



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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

Date: March 14, 2017
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676 / Emily.Hays@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 April 13, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-128766 HR, in your letter. It also is helpful to address your letter to me, Emily Hays. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-128766 HR ***NEW BLADE SIGN & EXTERIOR LIGHTING***

Applicant: Lorraine Guthrie | Lorraine Guthrie Architect
2748 SW Patton Court
Portland, OR 97201

Owner: Holland Investments AK LLC
1242 Berkeley Street #3
Santa Monica, CA 90404-1657

Tenant: Anne Sacks | Fetch Eyewear
814 NW 23rd Avenue
Portland, OR 97210

Site Address: **814 NW 23rd Avenue**

Legal Description: BLOCK 2 N 30' OF S 40' OF LOT 17, KINGS 2ND ADD
Tax Account No.: R452300390
State ID No.: 1N1E33BC 01100
Quarter Section: 2927
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: Contributing Resource in the Alphabet Historic District

Zoning: CS – Storefront Commercial
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 proposal is for a new blade sign, four (4) new recessed step lights at the side walls, and replacement of two (2) existing faced mounted carriage lights on a secondary contributing resource in the Alphabet Historic District. The blade sign is proposed to be 17” high x 30” wide, projecting 42” at 8’ above the below grade landing. A similar sign was previously approved for the tenant’s former location at 2275 NW Glisan under LU15-120791 HR.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the Alphabet Historic District.

Relevant Approval Criteria:

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

- Historic Alphabet District: Community Design Guidelines Addendum
- Chapter 33.846.060 - Historic Resource Review

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 March 1, 2017 and determined to be complete on **March 9, 2017**.

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.

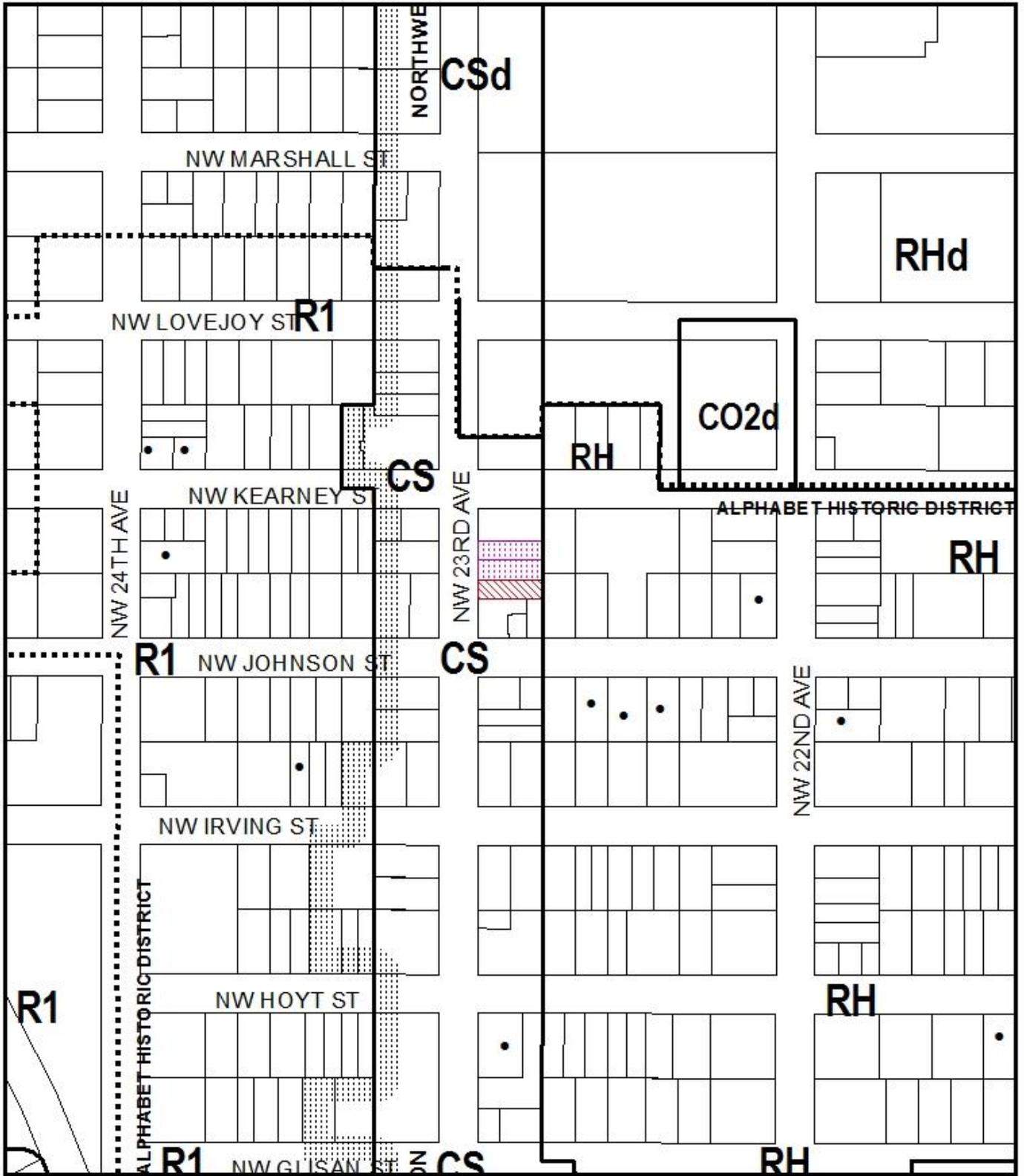
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

