



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

FROM CONCEPT TO CONSTRUCTION

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

Date: November 22, 2013
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@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 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 45 days, **we need to receive your written comments by 5 p.m. on December 20, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-225319 HR, in your letter. It also is helpful to address your letter to me, Chris Caruso.

CASE FILE NUMBER: LU 13-225319 HR **PUBLIC SERVICE BUILDING GARAGE: PIZZA SCHMIZZA SIGNAGE**

Applicant: Richard Brogan/R2J2 Corporation dba Pizza Schmizza (503-929-9905)
%12 SW Taylor St/Portland, OR 97204

Property Owner: Metropolitan Garage LLC
920 SW 6th Ave. #223/Portland, OR 97204

Site Address: 512 SW TAYLOR ST

Legal Description: BLOCK 170 LOT 1-4, PORTLAND
Tax Account No.: R667717420, R667717420, R667717420, R667717420, R667717420,
R667717420

State ID No.: 1S1E03BB 00900, 1S1E03BB 00900, 1S1E03BB 00900, 1S1E03BB
00900, 1S1E03BB 00900, 1S1E03BB 00900

Quarter Section: 3129
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Zoning: CXd-Central Commercial with Design overlay
Plan District: Central City, Downtown Subdistrict
Other: Historic Landmark
Case Type: HR-Historic Review
Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant requests historic resource review approval for one new projecting blade sign on the northeast façade of the Public Service Building Garage, a listed Historic

Landmark structure in the Downtown Subdistrict of the Central City Plan District. The triangular-shaped sign is an internally illuminated cabinet style suspended from the sign band area of the building wall by two metal support arms. Total sign area would be 18.13 SF and there would be no exposed electrical conduit.

Historic Resource Review is required for all signs on landmark structures. In this case, given the commercial base zoning and a proposal for less than 150 square feet of signage, the proposal is processed as a Type IX procedure.

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

- The *Central City Fundamental Design Guidelines*; and
- **33.846.060.G.1-10**, 'Other' Historic Design Review Approval Criteria.

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 November 6, 2013 and determined to be complete on November 19, 2013.

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. 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).

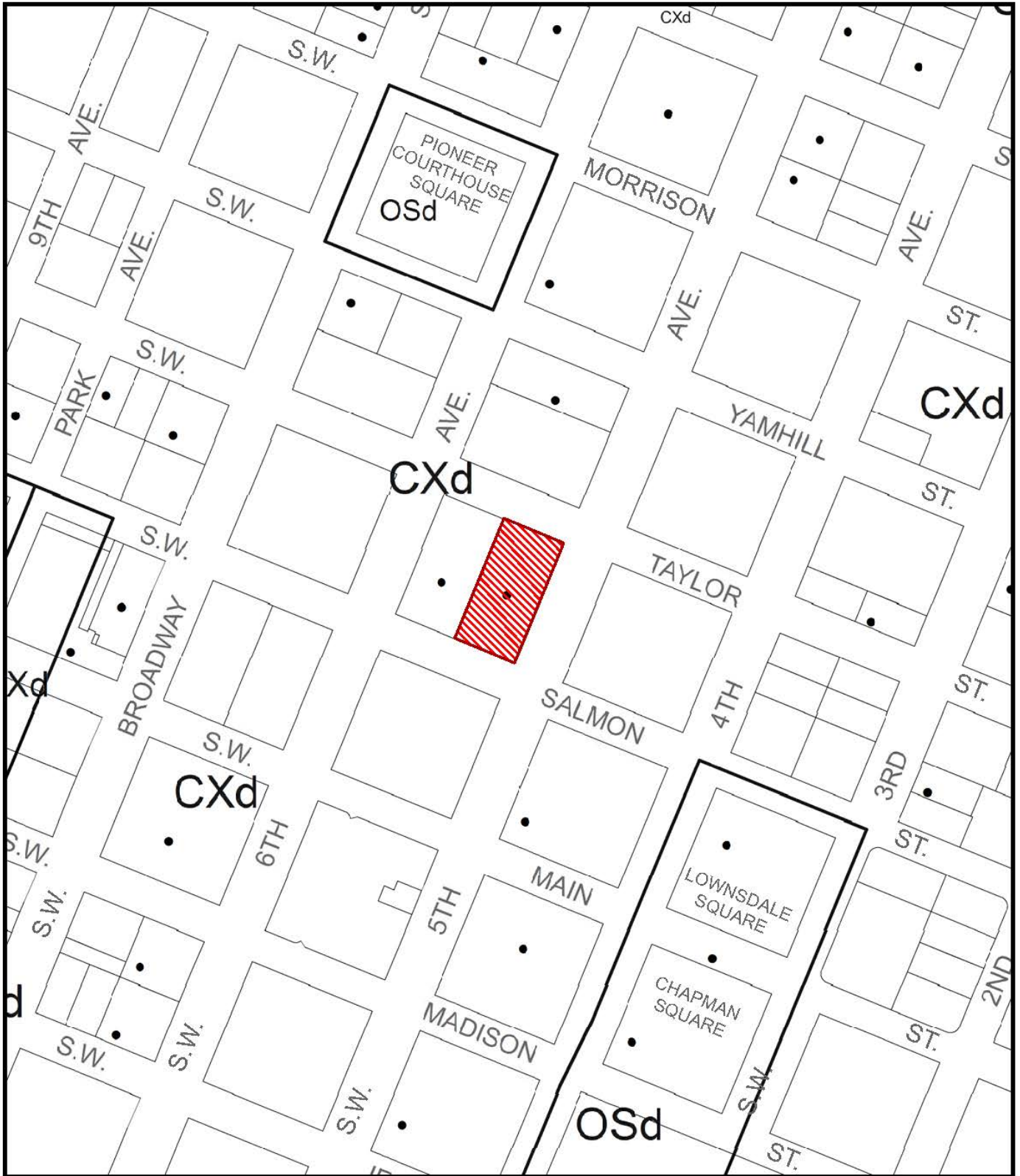
Enclosures:

