



**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](http://www.portlandoregon.gov/bds)

**Date:** October 25, 2012  
**To:** Interested Person  
**From:** Chris Beanes, Land Use Services  
503-823-6979 / [Chris.Beanes@portlandoregon.gov](mailto: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 15, 2012.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-190212 DZ, in your letter. It also is helpful to address your letter to me, Chris Beanes.

## **CASE FILE NUMBER: LU 12-190212 DZ, FREESTANDING SIGN**

**Applicant:** Reid Storm, Vancouver Sign  
2600 NE Andresen Road, Ste 50  
Vancouver WA 98661

**Owner:** David E Pietka LLC  
3514 NE US Grant Pl  
Portland, OR 97212

**Site Address:** 11340 NE HALSEY ST

**Legal Description:** LOT 12 TL 8100, HAZELWOOD  
**Tax Account No.:** R370304240  
**State ID No.:** 1N2E34AB 08100  
**Quarter Section:** 2942

**Neighborhood:** Hazelwood, contact Arlene Kimura at 503-252-9429.  
**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:** CO2d, Office Commercial with Design Overlay  
**Case Type:** DZ, Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant requests design review approval for the installation of a 16'-0" tall illuminated freestanding sign. The width of the sign will vary from 42" to 144". The sign will replace an existing pole sign on the site. The aluminum sign will include neon and will be irregularly shaped, including directional entrance signage. The 109 square foot sign will be set back 6'-0" from the sidewalk, perpendicular to the street, within a landscaped portion of the site adjacent to the building.

Because the proposal is for new signage over 32 square feet in a design overlay zone, 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:

- 33.825 Design Review
- 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 4, 2012 and determined to be complete on **October 18, 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](http://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).**