West Elevation



ZONING



This site lies within the:
 NORTHWE ST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT

- Site
- Also Owned Parcels
- Historic Landmark

File No.	<u>LU 17-128766 HR</u>
1/4 Section	<u>2927</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E33BC 1100</u>
Exhibit	<u>B (Mar 07, 2017)</u>

Site Information

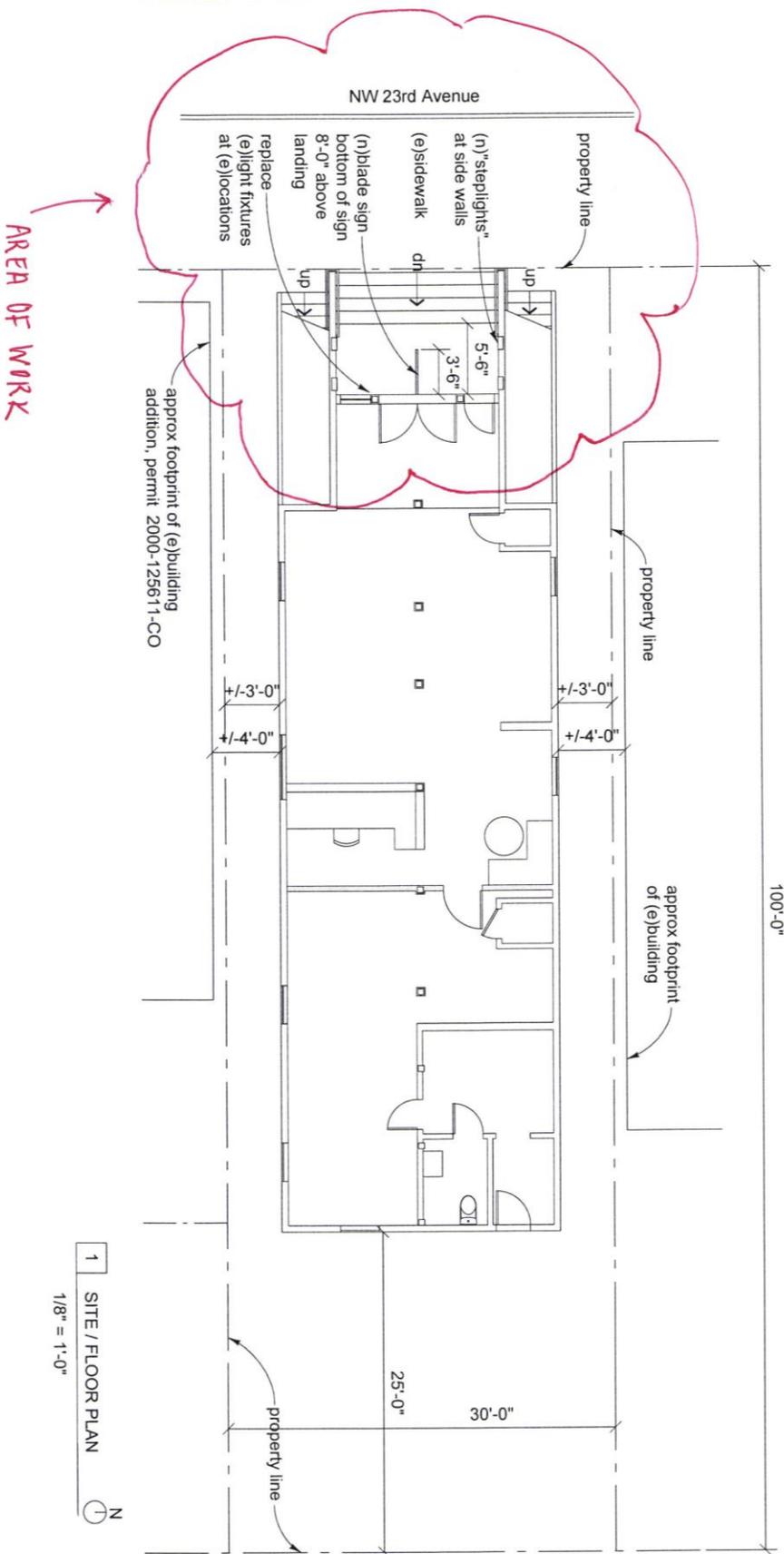
Taxlot R198385
 Kings 2nd addition, Block 2, N
 30' of S 40' of Lot 17

