



NOTICE OF PUBLIC HEARING DEVELOPMENT REVIEW COMMISSION

Date of Notice: February 25, 2014

On **Monday, March 17, 2014, at 7:00 p.m.**, the Development Review Commission will hold a public hearing in the Council Chambers at City Hall, 380 "A" Avenue, Lake Oswego, Oregon to consider the following development application.

File No.: LU 14-0004

Applicant: Terramar Retail Centers, 5973 Avenida Encinas, Ste. 300, Carlsbad, CA 92008

Location of Property: 27 S State Street, Tax Lots 4300, 4900, and 5100 of Tax Map 21E 10AA

Nature of Application and Use or Uses which could be Authorized: The applicant is requesting approval of a modification of a Development Review Permit (DR 6-88 (Mod 5-98)/SD 24-88/VAR 17-88) for an exterior remodel of the Oswego Village Shopping Center.

Applicable Approval Criteria: Please see attached list.

Conduct of the Hearing: The Chair will open the public hearing and describe the hearing procedure, and staff will present its report. The Chair will then open the hearing for public testimony. Testimony begins with the applicant, followed by persons in favor of the application, persons opposed to the application, persons who are neutral on the application, and concludes with rebuttal by the applicant. Before closing the hearing, the Chair will ask whether any person who testified desires a continuance to submit new evidence or testimony. If no continuance is requested, the Chair will ask whether any party desires the record to be left open for at least seven days for submittal of additional evidence. Unless a continuance is granted or the record is left open, the Chair will close public testimony and return the matter to the table for deliberation and decision.

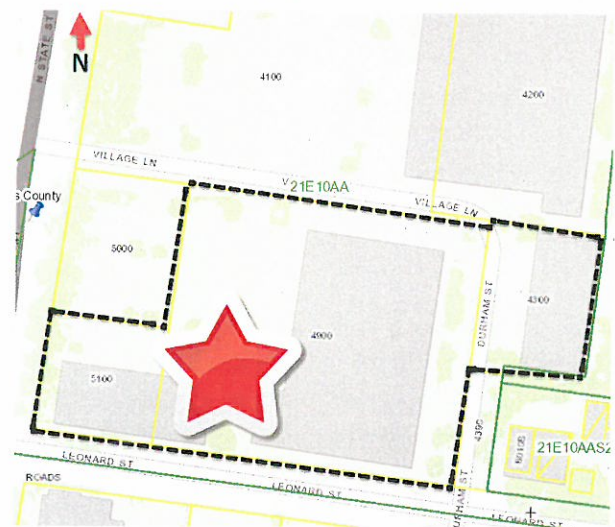
How To Testify: All interested persons are encouraged to appear and testify either orally or in writing. As a general rule, the applicant will have 20 minutes to testify, groups (such as neighborhood associations) will each have 10 minutes, individuals will each have 5 minutes, and the applicant will be given 5 minutes for rebuttal. The Development Review Commission may modify these time limits, however, depending on the

circumstances. In order to be considered and become part of the record, written comments or testimony must be submitted to the Development Review Commission at the hearing or must be received by 5:00 p.m. on the date of the hearing at the following address:

Planning & Building Services Dept.
City of Lake Oswego
P.O. Box 369
380 "A" Avenue
Lake Oswego, OR 97034

How To Obtain Further Information: The applicable approval criteria and all evidence relied on by the applicant are available for review at the above address. The Staff Report will be available ten days prior to the date of the hearing at the above address. Copies of all of these documents may be obtained at cost. The staff person assigned to this application is **Jessica Numanoglu, Senior Planner**, phone: 503-635-0290, and email: jnumanoglu@ci.oswego.or.us.

NOTE: Failure to raise an issue in a hearing, in person or by letter, accompanied by statements or evidence sufficient to afford the Development Review Commission an opportunity to respond to the issue precludes appeal to the City Council and the Oregon Land Use Board of Appeals (LUBA) based on that issue.



VICINITY MAP

APPLICABLE REGULATIONS

(The Lake Oswego Community Development Code and other code sections may be reviewed online at: <http://www.codepublishing.com/or/lakeoswego/>, or is also available at the City Library and Lake Oswego Planning & Building Services Department.)

A. City of Lake Oswego Community Development Code (Chapter LOC 50):

LOC 50.04.001.4	Commercial, Mixed Use and Industrial Zones Dimensions
LOC 50.04.002.5	Special Street Setbacks
LOC 50.06.001.5	Building Design: Commercial, Industrial and Multi- Family Standards for Approval
LOC 50.06.006.3.a	Drainage Standards
LOC 50.07.003.1	Application Procedures
LOC 50.07.003.3	Public Notice/Opportunity for Public Comment
LOC 50.07.003.4	Hearings
LOC 50.07.003.5	Conditions on Development
LOC 50.07.003.7	Appeals
LOC 50.07.003.11	Modification of Development Permits
LOC 50.07.003.14	Minor Development Decision
LOC 50.09.002.5	Compliance with Approved Permit

