

# Exhibit 1.3

## BEFORE THE PLANNING COMMISSION FOR THE CITY OF BEAVERTON, OREGON

**After recording return to:**  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL )	ORDER NO. 2801
OF AN DESIGN REVIEW THREE (BAKERY )	DR2020-0091 ORDER APPROVING
BLOCKS II) KAD LLC, KATHARINE GERRISH, )	BAKERY BLOCKS II, DESIGN REVIEW THREE
APPLICANT. )	
)	

The matter came before the Planning Commission on February 3, 2021, on a request for Design Review Three in order to make building and site improvements to the Robinson House and attached Pharmacy, a building included on the Beaverton Historic Resource Inventory. The subject site is located at 12375 SW Broadway Street, Beaverton Oregon, 97005. The property is identified on Washington County Assessor’s Map 1S115BB as Tax Lot 6001.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing; reviewed exhibits; and considered testimony on the subject proposal.

The Commission discussed the location of the bicycle parking and the curb cut in the sidewalk at the front of the property. The bicycle parking location is shown in different locations on the plans. Staff clarified that a condition of approval requires that the applicant show the location and

dimensions of the proposed bicycle parking. The Commission also discussed the existing curb cut in the sidewalk that is proposed to be removed. Staff commented that the curb cut is not an ADA curb cut for pedestrian access and that the curb cut removal is at the request of the Site Development Division to meet the requirements contained in the Engineering Design Manual.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 27, 2021, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2020-0091** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 27, 2021, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure the associated land use application HR2020-0002 has been approved. (Planning / SP)
2. All storage of materials, and waste and recycling should be maintained inside the structure or in an enclosed storage area if visible from SW East Street or SW Canyon Road (Planning/SP)

B. Prior to Facilities permit issuance, the applicant shall:

3. Provide a photometric plan meeting the Technical Lighting Standards in Table 60.05-1 for minimum requirements for lights with a greater than ninety (90) degree cutoff angle (bare bulb lights). (Planning / SP)

4. Provided a plan showing the location, dimensions and details for the required short term and long-term bicycle parking spaces. (Planning / SP)
5. Provide a line is sight diagram for all rooftop equipment to show that the proposed screening will adequate screen the equipment. (Planning/SP)
6. Submit and obtain a Facilities (FC)/Right-of-Way (ROW) permit for work within, and/or construction access to the City's right of way. <https://www.beavertonoregon.gov/DocumentCenter/View/28920/Facilities--Right-of-Way-Application-Packet> (Site Development / CR)

C. Prior to final inspection and final occupancy permit issuance, the applicant shall:

7. Ensure all site improvements are completed in accordance with plans marked "Exhibit A", except as modified and approved by the decision-making authority. (On file at City Hall). (Planning/SP)
8. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning/SP)

Motion **CARRIED**, by the following vote:

**AYES:** Overhage, McCann, Lawler, Saldanha, Teater, Winter  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Nye

Dated this 17 day of February, 2021.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2801 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on March 1, 2021.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

Sierra Peterson

Sierra Peterson  
I agree to the terms defined by the  
placement of my signature on this  
document  
2021.02.17 11:43:03-08'00'

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SIERRA PETERSON  
Associate Planner



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TERRY LAWLER  
Chair

Jana Fox

Digitally signed by Jana Fox  
DN: C=US,  
E=jfox@beavertonoregon.gov,  
O=City of Beaverton, OU=Planning  
Division, CN=Jana Fox  
Reason: Approve Additional Items  
Date: 2021.02.16 10:31:27-08'00'

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JANA FOX  
Current Planning Manager