



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** November 5, 2018  
**To:** Interested Person  
**From:** Tanya Paglia, Land Use Services  
503-823-4989/Tanya.Paglia@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 11/26/2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-253742 DZ, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

## **CASE FILE NUMBER: LU 18-253742 DZM – THREE GROCERY STORE WALL SIGNS**

**Applicant:** Huy Trieu | Sf Supermarket  
4803 SE 84th Avenue | Portland, OR 97266  
[huy@sfsupermarket.com](mailto:huy@sfsupermarket.com)

**Owner:** Emmerts 82nd Ave Properties Llc  
11811 SE Hwy 212  
Clackamas, OR 97015

**Site Address:** **5241-5253 SE 82<sup>nd</sup> Avenue**

**Legal Description:** BLOCK 1&2&3 TL 600, AVONDALE  
**Tax Account No.:** R048300400  
**State ID No.:** 1S2E17AD 00600  
**Quarter Section:** 3538

**Neighborhood:** Foster-Powell, contact Shawn Morgan at [mrshawnmorgan@yahoo.com](mailto:mrshawnmorgan@yahoo.com).  
**Business District:** Eighty-Second Ave of Roses Business Association, contact Frank Harris at [info@82ndave.org](mailto:info@82ndave.org), Foster Area, contact Venture Portland at 503-477-9648.

**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Plan District:** None  
**Other Designations:** None

**Zoning:** **CM3d,m** – Commercial/Mixed Use 3 with Design Overlay and Main Streets Overlay  
**Case Type:** **DZM** – Design Review w/ Modifications  
**Procedure:** **Type II**, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant seeks Design Review approval to replace three signs on an existing commercial building. Each of the signs will be approximately 210 sq. ft. and will be mounted on the north, east and south facades. The signs are composed of internally illuminated channel letters and a logo mounted to a stucco wall with concealed fasteners. The sign letters and logo are of aluminum construction with green and red acrylic faces with black returns. The overall sign dimensions are 35'-0" wide by 6'-0" tall with the top row characters being 2'-6" tall, the bottom row letters being 2'-6" tall and the logo being 6'-0" tall and spanning both rows. The sign replacement accompanies the opening of a new international grocery store in a building previously occupied by a Fred Myer store. The proposed signs will replace similar large illuminated wall signs.

Modification requests [PZC 33.825.040]:

1. Increase allowed maximum area per sign in the CM3 zone from required 200 sq. ft. to allow approximately 210 sq. ft. signs (32.32.020.A).

Design review is required because the proposal is for exterior alterations in a design overlay zone.

**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:

- Community 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 16, 2018 and determined to be complete on 10/31/2018.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.

- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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

