



MEMORANDUM City of Beaverton

Community Development Department

To: Interested Parties

From: City of Beaverton Planning Division

Date: June 24, 2020

Subject: **CU2019-0008/DR2019-0172 Sunshine Pantry**

Please find attached the Notice of Decision for **CU2019-0008/DR2019-0172 – Sunshine Pantry**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for CU2019-0008/DR2019-0172 (Sunshine Pantry), is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for CU2019-0008/DR2019-0172 – Sunshine Pantry, is 4:30 p.m., July 6, 2020.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed by contacting the project planner, Brett Cannon at bcannon@beavertonoregon.gov. Note: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Department is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community. For more information about the case file, please contact Brett Cannon, Assistant Planner, at (503) 350-4038.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact **Brett Cannon** by calling 711 **503-350-4038** or email bcannon@beavertonoregon.gov*



STAFF REPORT

DATE: June 24, 2020

TO: Interested Parties

FROM: Brett Cannon, Assistant Planner

PROPOSAL: **Sunshine Pantry CU2019-0008/DR2019-0172**

LOCATION: 13600 SW Allen Boulevard
Assessor's Map # 1S121BA Tax Lot 00600

ZONING: R2 (Residential Urban Medium Density)

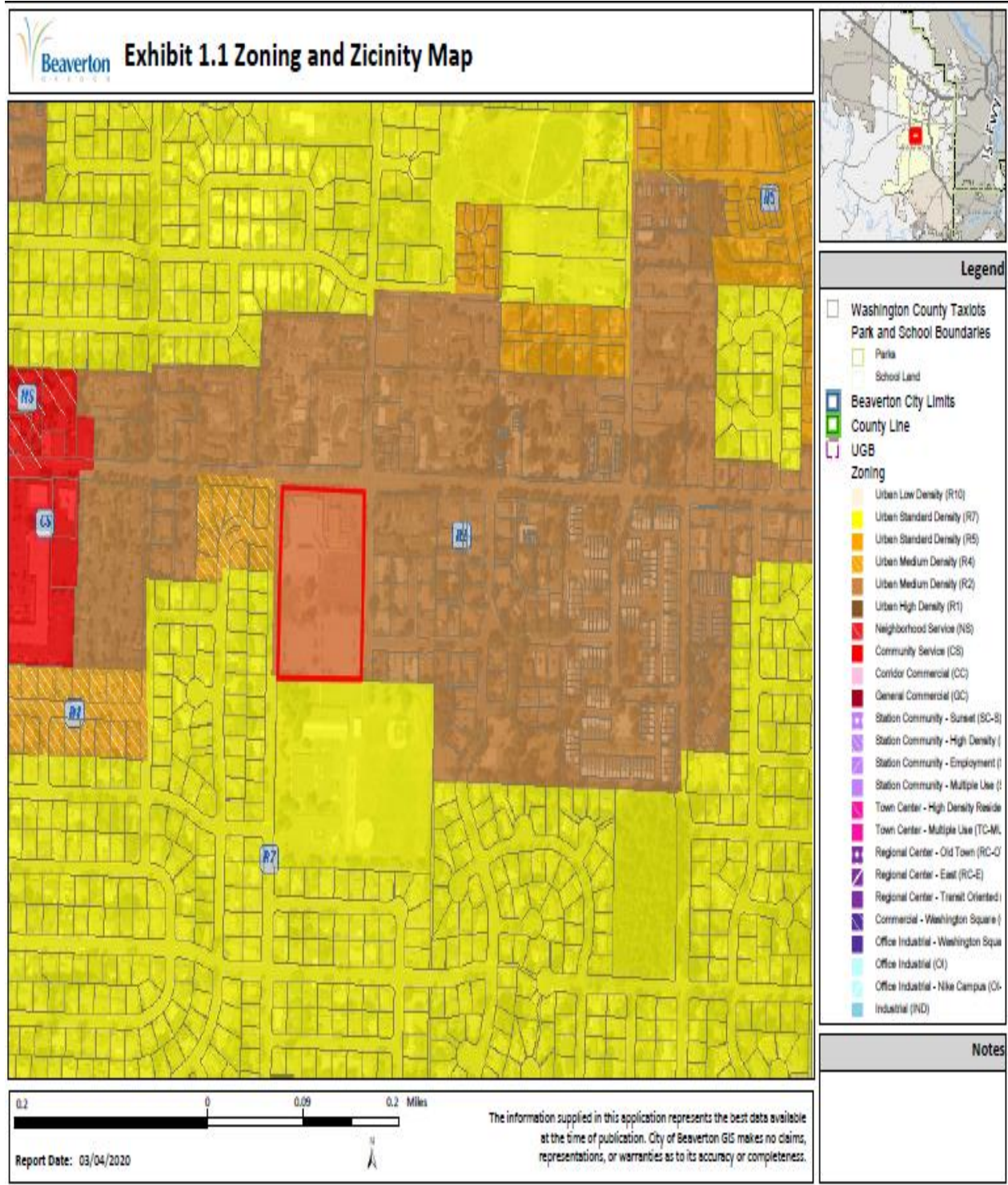
SUMMARY: The applicant requests approval of Minor Modification of a Conditional Use and Design Review One applications to operate an emergency food pantry within the Beaverton Christian Church and place two mechanical units with associated screening on the exterior of the building.

