



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

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

Date: March 2, 2018
To: Interested Person
From: Meriam Rahali, Land Use Services
503-823-5363 / Meriam.Rahali@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 2, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-118524 HR, in your letter. It also is helpful to address your letter to me, Meriam Rahali. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-118524 HR – NEW SIGN

Applicant: Jessica Iselin | Iselin Architects, PC
1307 7th Street | Oregon City, OR 97045
503-656-1942 | jessica@iselinarch.com

Owner: Richard Larson | Madison 34 Ray LLC
6010 NE Flanders Street, Suite B-1 | Portland, OR 97213

Site Address: **1704 NE 26th Avenue**

Legal Description: BLOCK 9 LOT 5&6 EXC PT IN ST, CARTERS ADD TO E P
Tax Account No.: R140200710
State ID No.: 1N1E25CC 07800
Quarter Section: 2833
Neighborhood: CNEN, Grant Park, contact Ken Peterson at gpnalanduse@gmail.com.
Business District: Northeast Broadway Business Association, contact Michael Chronister at 503-288-1500.
District Coalition: Central Northeast Neighbors, contact Sandra Lefrancois at 503- 823-2780.
Plan District: None
Other Designations: Non-contributing Resource in the Irvington 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 applicant is seeking Historic Resource Review for a new sign on a non-contributing resource built in 1974, and located at the northeast corner of NE Broadway and NE 26th Avenue in the Irvington Historic District. The proposed sign is located on the south elevation facing NE Broadway Street. It is 10'- 0 ¼" wide x 3'-4 ½" high, and located 12'-0" above the sidewalk. The sign is proposed to be made of non-illuminated, individual aluminum letters, with an anodized finish. The letters are individually mounted with ½" spacers in grout lines.

Historic Resource Review is required because the proposal is for a new sign on a non-contributing structure within a 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:

- 33.846.060. *G other 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 February 6, 2018 and determined to be complete on February 26, 2018.

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.

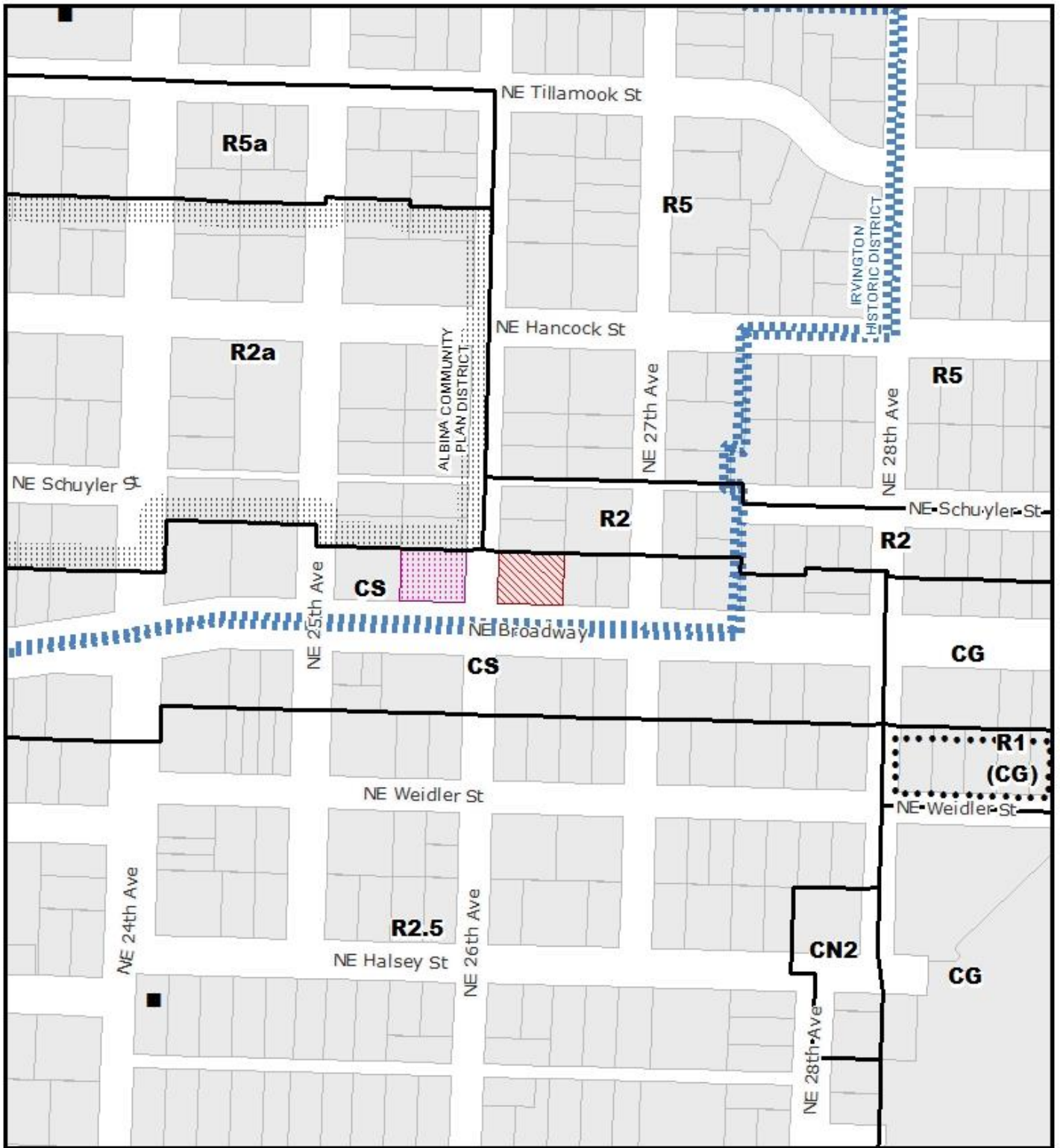
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Partial Site Plan