B. City of Lake Oswego Tree Code [LOC Chapter 55]:

LOC 55.08.020	Tree Protection Plan Required
LOC 55.08.030	Tree Protection Measures Required

C. Prior Approvals:

DR 6-88(Mod 5-98)/SD 24-88/VAR 17-88

NE 1/4 NE 1/4 SEC. 10 T.2S. R.1E. W.M.
 CLACKAMAS COUNTY

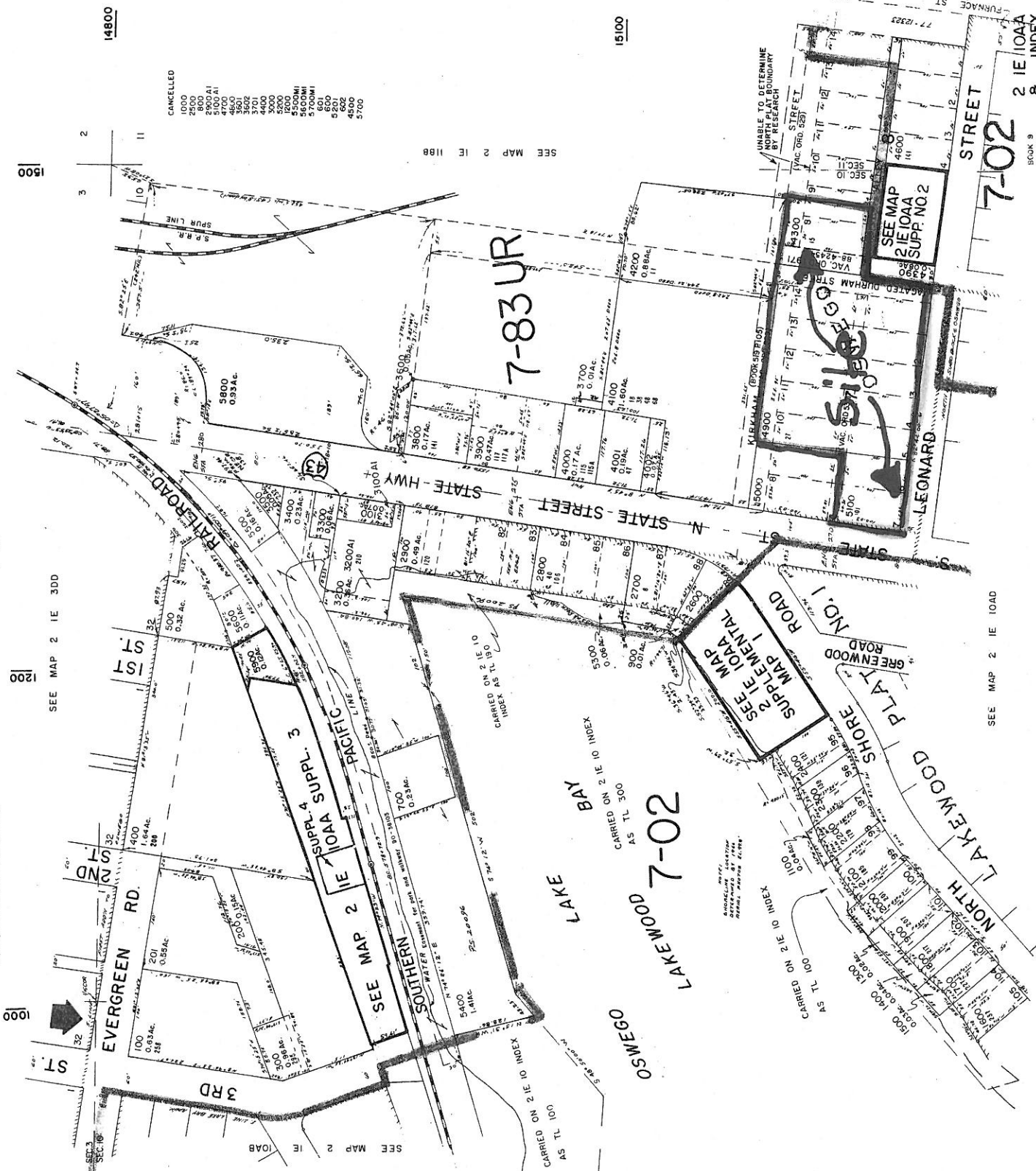
D. L.C.
 ALBERT DURHAM NO. 44 LAKE OSWEGO & INDEX

2 IE 10AA
 LAKE OSWEGO
 & INDEX

TL
 3100
 3300
 3500
 3700

This map was prepared for
 assessment purposes only.

