



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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

Date: December 23, 2016
To: Interested Person
From: Thomas Soppe, Land Use Services
503-823-7908 / Thomas.Soppe@portlandoregon.gov

NOTICE OF A TYPE IX 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, zoning map, and proposed wall display are 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 45 days, **we need to receive your written comments by 5 p.m. on January 23, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-284608 HR, in your letter. It also is helpful to address your letter to me, Thomas Soppe. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-284608 HR- NEW WALL SIGN

Applicant: Cyndi Stocks, / Security Signs, Inc
2424 SE Holgate Blvd
Portland, OR 97202

Owner: Flanders Partners LLC
200 International Way
Springfield, OR 97477-1186

Site Address: 333 NW 23RD AVE

Legal Description: BLOCK 6, LOT 1 & E 1' OF LOT 4, MEADS ADD
Tax Account No.: R556500490
State ID No.: 1N1E33CB 03400
Quarter Section: 3027
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest
Other Designations: Historic Alphabet District (non-contributing building)

Zoning: CS- Storefront Commercial Zone
Case Type: HR- Historic Resource Review
Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant seeks Historic Resource Review approval for new signage for the property at 333 NW 23rd Avenue in the Alphabet Historic District. The signage consists of an illuminated wall sign 22.83 square feet in area on the east elevation facing NW 23rd Avenue. Signs of any size within a Historic District require Historic Design Review per Section 33.445.320.A.3.

Relevant Approval Criteria:

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

- Community Design Guidelines
- Historic Alphabet District Community Design Guidelines Addendum

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 complete on December 12, 2016.

DECISION MAKING PROCESS

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

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

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

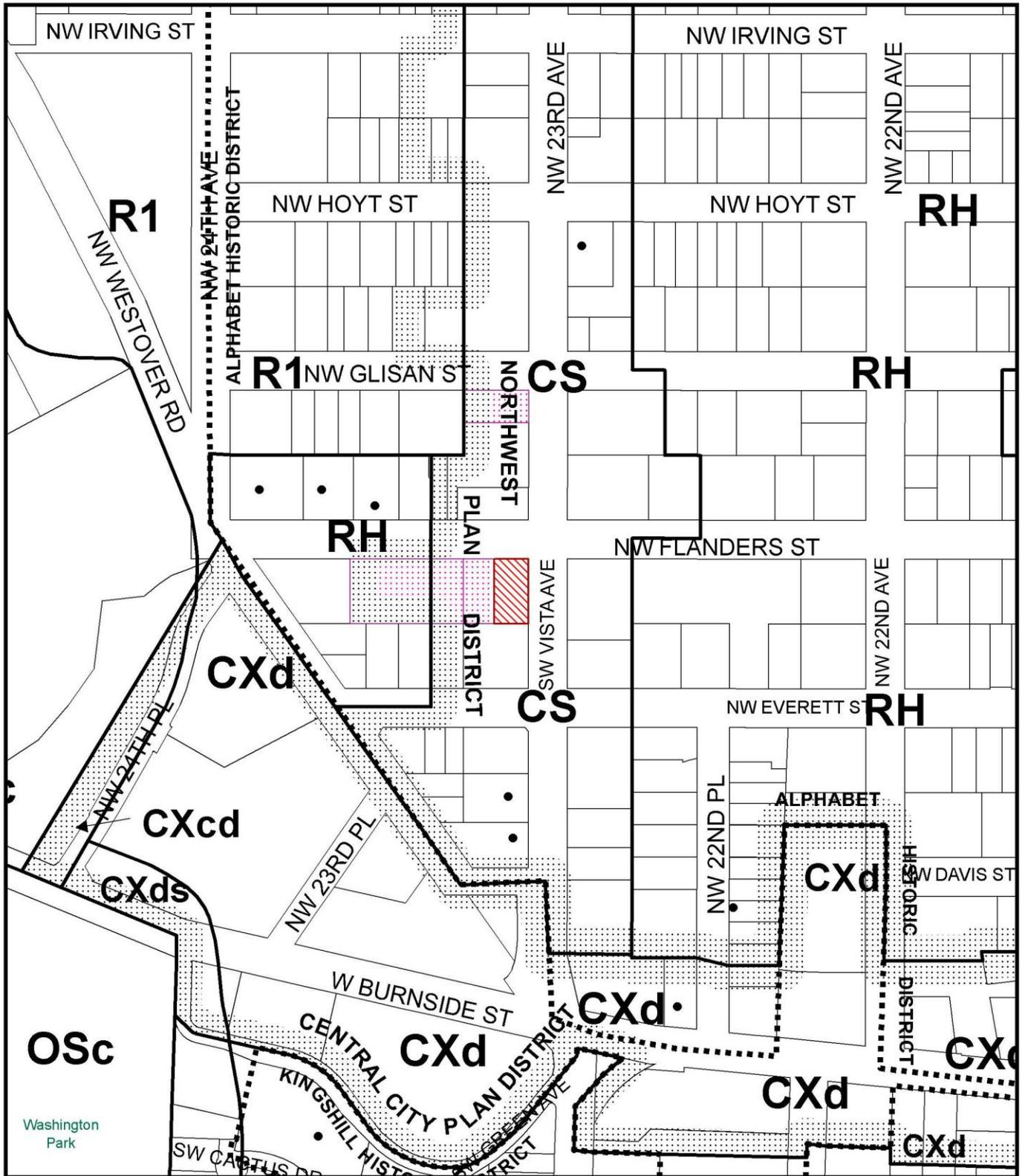
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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 / Wall Display