South Elevation along NE Broadway



ZONING

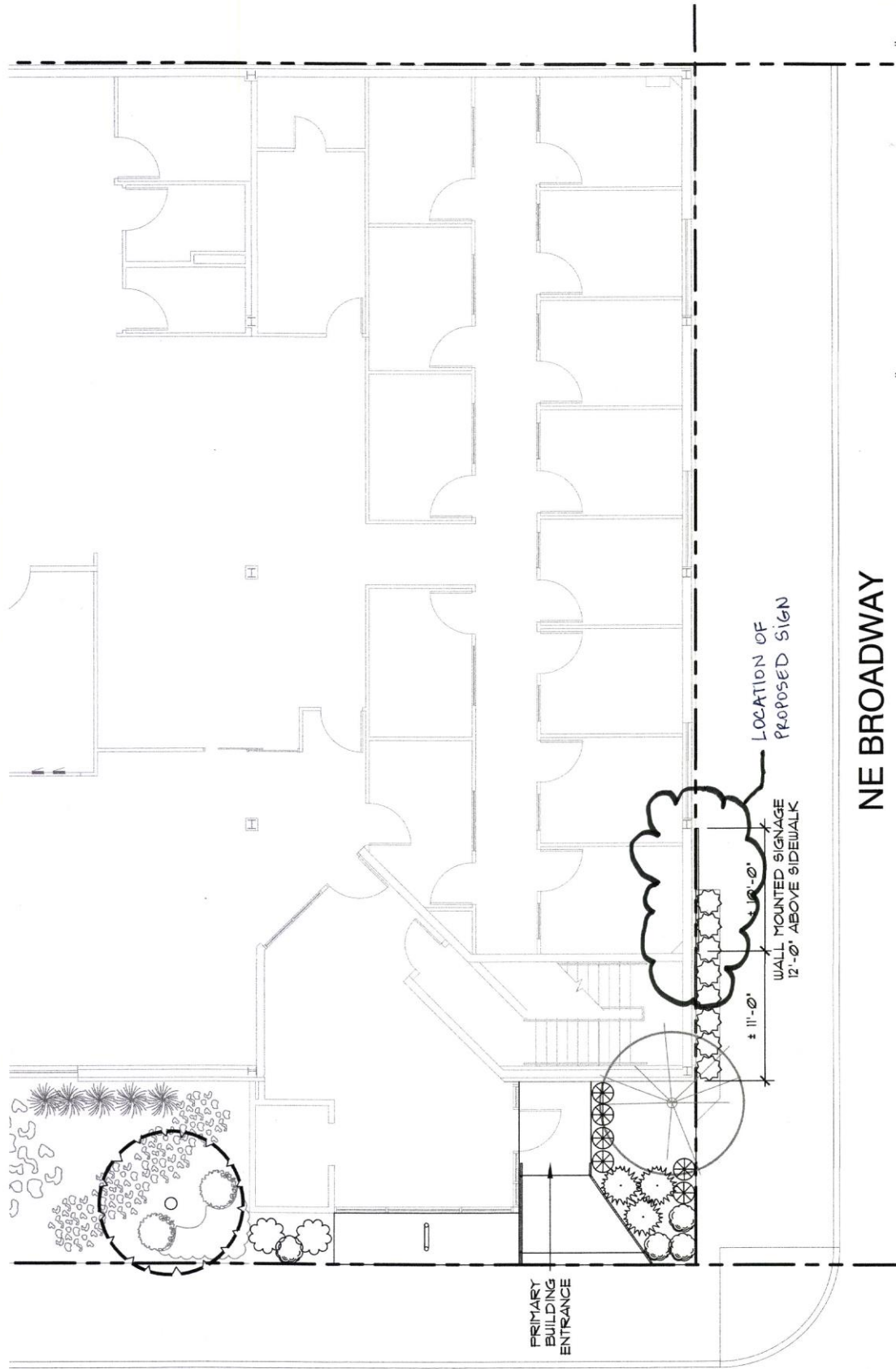


THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 18-118524 HR
1/4 Section	2833
Scale	1 inch = 200 feet
State ID	1N1E25CC 7800
Exhibit	B Feb 08, 2018