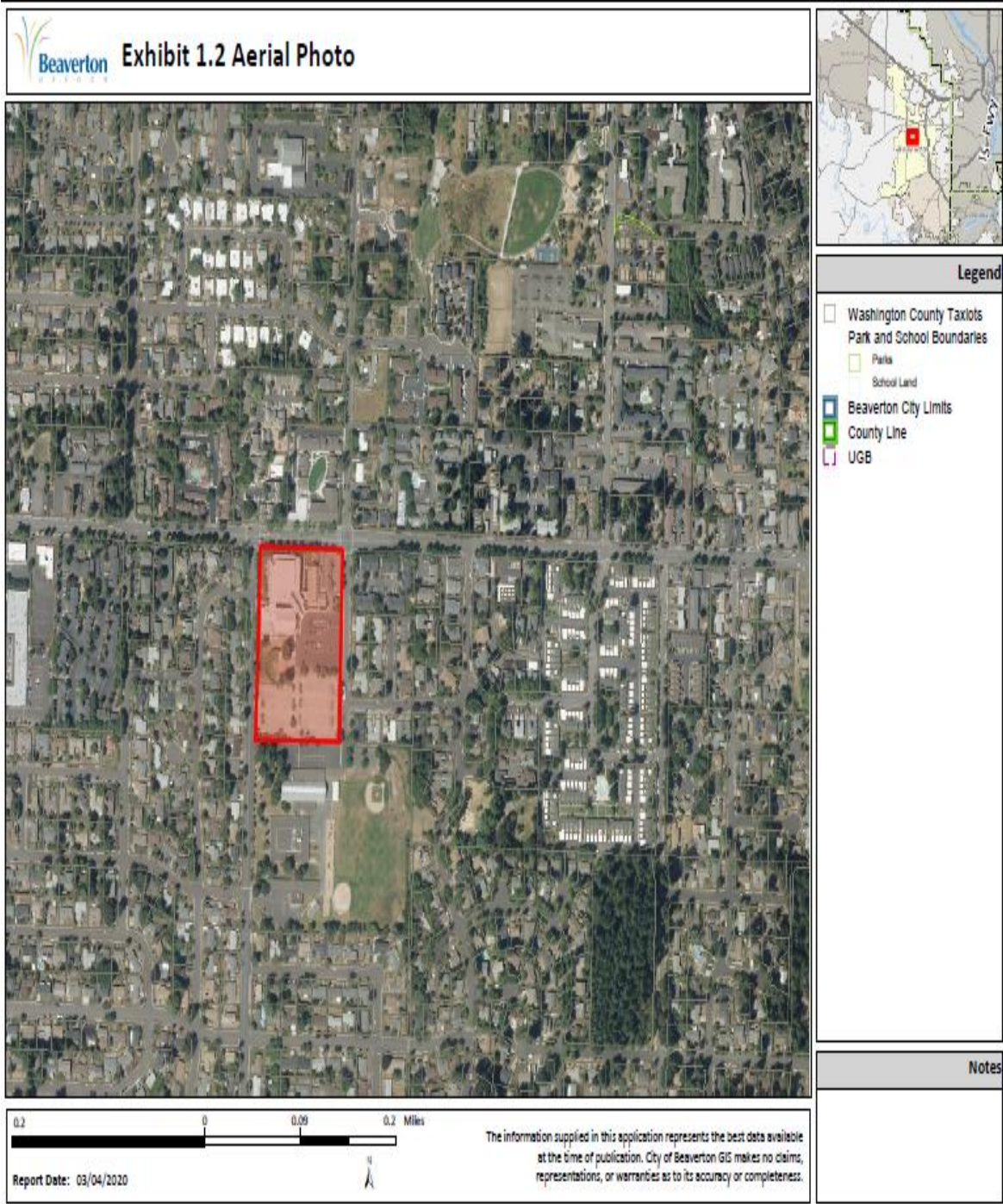
PROPERTY OWNER: Beaverton Christian Church
13600 SW Allen Boulevard
Beaverton, OR 97005