ZONING

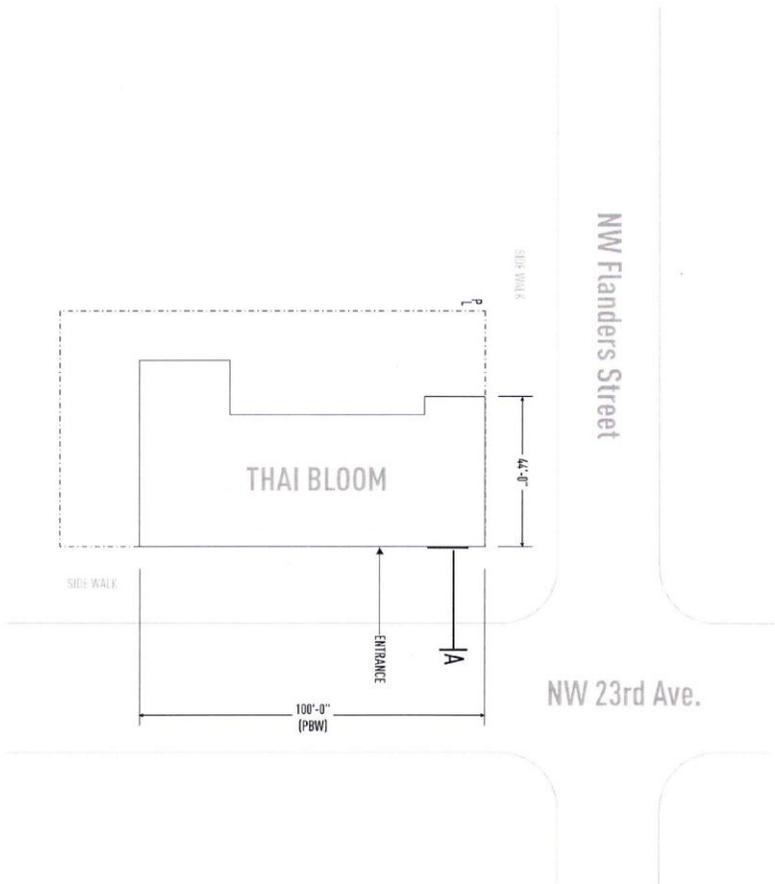
-  Site
-  Also Owned Parcels
-  Historic Landmark

This site lies within the:
 NORTHWEST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT



File No. LU 16-284608 HR
 1/4 Section 3027
 Scale 1 inch = 200 feet
 State_Id 1N1E33CB 3400
 Exhibit B (Dec 13, 2016)

EXTERIOR | WALL SIGN - SITE PLAN



SITE PLAN
Scale: 1" = 30'-0"

COLORS	CITY CODE ALLOWANCE	<p>© Copyright 2016 Security Signs, Inc.</p> <p>All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Security Signs, Inc.</p> <p>TRADE SHOWS: All trademarks are the property of their respective owners. All other trademarks are the property of their respective owners.</p>
		<p>10/07/2016 16-P-R203P 1 of 3</p>



SECURITY SIGNS

 2705 SW 10th Street, Portland, OR 97205-1072

 Phone: 503-293-4772

 securitysigns.com

 PO BOX 11308

 PORTLAND, OR 97206

 WA SIGNATURE

Account Manager: Mike Riley

Project Name:

