



CITY OF MILWAUKIE

NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: May 8, 2025

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

You are receiving this notice because development has been proposed in your neighborhood. The proposed development requires notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. A summary of the proposal and information on how to respond to this notice are described below.

The City will consider written comments on the proposal prior to issuing a decision.

To ensure that your comments are considered in the decision, please submit written comments to the staff contact listed below before 5:00 p.m. on Thursday, May 22, 2025. After that date, there is no guarantee that comments will be incorporated into the decision.

The decision may be issued as early as 14 days from the date of this public notice.

Please include the land use file number for reference.

File Number(s):	DR-2025-003
Location:	11358 SE 21 st Ave 1S1E36BC03600 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	<p>The Studio 21 Project is a renovation to the existing structure that creates a new central double door building entrance, a revised street-facing façade with enhanced exterior landscaping and privacy within the space. The roof requires replacement as like-for-like and the interior framing structurally supports an open floor plan small event space served by vendors.</p> <p>The property is currently vacant, and the project requires a Type II land-use application for Downtown Design Review because the proposal involves filling in existing windows on the street-facing façade.</p>
Applicant/Primary Contact Person:	Logan McClain (Applicant Representative) 2820 SE Moreland Lane Portland OR, 97202 loganwmccclain@gmail.com ; 503-459-2401
Owner(s):	Sarah and Matthew Ciobanasiu 14333 SE Elderberry Ln Milwaukie, OR 97222

Staff contact:	Ryan Dyar, AICP, Associate Planner City of Milwaukie Planning Department 10501 SE Main St. Milwaukie, OR 97222 503-786-7661, dyarr@milwaukieoregon.gov
Neighborhood District Association(s):	Historic Milwaukie NDA, contact Val Hubbard at 503-475-6030 or Debbie Liptan at 503-784-3063.
Applicable Criteria:	<ul style="list-style-type: none"> • MMC 19.304 Downtown Zones • MMC 19.508 Downtown Site and Building Design Standards and Guidelines • MMC 19.907 Downtown Design Review • MMC 19.1005 Type II Review <p>Copies of these criteria are available upon request and can also be found at https://ecode360.com/43860127.</p>

To learn more about a proposal: Contact the staff contact assigned to the proposal or visit the project webpage at www.milwaukieoregon.gov/planning/DR-2025-003. The application materials and the applicable approval criteria and development standards are available for review at the Planning Department, Milwaukie City Hall, 10501 SE Main St. Please call the staff contact ahead of time to schedule a review of the application materials. Copies of this information can be obtained for a reasonable fee.

To comment on a proposal: You are invited to submit comments in writing before the City issues a decision. Comments should be addressed to the staff contact listed above and be directed toward the applicable criteria. If you submit a written comment, you will be sent a copy of the decision. All written comments become part of the permanent record. City staff can discuss this proposal in person or via telephone. However, the City will consider only written comments when issuing the decision on this proposal.

Neighborhood District Association: The Neighborhood District Association (NDA), listed on the first page of this notice, may take a position on this proposal. The application materials have been referred to the NDA Chairperson and Land Use Committee members. The proposal may be discussed at an open meeting of the NDA. Please contact the person listed as the neighborhood contact to determine the status of the NDA's review and position on this proposal.

Decision: The Planning Manager will consider any comments received and issue a decision to approve the proposal, approve the proposal with conditions, or deny the proposal. The earliest the decision would be issued is 14 days from the date of this public notice. The decision may be issued after that date depending upon the amount of comments received and complexity of the proposal.

A copy of the decision will be mailed only to persons that submit written comments prior to the issuance of a decision.

To appeal the decision: The Planning Manager's decision may be appealed by any party that is aggrieved or adversely impacted by the decision, or that believes an error was made regarding the

evaluation of the approval standards and criteria for the proposal. Appeals are heard by the Planning Commission and must be filed within 15 days of the issuance of a decision. Notice of an appeal hearing will be sent to all parties that received this notice.

Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

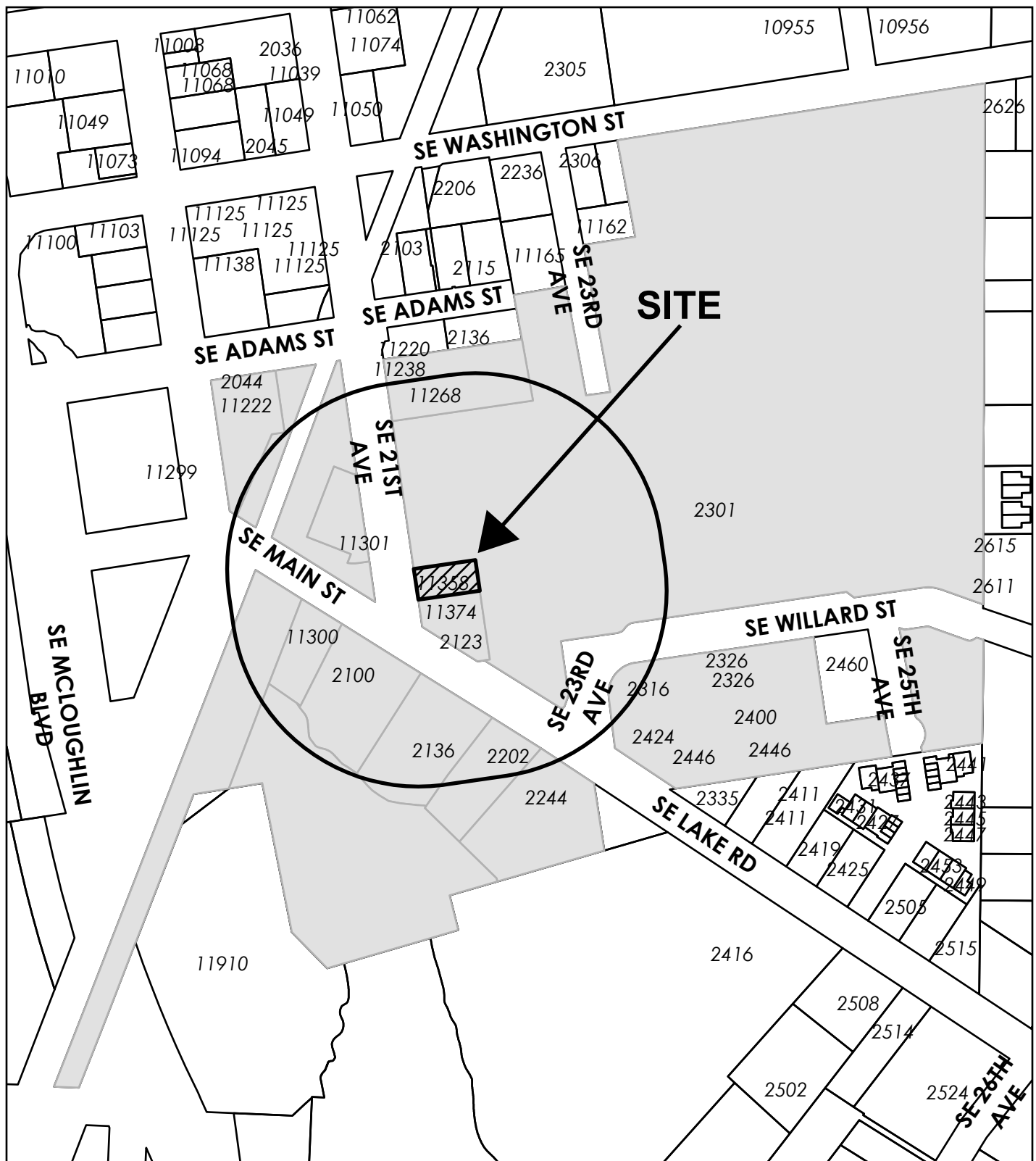
After an appeal hearing, the Planning Commission's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA), 550 Capitol St SE, Suite 235, Salem, OR 97301 (503-373-1265). Any issue that is intended to provide a basis for appeal to LUBA must be raised prior to the issuance of the Planning Manager's decision or prior to the conclusion of the Planning Commission's appeal hearing. Failure to raise an issue with sufficient specificity and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue will preclude any appeal on that issue to LUBA.

Enclosures:

- Location map





NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:

THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY
FORWARDED TO THE PURCHASER.



Site Map
11358 SE 21st Avenue
(11E36BC03600)
File # DR-2025-003

Legend

-  DR-2025-003 Site
-  300 ft Buffer
-  Notice Properties
-  Other Tax Lots



0 75 150 300
 Feet