1" = 100'



CANCELLED

1000
2500
3000
3100 AI
3100 AI
3501
3602
3602
4400
3000
3000
3500MI
3500MI
5700MI
601
5207
602
4500
5700

SEE MAP 2 IE 1188

SEE MAP 2 IE 300

SEE MAP 2 IE 1040



2 IE 10AA
 & INDEX
 LAKE OSWEGO

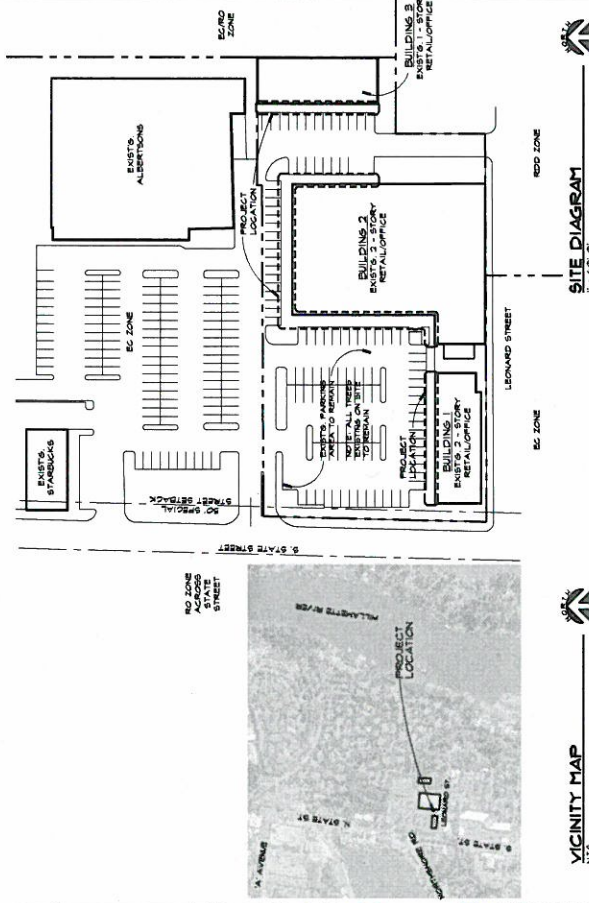
OSWEGO VILLAGE, FACADE REMODEL

TERRAMAR RETAIL CENTERS

LAKE OSWEGO, OREGON

SITE DIAGRAM / VICINITY MAP

FOR REFERENCE ONLY



PROJECT TEAM

OWNER:
TERRAMAR RETAIL CENTERS
5430 AVENUE INDIANA, SUITE 300
CHILLICAGO, IL 60619

ARCHITECT:
TILAND / SCHMIDT ARCHITECTS, P.C.
3411 SE MOOD AVE
PORTLAND, OREGON 97219
EMAIL: TILAND@TILANDSCHMIDT.COM

BUILDING DEPARTMENT:
CITY HALL
PLANNING & BUILDING SERVICES
1000 COMMUNITY COLLEGE BLVD
LAKE OSWEGO, OR 97034

CONTACT:
T: (503) 604-8400
F: (503) 720-8071
FAX: (503) 720-9556

CONTACT:
T: (503) 632-0296
F: (503) 651-8574

SHEET INDEX

ARCHITECTURAL DRAWINGS

A1 TITLE SHEET / SITE PLAN
A2 BUILDINGS 1, 2, 3 - DEMOLITION
A3 BUILDINGS 1, 2 ELEVATIONS
A4 BUILDING 3 ELEVATIONS

PROJECT INFORMATION

CONSTRUCTION TYPE:
V-B

CONSTRUCTION SPECIALTY:
EC (EARTH AND GENERAL CONTRACTOR)
CODE 986 EDITION

ZONING:
EC (EARTH AND GENERAL CONTRACTOR)
OCCUPANCIES AS PERMITTED IN THE ZONE

BUILDING AREA:
TOTAL GROUND FLOOR BUILDING AREA
ADDED OR DELETED

PARKING:
EXISTING: 2 STORIES / 24'-0" - NO CHANGE PROPOSED
EXISTING: NO CHANGE PROPOSED

LANDSCAPING:
EXISTING: NO CHANGE PROPOSED

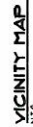
BUILDING 1:
15,750 SQ FT
1 STORY / 15'-0" / 15'-0" GROUND FLOOR

BUILDING 2:
15,750 SQ FT
2 STORIES / 15'-0" / 15'-0" GROUND FLOOR

BUILDING 3:
15,750 SQ FT
1 STORY / 15'-0" / 15'-0" GROUND FLOOR

FLOOR AREA RATIO:
0.45:1

LOT COVERAGE:
33%



VICINITY MAP
NTS



SITE DIAGRAM
1" = 60'-0"

RECEIVED

JAN 17 2014

CITY OF LAKE OSWEGO
Community Development Dept.

AI

PROJECT NO. 10111	DATE 1/17/14	DRAWN BY	CHECKED BY	REVISIONS
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TILAND / SCHMIDT ARCHITECTS, P.C.
3411 SE MOOD AVE
PORTLAND, OR 97219
FAX: (503) 720-9556

FACADE REMODEL
OSWEGO VILLAGE
27 S. STATE STREET LAKE OSWEGO, OREGON
TERRAMAR RETAIL CENTERS