Zoning Map

Site Plan

Building Elevation

Sign Elevation



ZONING



Site



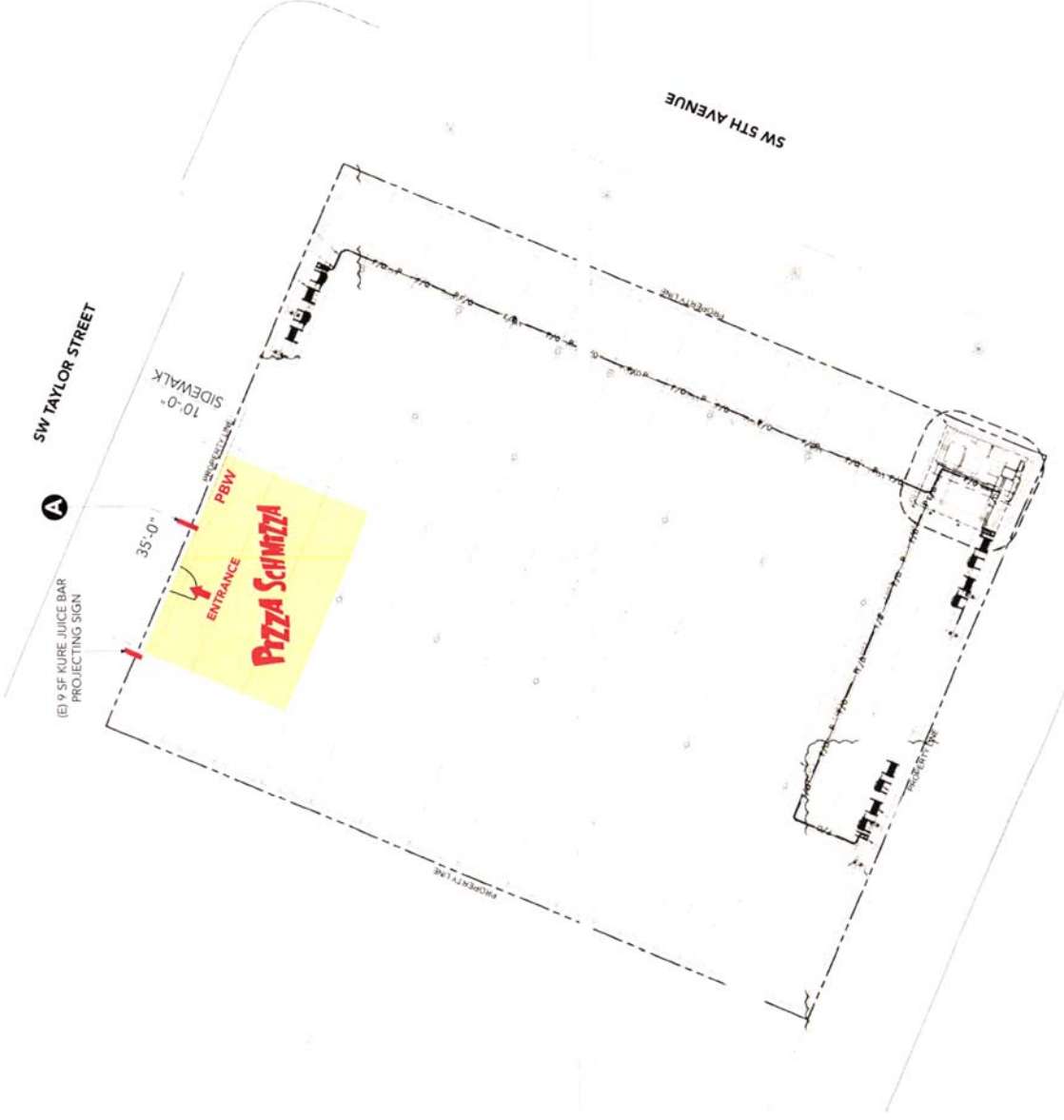
Historic Landmark at site:
Public Service Building and Garage