APPLICANT'S REPRESENTATIVES: Steward Gordon Straus Architect PC
12600 SW Crescent, Suite 100
Beaverton, OR 97005

RECOMMENDATION: **APPROVAL of CU2019-0008/DR2019-0172 Sunshine Pantry, subject to conditions identified at the end of this report.**

ZONING/VICINITY/AERIAL MAP





BACKGROUND FACTS

Key Application Dates:

Application	Submittal Date	Deemed Complete	120-Day	365-Day*
CU2019-0008	November 26, 2019	January 29, 2020	May 28, 2020	January 28, 2021
DR2019-0172	November 26, 2019	January 29, 2020	May 28, 2020	January 28, 2021

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

Existing Conditions:

Zoning	R2 (Residential Urban Medium Density)	
Current Development	Place of Worship	
Site Size	Approximately 6.2 acres	
NAC	Highland	
Surrounding Uses	<u>Zoning:</u> North: R-2 South: R-7 East: R-2 West: R-4 and R-7	<u>Uses:</u> North: Residential South: Elementary School East: Residential West: Residential

DESCRIPTION OF APPLICATIONS AND TABLE OF CONTENTS

	PAGE No.
Attachment A: Facilities Review Committee Technical and Recommendation Report	FR1-8
Attachment B: CU2019-0008	CU1-3
Attachment C: DR2019-0172	DR1-5
Attachment D: Conditions of Approval	COA-1

Exhibit 1: Zoning/Vicinity/Aerial Map

Exhibit 2: Public Comments:

2.1 Email from Jasmina and Michael Balogh dated February 24, 2020

Exhibit 3: Materials submitted by the Applicant

3.1 Submittal Package including plans (available at City Hall)

3.2 Applicant's email response to public comments, dated February 27, 2020

Exhibit 4: Previous Approvals:

4.1 CU2003-0005 Beaverton Christian Church Master Plan

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
CU2019-0008/DR2019-0172 – SUNSHINE PANTRY**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Director's Decision, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the applications as identified below:

The request is for a minor conditional use modification to allow for an emergency food pantry within the existing Beaverton Christian Church located at 13600 SW Allen Boulevard and specifically identified as Washington County's Map 1S121BA Lot 600. Additionally, the applicant requests design review approval for two new compressors on the exterior of the building, and associated landscaping to screen the units from the public right-of-way. A tenant improvement within the existing floor area of the building is proposed as well, but is outside the purview of the Facilities Review Committee. The site currently operates under a 2003 Conditional Use permit, (CU2003-0005) a requirement for a place of worship located on a residentially zoned lot.