#### **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.

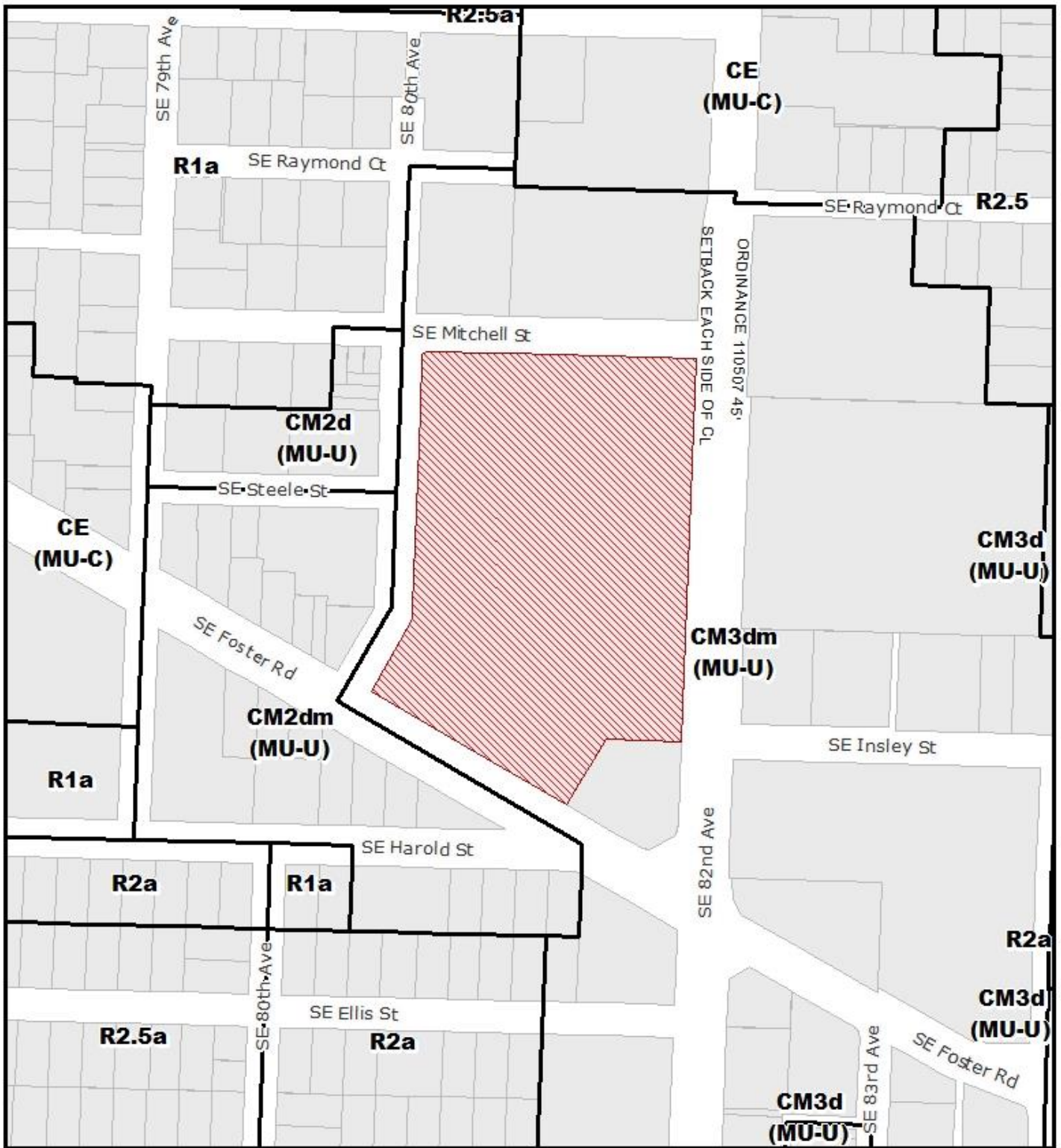
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

#### **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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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; East Elevation



**ZONING**  NORTH

 Site

File No.	LU 18-253742 DZM
1/4 Section	3538
Scale	1 inch = 200 feet
State ID	1S2E17AD 600
Exhibit	B Nov 02, 2018



LICENSES:  
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CUSTOMER: **SF SUPERMARKET**

LOCATION: 5253 SE 82nd Ave; Portland OR 97266

CLIENT APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

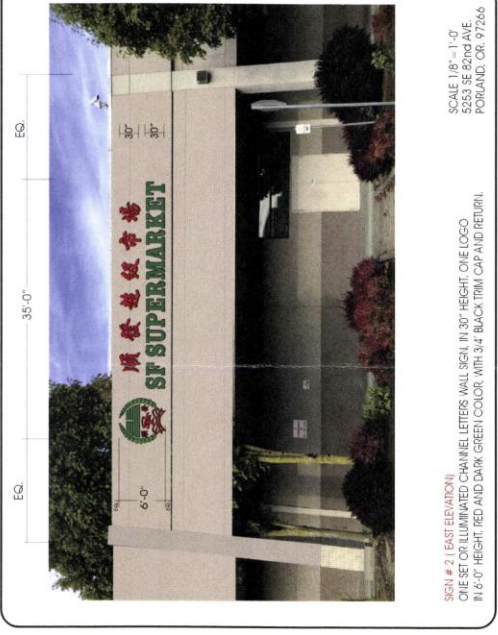
LANDLORD APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

