

# City of Portland, Oregon

# Bureau of Development Services

# **Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

**Date:** November 2, 2012 **To:** Interested Person

From: Chris Beanes, Land Use Services

503-823-6979 / Chris.Beanes@portlandoregon.gov

# NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, we need to receive your written comments by 5 p.m. on November 26, 2012. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-195533 DZ, in your letter. It also is helpful to address your letter to me, Chris Beanes.

# CASE FILE NUMBER: LU 12-195533 DZ, New Awnings & Signage

**Applicant:** Brian Mares, Scott Edwards Architecture, LLP

2525 E Burnside St Portland, OR 97214

**Owner:** Robert J Kaiser,

10735 SE Stark St #200 Portland, OR 97216-

**Site Address:** 11131 NE HALSEY ST

**Legal Description:** BLOCK 29 LOT 19-23, CASMUR

**Tax Account No.:** R141906945 **State ID No.:** 1N2E27CD 03400

Quarter Section: 2931

**Neighborhood:** Parkrose Heights, contact Pete Natwick at 503-493-3612.

**Business District:** Gateway Area Business Association, contact Fred Sanchez at 503-256-

3910

**District Coalition:** East Portland Neighborhood Office, contact Richard Bixby at 503-823-

4550.

**Plan District:** Gateway

**Zoning:** CSd, Storefront Commercial with design overlay

**Case Type:** DZ, Design Review

**Procedure:** Type II, an administrative decision with appeal to the Design

Commission.

# Proposal:

The applicant proposes exterior alterations to an existing building located in the Gateway Plan District. The alterations include the addition of new steel frame awnings on the south and west facades of the building. New signage is also proposed. Signage will be a new, internally-lit freestanding pole sign measuring approximately 24 square feet along the street frontage. In addition, a 6 square foot blade sign is proposed along the south façade. New landscaping will be introduced adjacent to the building as well.

Because the proposal is for exterior alterations to a building within a design overlay, Design Review is required.

### Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

 Gateway Regional Center Design Guidelines

Zoning Code Section *33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on October 17, 2012 and determined to be complete on **October 31, 2012**.