This Conditional Use permit, if approved, would allow for an emergency food pantry to operate Monday through Friday from 9am-3pm (11am-2pm for client pick-up), and Saturday 9am-3pm for employees only. These hours are requested in order to accommodate delivery and pick-up of food, clients who use public transportation, and minimize the impact on church operations.

A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

FINDING:

Chapter 90 of the Beaverton Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, stormwater drainage and retention, transportation, and fire protection. The scope of the proposal is limited a new emergency food pantry operation, two new refrigerator compressors and associated landscaping for screening purposes. Since the site is currently served by all critical facilities and minimal changes to the site are proposed, the site will

remain adequately served.

Therefore, staff finds that the proposal meets the criterion for approval.

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

FINDING:

Chapter 90 of the Beaverton Development Code defines “essential facilities and services” to be schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities and rights of way. The scope of the proposal is limited to a change of hours of operation. No additional floor area and only minor exterior modifications are proposed as part of this application. Since the site is currently served by all critical facilities and minimal changes to the site are proposed, the site will remain adequately served.

Therefore, staff finds that the proposal meets the criterion for approval.

- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

FINDING:

The subject site is zoned R2 Residential Urban Medium Density and is currently occupied by Beaverton Christian Church, allowed as a conditional use in the zone. The proposed emergency food pantry will be a minor modification to approved conditional use CU2003-0005 for Beaverton Christian Church. The existing community services offered by Beaverton Christian Church include literacy classes, Tha Chi groups, and high school youth groups. The emergency food pantry will compliment and expand upon these existing services. Excluding the installation of two compressors there are no building modifications proposed. The site development standards (i.e. setbacks and building heights) for the R-2 zoning district are not affected by the proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

FINDING:

The proposal is for an emergency food pantry with only minor exterior modifications, which include two new refrigeration compressors and associated landscaping to screen them from view of the public right-of-way. The site is currently developed with a church and associated parking, landscaping and pedestrian facilities. Physical changes to the site are limited to the addition of two compressors and additional landscape screening. With the exception of Design Standards in Section 60.05 of the Code, the proposed improvements are not expected to impact other provisions of Chapter 60. Staff's finding regarding compliance with applicable Design Standards will be addressed in the approval criteria for the Design Review Compliance Letter.

Therefore, staff finds that the proposal meets the criterion for approval.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.***

FINDING:

The proposal is for an emergency food pantry which will operate within the existing Beaverton Christian Church. The two proposed refrigeration compressors and associated landscaping for screening will not affect the current maintenance program. Maintenance of the subject site will continue to be the responsibility of the church with assistance from those operating the emergency food pantry.

Staff received public testimony dated February 24, 2020 inquiring about the noise levels of the proposed compressors. Beaverton City Code Chapter 5.15 prohibits any unreasonably loud noise within the jurisdictional limits of the city. Specifically, section 15.15.025.B7 states an unreasonably loud noise includes sound in a residential area between 10:00 p.m. and 7:00 a.m., whether the sound exceeds 50 dBA at a point within the property line of a noise-sensitive area nearest the noise source. A "noise-sensitive area" can include a sleeping facility which consists of

single-family residences such as those located directly west of Beaverton Christian Church on Wilson Avenue.