NE 26TH AVE



NE BROADWAY

 PARTIAL SITE PLAN - PROPOSED BUILDING SIGNAGE $\frac{1}{8"} = 1'-0"$

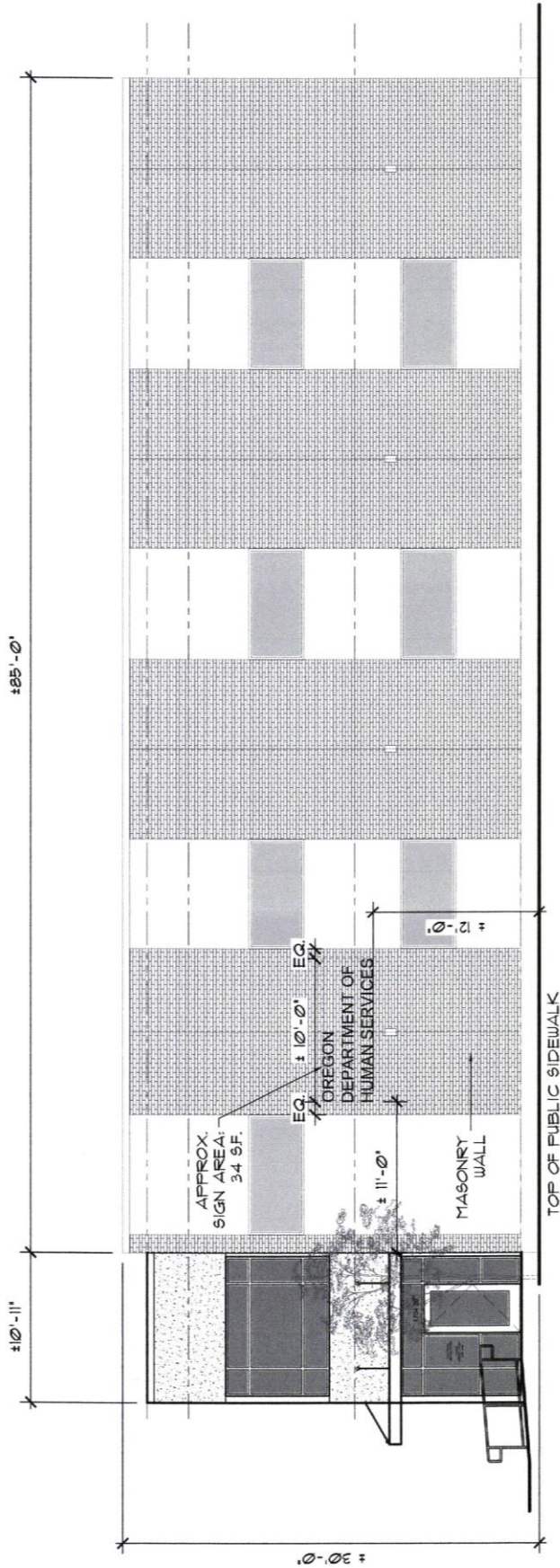
1704 NE 26th-DHS TI
1974-EXTERIOR BUILDING SIGNAGE

A ISELIN
ARCHITECTS, P.C.
1307 7th Street - Oregon City, Oregon 97045
503.656.1942 - f. 503.656.0858 - www.iselinarchitects.com

1/8" = 1'-0"
1/31-18

LU 18 - 118524 HP

LU 18 - 118524 HR



NE BROADWAY ELEVATION - PROPOSED BUILDING SIGNAGE

1704 NE 26th-DHS TI
1674-EXTERIOR BUILDING SIGNAGE

ISELIN
ARCHITECTS, P.C.

1307 7th Street - Oregon City, Oregon 97045
503.666.1942 - F: 503.666.0686 - www.iselinarchitects.com

LU 18 - 118524 HR

BUILDING SIGNAGE:
ALL FONTS TO BE HELVETICA REGULAR

REFERENCE SIGN DRAWINGS FROM SECURITY SIGNS FOR ADDITIONAL INFORMATION.

LU18-118524 HR