This site lies within the:
**CENTRAL CITY PLAN DISTRICT
DOWNTOWN**

File No. LU 13-225319 HR
 1/4 Section 3129
 Scale 1 inch = 200 feet
 State_Id 1S1E03BB 900
 Exhibit B (Nov 07, 2013)

Site Plan



NORTH
 SCALE: 1" = 18'-0"

SECURITY SIGNS
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 Portland, Oregon 97202
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PROJECT MANAGER
 Kevin Hallwayler
DESIGNER
 J. Ford

PROJECT NAME
PIZZA SCHMIZZA
 512 SW Taylor St
 Portland, Oregon

PAGE DESCRIPTION
 Site Plan

REVISIONS

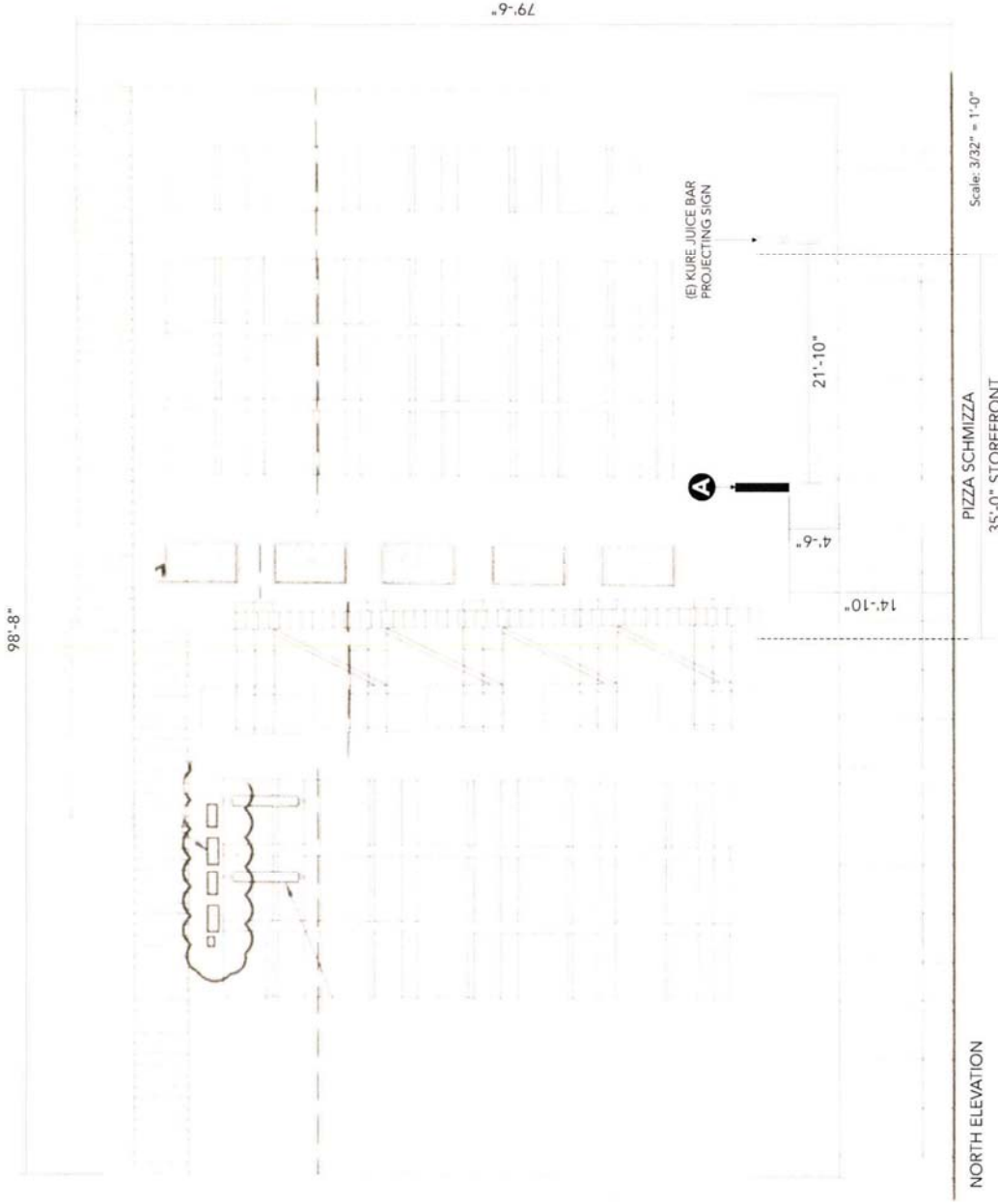
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This plan is prepared by the architect and is not to be used for any other purpose without the prior written permission of the architect. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project.

APPROVALS
 Client Signature
 Landlord Signature

DATE: 10/01/13
PAGE #: 3 OF 3
DRAWING #: 13-JF654r2P

Exterior | Building Elevation



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www.securitysigns.com
OFFICE: 11000 SW 101st Ave, Tualatin, OR 97062

