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December 06, 2024

LAND USE APPLICATION - COMPLETENESS REVIEW

Project Information

Subject Property:	4555 COMMERCIAL STREET SE
Reference Number:	24-123838 PLN
Application Type:	Type I, Class 1 Site Plan Review
Date Application Accepted:	November 22, 2024
Applicant:	Harmony Decor 522 NW 23 rd Avenue Suite E Portland, Oregon, 97210 503.943.9744 project@harmonydecor.org
Owner:	Dep Huynh dep.huynh@gmail.com
Owner:	Khoa Le gotnails18@gmail.com

Staff Contact

Land Use Planner:	Arthur Graves, City Planner III agraves@cityofsalem.net 503.540.2326
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Land Use Review Comments

Prior to deeming your applications complete, modifications and/or additional information must be provided to address items detailed below.

Applicant should provide a response in the last column for each item or indicate if the item is not being provided. Items not addressed or provided may result in conditions of approval or denial of the land use application.

Your application, which is **incomplete**, will be deemed complete upon receipt of one of the following:

- (1) All of the missing information.
- (2) Some of the missing information and written notice from you (the applicant) that no other information will be provided.
- (3) Written notice from you (the applicant) that none of the missing information will be provided.

You have 180 days (May 21, 2025) from the date the application was first submitted (November 22, 2024) to respond in one of the three ways listed above, or the application will be deemed void.

The Salem Revised Code may be accessed online at the following location:
<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

Completeness Review Items

Submittal Requirements – The following items have been identified as required material to be provided by the application(s) prior to deeming the application “complete”:

Submittal Requirements	Description	Applicant Response <i>i.e. Written Response, Submitted, Not Providing</i>
Submittal Requirements for Class 1 site plan review. (SRC 220.005(d)).	<p>Submittal Requirements for Class 1 Site Plan Review: Salem Revised Code (SRC) 220.005.(d).</p> <ul style="list-style-type: none"> • Please clarify who the Contact is for this submittal. • Please clarify the proposed scope of work for the development site. In addition, please call out the locations of the separate suites on drawings and plans. • Please clarify the existing or previous use of the lower suite. Records indicate the lower level was permitted as storage. • Because of the expansion of the nail salon use from the upper floor to the entire building (both floors/levels) the site must come into compliance with bicycle parking requirements. Per SRC Table 806-9, 4 (four) bicycle parking spaces are required to be installed meeting the Bicycle parking development standards per SRC 806.060. 	