Scope of Work

New blade sign for Basement Level tenant

Site Area 3,000 sf

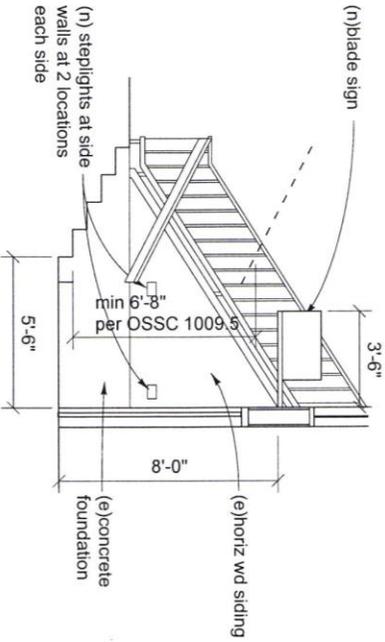
Zoning CS - Storefront Commercial
 AB - Alphabet Historic District
 NP - Northwest Plan District



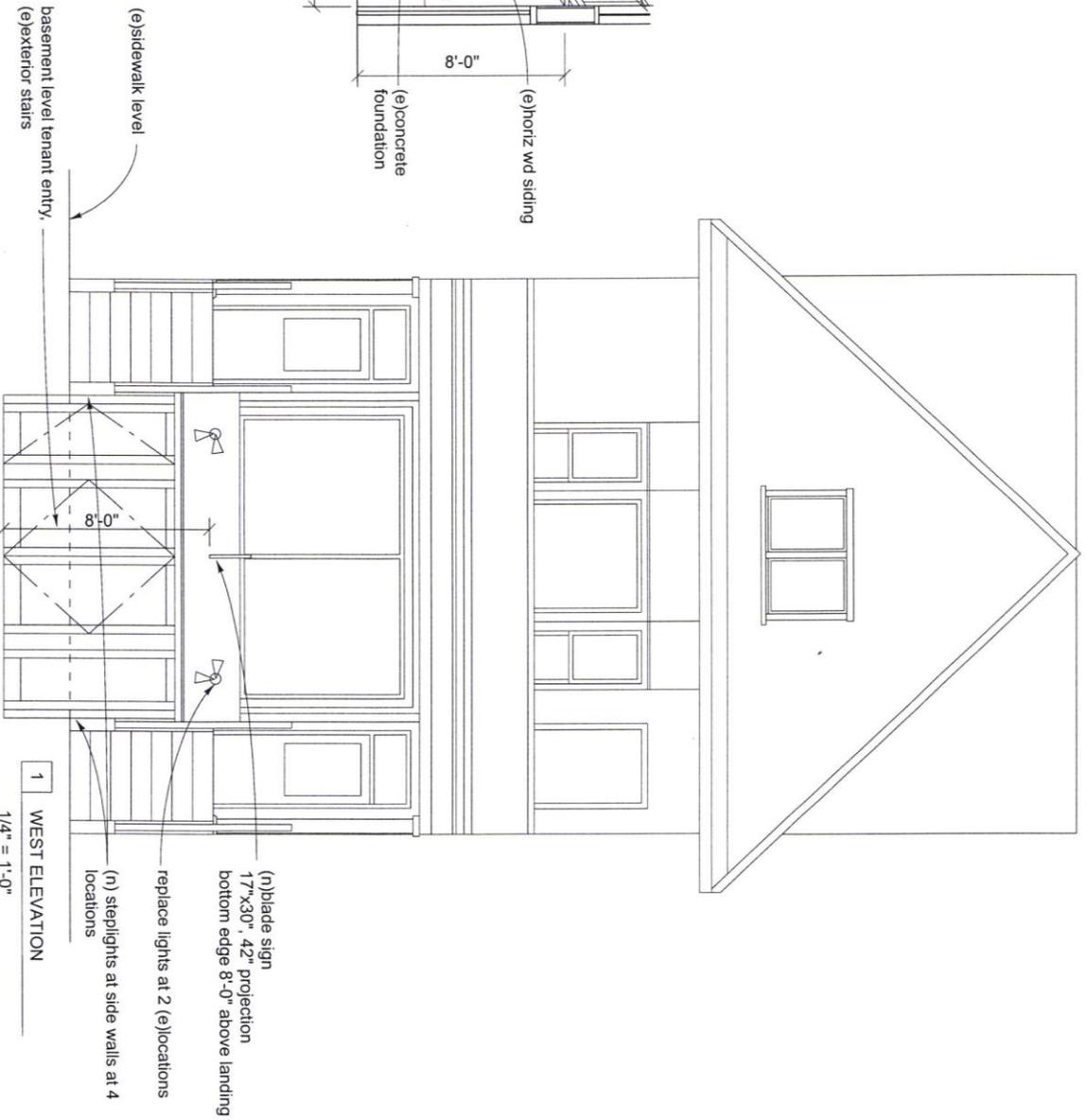
1 SITE / FLOOR PLAN
 1/8" = 1'-0"

Fetch Eyewear 814 NW 23rd Avenue, Portland OR 97210	
1 March 2017	SITE PLAN
A1.1	

LW 17-128766 HR



2 SECTION DIAGRAM
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

LU 17-128766 HK

Fetch Eyewear 814 NW 23rd Avenue, Portland OR 97210
1 March 2017 ELEVATION
A1.2