PROJECT MANAGER
Kevin Hallwyler
DESIGNER
J. Ford

PROJECT NAME
PIZZA SCHIMIZZA
512 SW Taylor St
Portland, Oregon

PAGE DESCRIPTION
Building Elevation

REVISIONS
◆ N/A

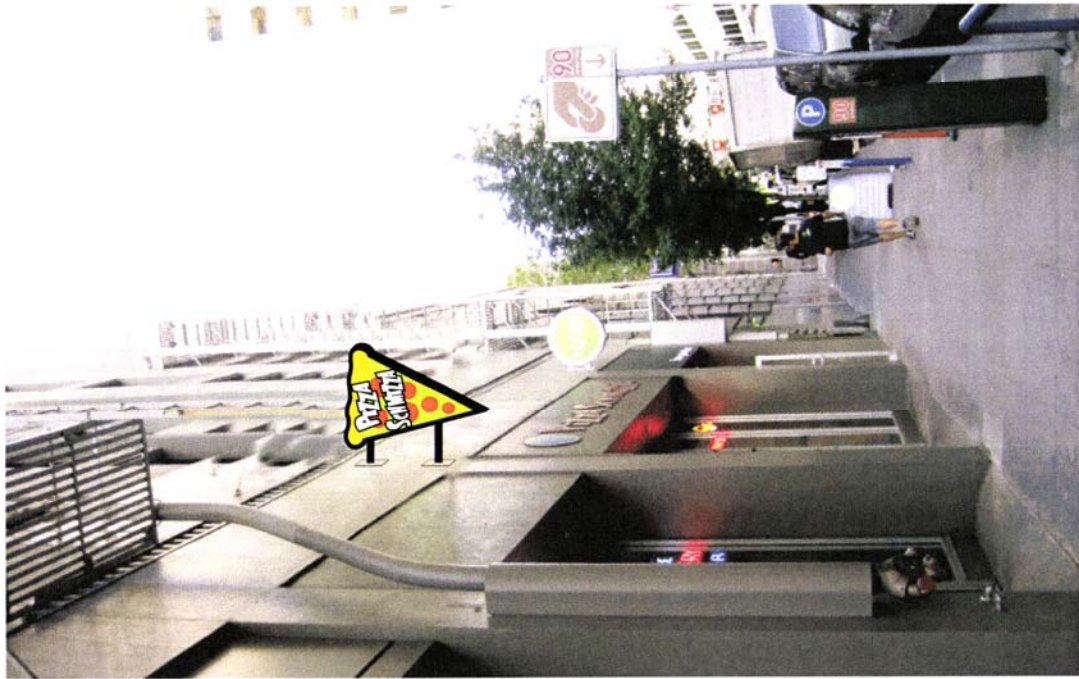
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distribution of this drawing is prohibited.
The fee is \$150,000 + statutory damages.
This drawing, text and title, for each
drawing, shall constitute the entire
contract. P.L.L.C. #176,508

This sign is intended to be installed
in accordance with the applicable local
ordinances and codes. The installer
shall be responsible for obtaining all
permits and approvals for the sign.

APPROVALS
Client Signature
Landlord Signature

DATE: **10/01/13**
PAGE #: **2 OF 3**
DRAWING #: **13-JF654r2P**

Exterior | Projecting Tenant Identification



NORTH ELEVATION

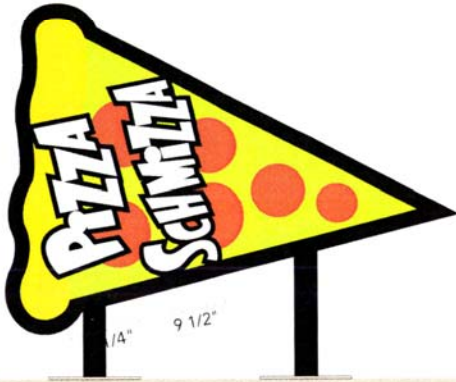
A D/F PROJECTING IDENTIFICATION

Scale: as noted

FRONT VIEW

4'-1 1/2" PROJECTION

6" 3'-7 1/2"



5'-0"

1 PROJECTING DISPLAY - 18.13 SF
SCALE: 3/4" = 1'-0"



2 PLAN VIEW
SCALE: 3/4" = 1'-0"

10'

Projecting Display

Illuminated
Manufacture and install one (1) D/F Projecting Display

Cabinet

Construction: fabricated aluminum cabinet painted Satin Black, 2" retainers
Faces: .150 white polycarb faces and digitally printed graphics

Illumination: white LEDs

Installation

Wall Type: Concrete

Supports: (2) 3" sq. tubes painted Satin Black
Mounting: plate mount with 3/8" expansion bolts as required per engineering

Note: existing sign will be removed & relocated by SSI

Colors

White Polycarb



Satin Black



Digital Print



EXISTING SIGN

SECURITY SIGNS
2424 SE Holladay Boulevard
Portland, Oregon 97205
503.228.4172 Fax: 503.186.1851
www.securitysigns.com

PROJECT MANAGER
Kevin Halliwyler
DESIGNER
J. Ford

PROJECT NAME
PIZZA SCHMIZZA
512 SW Taylor St
Portland, Oregon

PAGE DESCRIPTION
Projecting Tenant Identification

REVISIONS
NA

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APPROVALS
Client Signature
Landlord Signature

DATE: 10/01/13

PAGE #: 1 OF 3

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LM 13-225319 HR