



CITY OF BEAVERTON
 Community Development Department
 Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: April 15, 2020

Hearing Body: Planning Commission

Project Name:	Hawaii Kai Multi-Family
Case File No.:	CU2019-0001 / DR2019-0012 / LD2019-0003 / PLA2020-0001 / TP2019-0001
Summary of Application:	The applicant, Kurahashi and Associates Company, requests approval of the following land use applications for the construction of a 12-unit apartment complex: Conditional Use approval for attached-dwelling residential use within the NS zone, Design Review Three approval for the construction of two buildings and associated site improvements, Replat One approval to consolidate two lots, Property Line Adjustment to modify a property line between the subject site and an abutting property, and a Tree Plan Two for the removal of Community Trees from the subject site.
Project Location:	The site is located at 4500 and 4550 SW 96th Avenue and the Property Line Adjustment includes 4560 SW 96th Avenue; Tax Lots 1602, 1600 and 1501 of Washington County Assessor's Map 1S114BA.
Zoning & NAC:	Neighborhood Service (NS) & Denney Whitford/Raleigh West Neighborhood Association Committee
Applicable Approval Criteria:	Section 40.03 Facilities Review, 40.15.15.3.C New Conditional Use, 40.20.15.3.C Design Review Two, 40.45.15.2.C Replat One, 40.45.15.1.C Property Line Adjustment, and 40.90.15.2.C Tree Plan Two
Hearing Time and Place:	Beginning at 6:30 p.m, April 15, 2020 City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way.
Staff Contacts:	Elena Sasin, Associate Planner, 503.526.2494 / esasin@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Elena Sasin, Planning Division, PO Box 4755, Beaverton, OR 97076. Please reference the Case File Number and Project Name in your written comments. All submittals that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: March 25, 2020

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th floor, Beaverton Building, 12725 SW Millikan

Way, between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, except holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

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 Elena Sasin by calling 711 (503)526-2494 or email esasin@beavertonoregon.gov*