### **DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

### APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

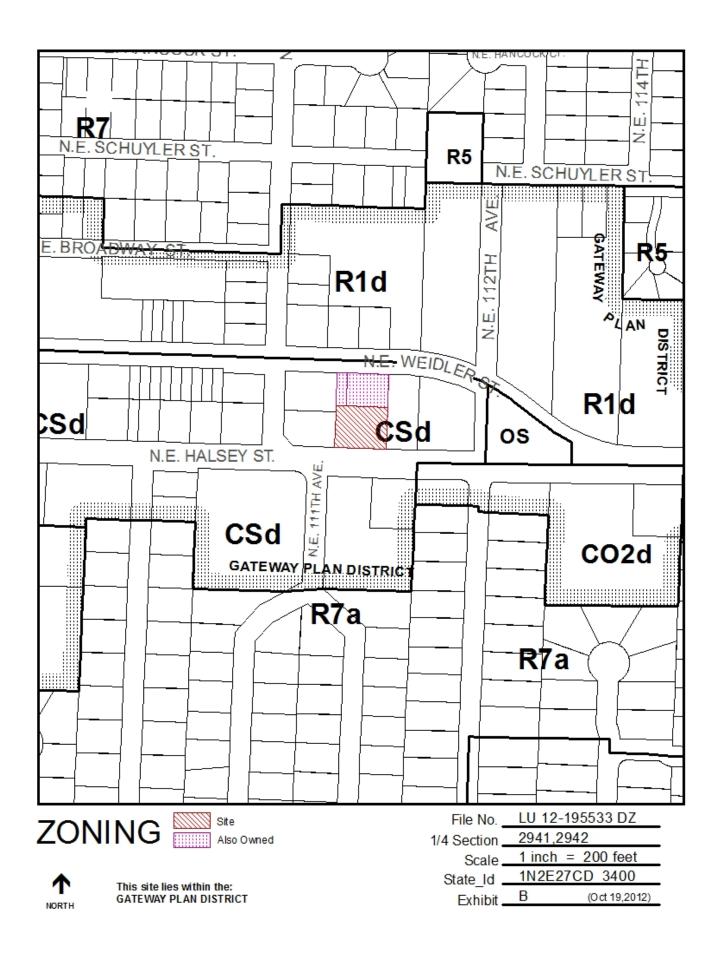
### APPEAL OF THE FINAL CITY DECISION

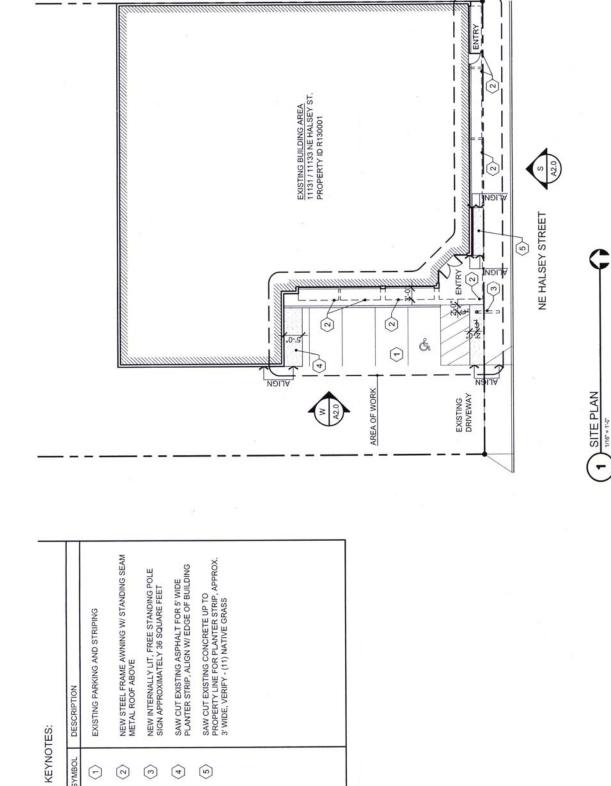
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

### **Enclosures:**

Zoning Map Site Plan Elevations





11131 & 11133 NE HALSEY

scott edwards

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(2)

Sheet No:

10/15/2012

Rev:

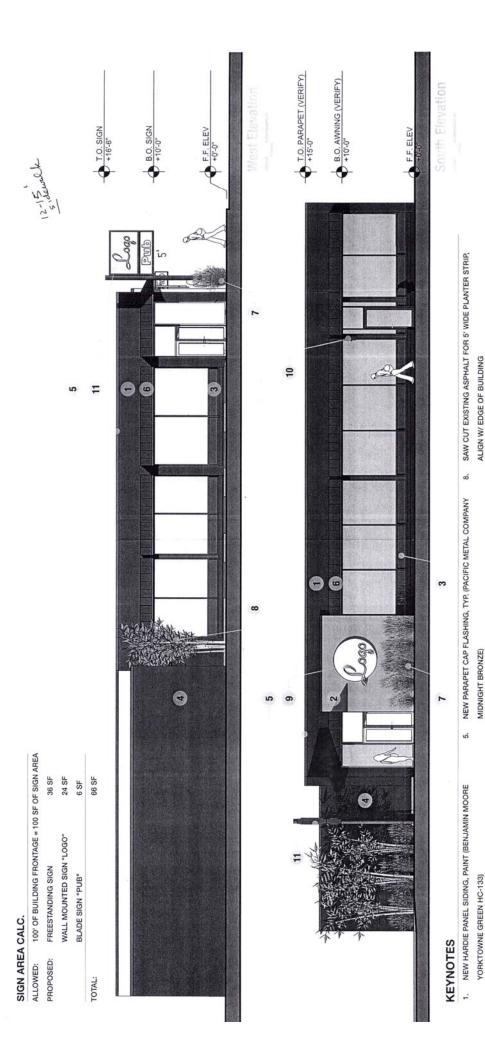
1254

Job No: File No: Date:

OR

PORTLAND, SITE PLAN A1.0

LN 12-19553350E



# 131 & 11133 NE Halsey Street

SEA

NEW BACK ILLUMINATED SIGNAGE ON STANDOFFS

NEW STEEL FRAME AWNING W/ STANDING SEAM METAL ROOF

ALIGN W/ EXISTING WINDOW OPENINGS

7.

PAINT STOREFRONT SPANDREL PANEL TO MATCH STOREFRONT

EXISTING BRICK, REPAINT EXISTING COLOR

5 6 EXISTING TILT-UP CONCRETE, PAINT (YORKTOWNE GREEN)

FRAME COLOR

NEW INTERNALLY LIT FREESTANDING POLE SIGN

Ë 10.

> PLANTER STRIP, APPROX. 3' WIDE, VERIFY - (11) NATIVE GRASS SAW CUT EXISTING CONCRETE UP TO PROPERTY LINE FOR

NEW INTERNALLY LIT BLADE SIGN

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