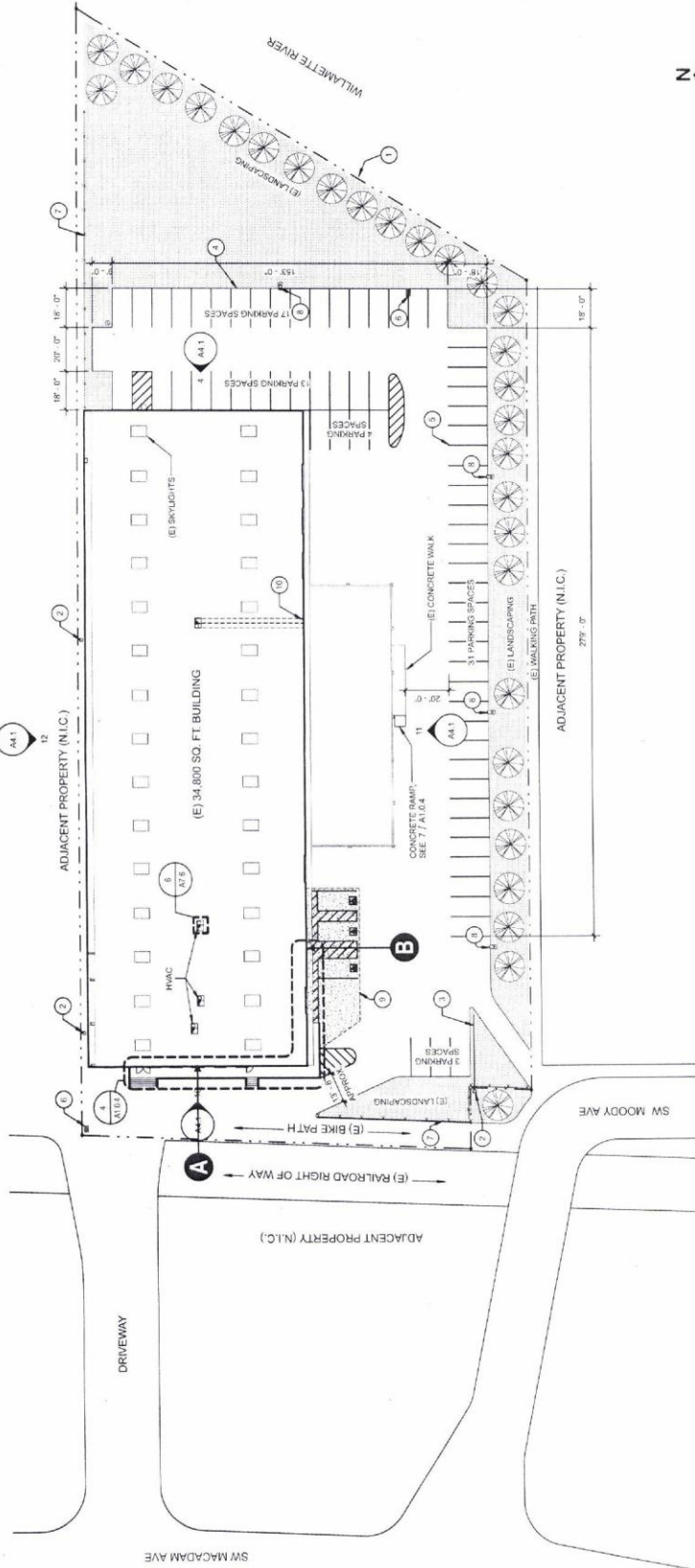


Existing



Proposed

TESLA



SITE PLAN
Scale: Not to Scale

WALTON
SIGNAGE
3111 Eastview, Suite 200
Portland, OR 97220
503.255.1111
www.waltonsign.com

Client: **Tesla**
Address: **4330 SW MACADAM AVE**
Location: **PORTLAND, OR 97239**
Scale: **DB** Date: **7/25/16**
Designer: **RB** PM: **TGN**
Asset capture exhibited in any fashion.

This is an original drawing created by Walton. If it is used in any way other than as intended, all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone other than the intended recipient. All rights are reserved. Asset capture exhibited in any fashion.

Signage will be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable local codes and ordinances. All work is to be done in accordance with the purchase order and this drawing. The drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable local codes and ordinances. All work is to be done in accordance with the purchase order and this drawing. The drawing shall prevail.

Approved by: _____
Sales: _____
P.M.: _____
Design: _____
Client: _____

Date: _____
Date: _____
Date: _____
Date: _____

CID147583