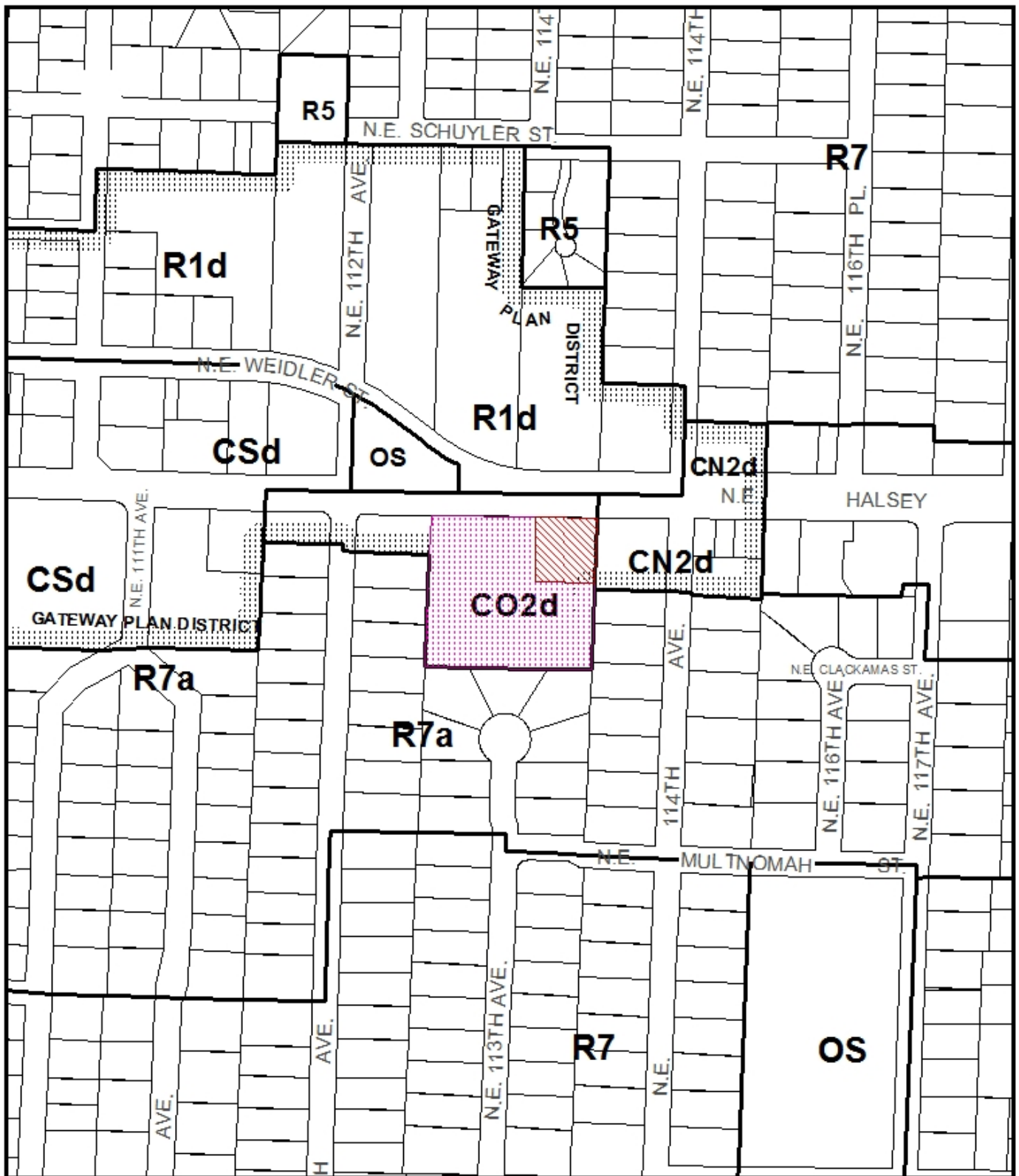
**Enclosures:**

Zoning Map

Site Plan

Sign Elevation

Night and Material Sign Details



# ZONING

-  Site
-  Also Owned



This site lies within the:  
GATEWAY PLAN DISTRICT

File No.	LU 12-190212 DZ
1/4 Section	2942
Scale	1 inch = 250 feet
State Id	1N2E34AB 8100
Exhibit	B (Oct 04, 2012)



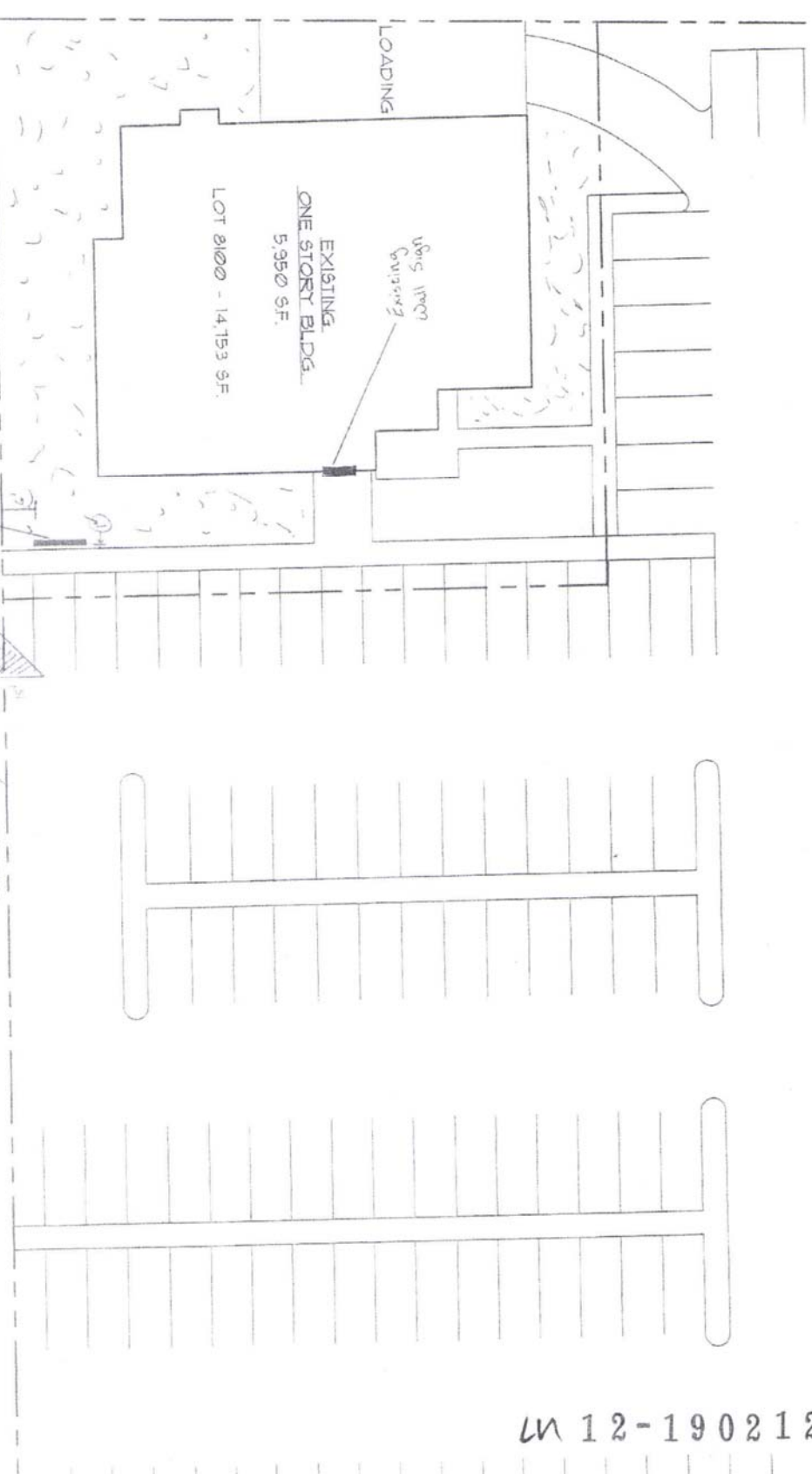
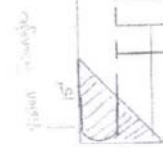
North