In response to the public comment, the applicant has agreed to provide an acoustical shroud to minimize the noise emitted from the two proposed compressors. Therefore, staff proposes a condition that the applicant provide acoustic shrouding for the compressors prior to issuance of the building permit.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

FINDING:

The applicant's project proposal includes a description of the emergency food pantry delivery and pick-up procedure. Deliveries to the pantry will either be made from 9-11am or in the afternoon from 2-3pm, so as to avoid overlapping with the hours for client pick-up which takes place from 11am-2pm. Delivery of the food to the pantry will be accommodated by the existing pedestrian and vehicular pathways. There are two options afforded to the clients for picking up their food boxes. First, they can use the existing parking and pedestrian options, place their order inside, use the designated waiting area inside the building, and return to their vehicle with the completed order. Second, for clients unable to transport the box from the building to their car, they will be directed to drive to the curb located along Wilson Avenue and wait no more than five minutes for the box to be delivered by staff using a push cart along exiting pedestrian paths. Based on the operation of the proposed use and the existing walkways on the subject site, staff finds there are safe and efficient vehicular and circulation patterns on the subject site.

Staff received public comment concerning a truck trailer which has been located on the subject property for the use of storing various materials for Sunshine Pantry (Exhibit 2.1) in which the applicant responded that trailer and eventually an additional trailer, would be placed on site for use by this emergency food shelter (Exhibit 3.1). The existing trailer and the proposed trailer would be considered accessory structures to the site and require land use approval. The current proposal does not address the use of these accessory structures on the site and the impacts of these trailers to the pedestrian and vehicular circulation on the subject site. The Committee recommends that prior to issuance of the building permit for the improvement associated with the proposal, the existing trailer be removed from the site and no additional trailers are placed on the subject site without obtaining applicable land use approvals.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

G. *The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.*

FINDING:

No physical changes are proposed to the site, with the exception of the refrigerator compressors and associated landscaping for screening. Since no physical changes to the site are proposed, the project will not impact the existing on-site vehicular and pedestrian connections to the surrounding circulation systems.

Therefore, staff finds the criterion is not applicable.

H. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.*

FINDING:

The structures and public facilities for this development have already be installed as it is an existing development. The proposed refrigerator compressors and associated landscaping will have no affect to facilities and structures serving the site. To ensure the installation of the compressors meet all applicable codes, staff recommends a condition of approval that the applicant shall obtain all required building permits for the anchoring of the two proposed refrigerator compressors.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

I. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.*

FINDING:

The structures and public facilities for this development have already be installed as it is an existing development. The proposed refrigerator compressors and associated landscaping will have no effect on crime and accident protection from hazardous conditions for the site.

Therefore, staff finds that the proposal meets the criterion for approval.

- J. *Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

FINDING:

The project proposal is limited to the installation of two new refrigerator compressors and minor modifications to existing landscaping. The proposed scope of exterior work will not include grading or contouring of the area.

Therefore, staff finds that the criterion is not applicable.

- K. *Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

FINDING:

The project proposal is limited to the installation of two new refrigerator compressors and associated landscaping improvements and is not expected to impact ADA accessibility. The accessibility standards will be reviewed as part of the building permit submittal.

Therefore, staff finds that the proposal meets the criterion.

- L. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

FINDING:

The applicant submitted the Conditional Use and Design Review application on November 26, 2019 and was deemed complete on January 29, 2020. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements Residential Urban Medium Density (R-2) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20			
Places of Worship	Places of Worship are a conditional use.	The applicant is submitting a modification of a Conditional Use to operate an emergency food pantry within Beaverton Christian Church.	Yes
Development Code Section 20.05.15			
Minimum Lot Area	2,000	Lot size is not being modified with this proposal and is approximately nine acres.	N/A
Yard Setbacks Minimums: Front Side Rear	10-feet 0 or 5 or 10-feet 15-feet	No expansion of the existing structure is proposed.	N/A
Maximum Building Height	40 feet	No expansion of the existing structure is proposed.	N/A