Thai Bloom

 333 NW 23rd Ave

 Portland, OR 97210

NO EXISTING WALL SIGNS

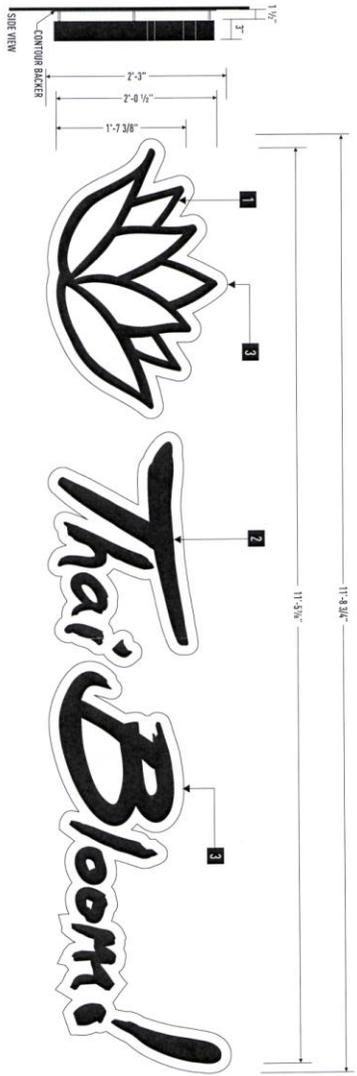
NO EXISTING FREESTANDING SIGNS

Client Approval: _____

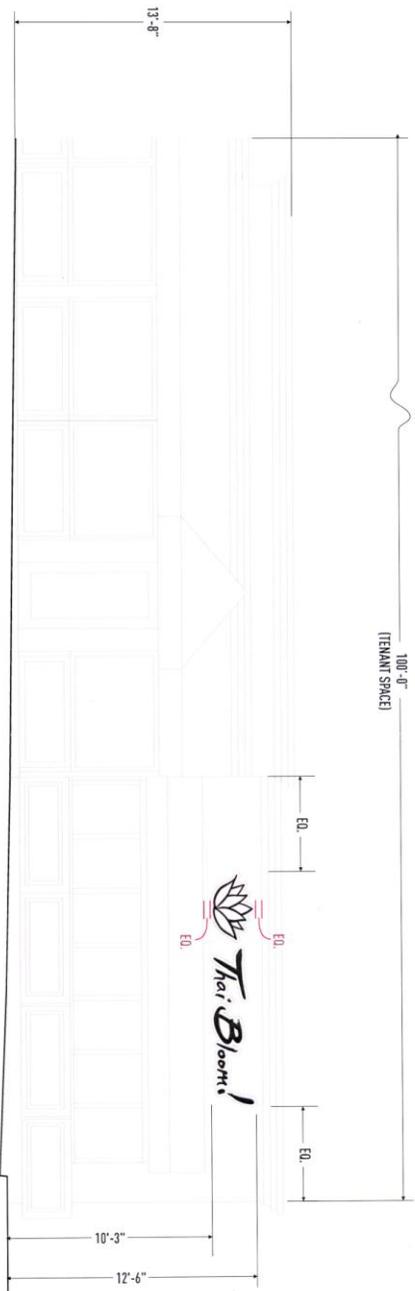
Lead/Lead Approver: _____

L016-284608HR

EXTERIOR | WALL DISPLAY



A WALL DISPLAY DETAILS - 22.83 SQ. FT.
Scale: 3/16" = 1'-0"



A WALL DISPLAY - EAST ELEVATION
Scale: 3/16" = 1'-0"

CITY CODE ALLOWANCE

City of Seattle Department of Planning and Development
 3500 University Street, Suite 300
 Seattle, WA 98108
 Phone: 206.435.3300
 Fax: 206.435.3301
 Email: info@seattle.gov

LV16-284608HR

2425 SE 10th St
 Portland, Oregon
 97022

SECURITY SIGNS
 securitysigns.com
 OR CCA# 12
 WA SECURST

Account Manager: Mike Riley

Project Name: Thai Bloom

333NW23rd
 Portland, OR 97

Sign Type A
 Illuminated
 Manufacture and install one (1) halo illuminator display.

- 1 LOGO
 Faces: .090" aluminum painted satin black
 Returns: .040" aluminum, 3" deep painted black
 Backs: .177" clear polycarb
 Illumination: Red LEDs

- 2 Thai Bloom
 Faces: .090" aluminum painted satin black
 Returns: .040" aluminum, 3" deep painted black
 Backs: .177" clear polycarb
 Illumination: Red LEDs

- 3 Cantour Becker Panel:
 Construction: FCO 960" aluminum Wrisco
 Bright Brushed Clear.

INSTALLATION
 Wall Type: WOOD
 Mounting: 1/4" fasteners with 1 1/2" spac painted, see section details
 Power Supplies: Remote
 Primary: One dedicated 120v/20amp circuit signal that supplies no other loads

DISPLAY WEIGHT: 42 LBS
 LOGO = 15 LBS
 THAI = 12 LBS
 BLOOM = 15 LBS

Client Approval: _____
 Landlord Approval: _____

Date: 10.07.2016
 Drawing: 16-PR23P
 Sheet: 2 of