NE Halsey Street

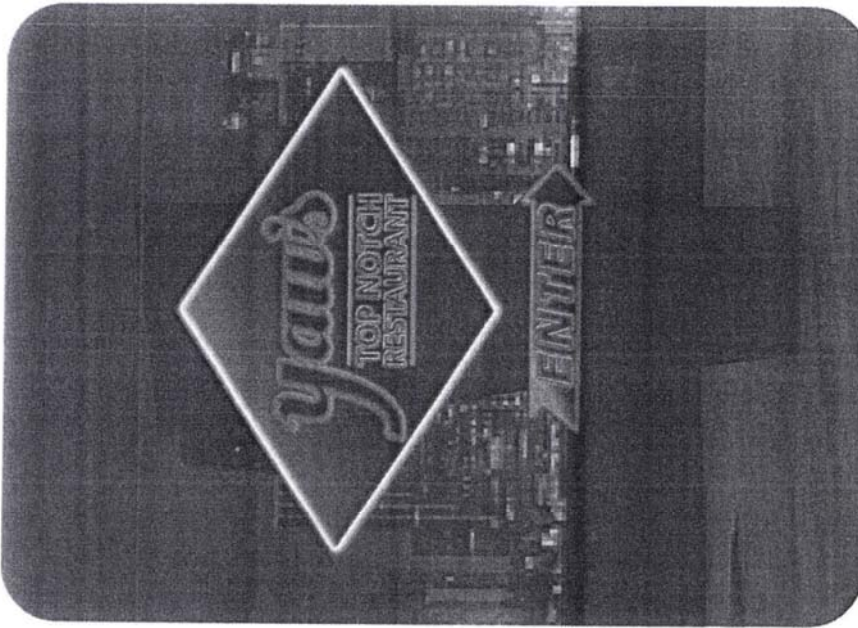
Proposed location of new sign  
6' back from sidewalk (north)  
1' back from sidewalk (south)