Chapter 60 Special Requirements
Residential Urban Standard Density (R-2) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The proposal is to operate an emergency food pantry and install two proposed mechanical units with additional landscaping for screening.	See DR Findings
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking	<u>Places of Worship:</u> 0.25 per seat at maximum occupancy	The church currently has a 1,500 seat capacity, which would require 375 parking spaces. According to the approved master plan the site has 513 parking spaces.	Yes
Off-street bicycle parking	<u>Places of Worship:</u> Short-term: 1 space per 10,000 square feet of floor area Long-term: 2 spaces	The approved master plan provided the 13 required short term bicycle parking spaces and the 2 long term bicycle parking spaces.	Yes

ANALYSIS AND FINDINGS FOR APPROVAL
Sunshine Pantry
CU2019-0008

Section 40.15.15.1.C Minor Modification of a Conditional Use Approval Criteria:

In order to approve a Minor Modification of a Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Minor Modification of a Conditional Use application.*

FINDING:

The applicant proposes a new emergency food pantry within the Beaverton Christian Church. Pursuant to the threshold identified CDC Section 40.15.15.1.A.4, “*Minor Modification of a Conditional Use is required since the proposal may increase or actually increase in vehicular traffic to and from a site approved for an existing Conditional Use of up to and including 100 vehicle trips per day.*”

Therefore, staff finds the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

FINDING:

The applicant paid the required fee associated with a Minor Modification of a Conditional Use.

Therefore, staff finds the proposal meets the criterion for approval.

3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

FINDING:

The applicant submitted the application on November 26, 2019 and was deemed complete on January 29, 2020. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

4. The existing use has been approved as a Conditional Use as governed by the regulations in place when the use was established and complies with the applicable conditions of the Conditional Use approval.

FINDING:

There have been other Conditional Use approvals for Beaverton Christian Church, including CU2003-0005 and CU2012-0007. The applicant states that the additions and site improvements will comply with all conditions of approval, and that the inclusion of an emergency food pantry operation within the existing church is compatible to current operations.

Staff received public comment concerning a truck trailer which has been located on the subject property for the use of storing various materials for Sunshine Pantry. In the email to the City (Exhibit 2.1) the resident expresses frustration with the trailer being a permanent structure, a visual detraction within the neighborhood and a safety issue for children in the area. In response (Exhibit 3.1), the applicant has confirmed the truck was donated to Sunshine Pantry to relocate equipment and goods to its new location at the Beaverton Christian Church and that Sunshine Pantry plans to have the truck trailer remain on the site and to have an additional truck trailer placed on the property once the first truck is unloaded.

The location of the existing truck trailer is across several parking spaces along the south side of the building. Staff cites the existing Conditional Use Permit narrative addressing Chapter 60.25 Off-Street Loading Requirements and Chapter 60.30 Off-Street Parking Requirements for CU2003-0005 (Exhibit 4.1) as applicable to this issue. When addressing Chapter 60.25 the applicant's narrative stated, "Over the years, the Church has found that specific loading spaces are not required for the operation of the Church. The occasional deliveries are not only small in size, but infrequent in their timing... and a review of Section 40.50 confirms that no off-street loading spaces will be necessary or required." Further, when addressing Chapter 60.30 Off-Street Parking Requirements the applicant's narrative stated, "All parking spaces are for vehicles used by employees, member of and visitors to the Church and School. There is no parking proposed for trucks used in conducting the business of either the Church or School." Staff finds that the prior condition of approval did not include allowing the parking of the truck trailers on site, nor does the current conditional use request include the existing or future addition of truck trailers on the subject site. The accessory structures require not only evaluation through the conditional use process on its compatibility to the surrounding area, but Design Review approval based on how the truck trailer is used and a parking analysis based on the reduction of the parking spaces resulting on the current location of the existing trailer as well as potential impacts to vehicular and pedestrian circulation. As a result of the narrative for CU2003-0005, staff finds the placement of the trailer for storage and unloading is in violation of the existing Conditional Use Permit. Staff recommends a condition of approval that the trailer be removed from the site prior to issuance of the building permit for the tenant improvements to comply with the existing Conditional Use Permit and no additional trailers are to be placed on the subject site, unless applicable land approvals have been obtained.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

- 5. The proposal will not remove or modify previously established conditions of approval for the prior Conditional Use consistent with Section 50.95.6 of the Development Code.***

FINDING:

The applicant states that the proposal will not affect previous conditional use approvals. The addition of the emergency food pantry to the church site will decrease the number of patrons visiting the site when compared to the previous school as stated in the Traffic Impact Analysis letter provided by the applicant.

Therefore, staff finds the proposal meets the criterion for approval.

- 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

FINDING:

The applicant has submitted this Minor Modification of a Conditional Use application and the associated Design Review One application for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review both applications at once.

Therefore, staff finds the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **CU2019-0008 (Sunshine Pantry)**, subject to the conditions below (Attachment D).

**ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TYPE ONE APPROVAL
SUNSHINE PANTRY
DR2019-0172**

Section 40.20.05. Design Review Applications; Purpose

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

Section 40.20.15.2.C Approval Criteria

In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. *The proposal satisfies the threshold requirements for a Design Review One application.***

FINDING:

The applicant proposes placement of 2 new compressor units and associated landscaping for screening. This request meets threshold no.1 for Type One Design Review identified in CDC Section 40.20.15.1.A.1f.

Therefore, staff finds that the proposal meets the criterion for approval.

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

FINDING:

The applicant paid the required associated fee for a Design Review One application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

FINDING:

The applicant submitted the application on November 26, 2019 and was deemed complete on January 29, 2020. In the review of the materials during the application analysis, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

4. The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).

FINDING:

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

5. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:

FINDING:

Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with applicable Design Review Standards. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

- 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.**

FINDING:

The applicant has submitted this Design Review Type One application and the associated Minor Modification of a Conditional Use application for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review both applications at once

Therefore, staff finds the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2019-0172 (Sunshine Pantry)**, subject to the conditions below (Attachment D).

Design Review Standards Analysis
Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The proposal does not include changes to the existing on-site connections and the street system.	N/A
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.C Screen from public view	The applicant proposes a dense evergreen screen to shield the two new compressors from public viewpoints. The applicant proposes two Juniperus Chinensis "Aurea" 2 gallon shrubs per new compressor (4 total). The additional landscaping will complete the existing hedge to completely screen the two proposed compressor units. Staff recommends a condition of approval that all landscaping shall be installed prior to Certificate of Occupancy.	YES w/COA
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	No planned pedestrian connections are expected. The applicant has provided a description of the proposed pedestrian circulation activity when the emergency food pantry is operating. Staff cite the findings in Section "F" of the Facilities Review Report (Attachment A), as applicable to this design standard..	YES w/ COA
60.05.20.3.B Direct walkway connection	The proposal does not include changes to the existing walkway connections from the primary entrance of the church and the street.	N/A
60.05.20.3.C Walkways every 300'	The proposal does not include changes to existing walkways into the site.	N/A
60.05.20.3.D Physical separation	Pedestrian connections through parking lots are not proposed.	N/A
60.05.20.3.E Distinct paving	No pedestrian connections through driveways or access aisle are proposed with this application.	N/A
60.05.20.3.F 5' minimum width	No proposed changes to existing pathways are proposed with this	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	application.	

CONDITIONS OF APPROVAL

1. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site, unless otherwise specified in conditions attached to the permit. (Planning/BC)
2. Building permits shall be required prior to commencing work. Please contact the Beaverton Building Division for information at (503)-526-2548. (Building/CW).
3. The trailer shall be removed from the site prior to issuance of the Building Permit for the tenant improvements to comply with the existing Conditional Use Permit and no additional trailers are to be placed on the subject site, unless applicable land use approvals are obtained. (Planning /BDC)
4. Ensure landscaping is completed in accordance with approved plans dated June 24, 2020. (Planning/BDC)