SIDEWALK

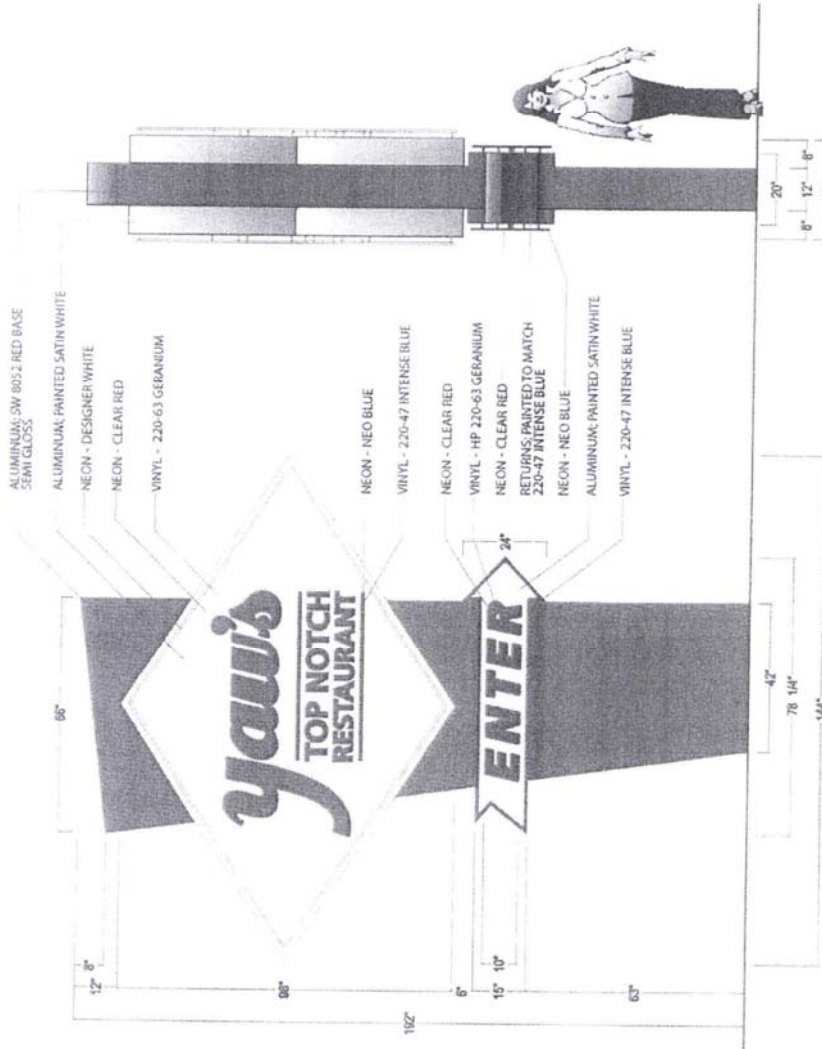
SIDEWALK



W 12-190212 DZ



NEON COLORS: DESIGNER WHITE, CLEAR RED, NEO BLUE & ORANGE



D/F ILLUMINATED PYLON SIGN: FRONT ELEVATION

SIDE ELEVATION

FILE NAME: YAW5 2.ai / YAW5.FLT	SCALE: 3/8" = 1'-0" - PHOTO SCALE / APPROX.
DESIGN NUMBER: 12-0560	LOCATION: 11340 NE HALSEY PORTLAND OR
COMPLETED DATE: 6-4-2012 - REV: 6.21.12	PREPARED BY: RON R.
REPRESENTATIVE: JEFF MICHEL	SHOP ORDER:

NO.	DESCRIPTION	DATE	CLIENT

APPROVAL SIGNATURE

DATE

PROJECT

DATE

PROJECT

PROJECT

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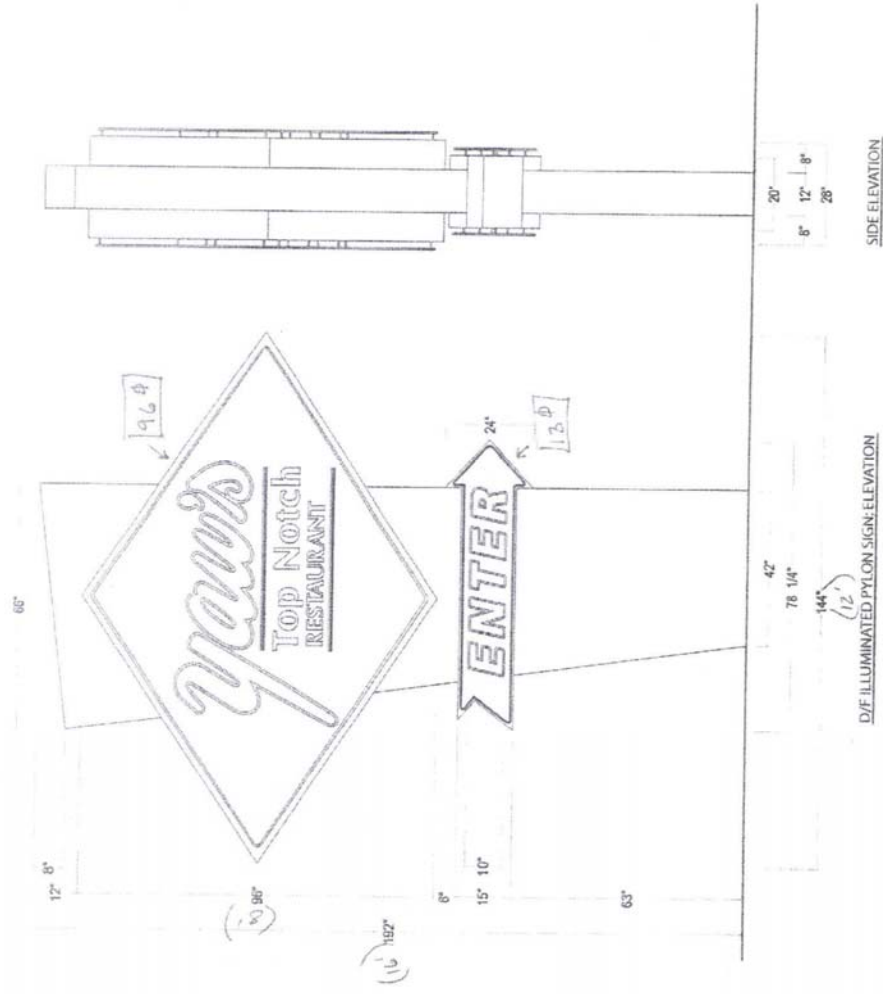
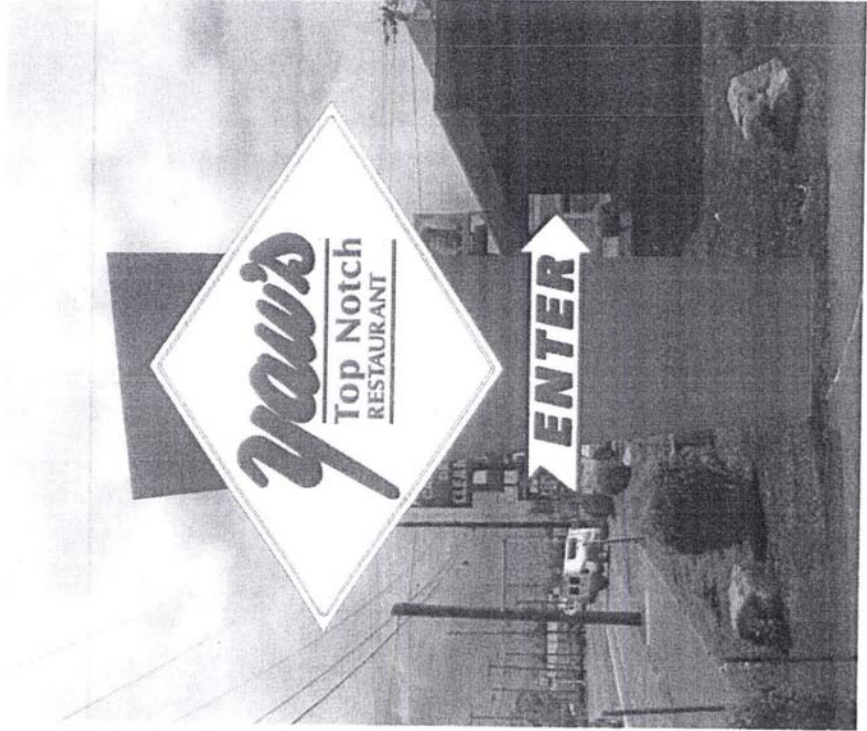
**Yaw's**  
 TOP NOTCH  
 RESTAURANT



**Veg**  
**Vancouver Sign Group**  
 360.693.4775 • WWW.VANCOVRSIGN.COM • 2600 NE ANKERSEN RD. STE. 50 VANCOUVER, WA 98661

Affiliations:  
**WSSA** **UL** **ESHWILT SIGN CORP.**

Proposed new sign in same location of existing sign



FILE NAME: YAWS PERMIT.ci / YAWS.PI	APPROVAL SIGNATURE:	NO.	DESCRIPTION	DATE	CHPT:
DESIGN NUMBER: 12-0560-B	CLIENT:				
COMPLETED DATE: 9.27.2012	PROJECT:				
REPRESENTATIVE: JEFF MICKEL	DESIGNER:				
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