**Store Front : Sign#2 (East Elevation)**

OD# 2-03380

Design by: Lac Huynh Date: Oct-17-2018



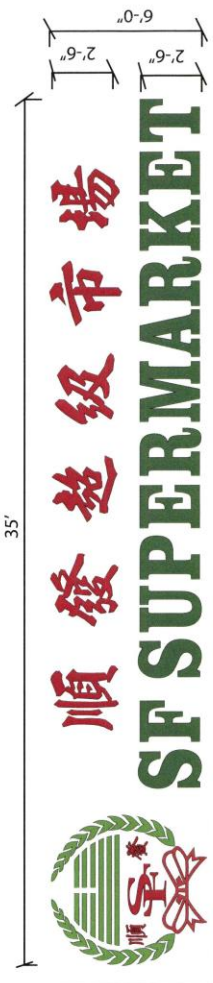
SCALE: 1/8" = 1'-0"  
 5253 SE 82ND AVE  
 PORTLAND, OR 97266

Color Legend:

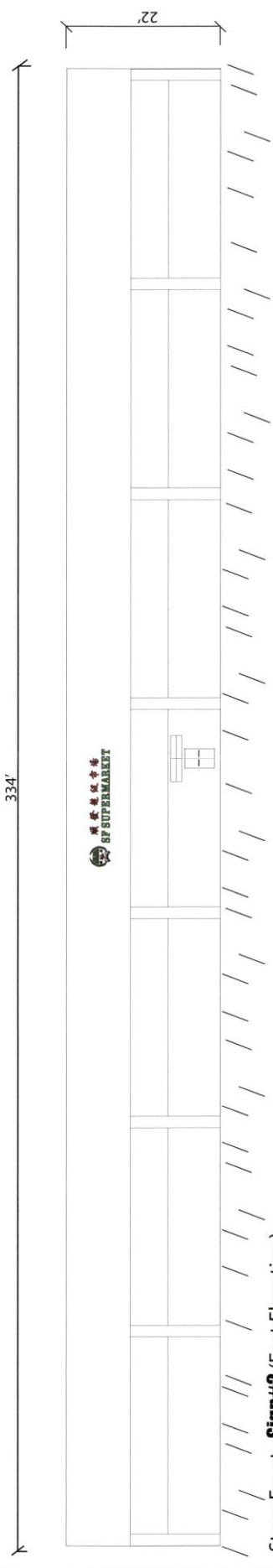
- Black
- 054 Turquoise
- 278-0 GP Red, Acrylic
- White Polycarbonet

UL listed power supply  
 1/2 V. 150 watt  
 3/4" x 1/4" x 1/4" CBP  
 # 10 Screw with 1/4 x 2" Anchors  
 No less than 8 per letters  
 Acrylic Face  
 1/2" vdc LED light units  
 3/8" dia Penetration  
 4" Aluminum Furring  
 Disconnect Switch  
 Rain holes  
 110 V.  
 20 A.  
 Stucco wall  
 ATTACHMENT  
 UL Listing # E 101325

SITE PLAN  
 5253 SE 82ND AVE.  
 PORTLAND, OR 97266



WALL SIGN: 210 SQFT



Store Front : **Sign#2** (East Elevation)

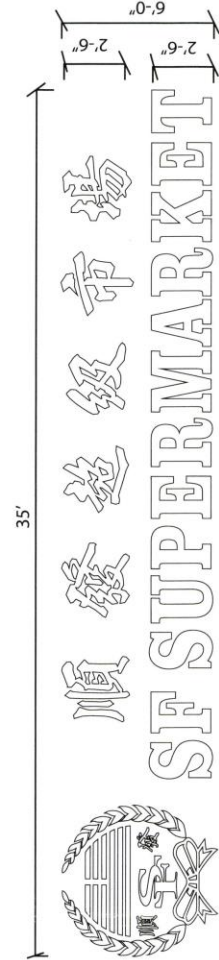
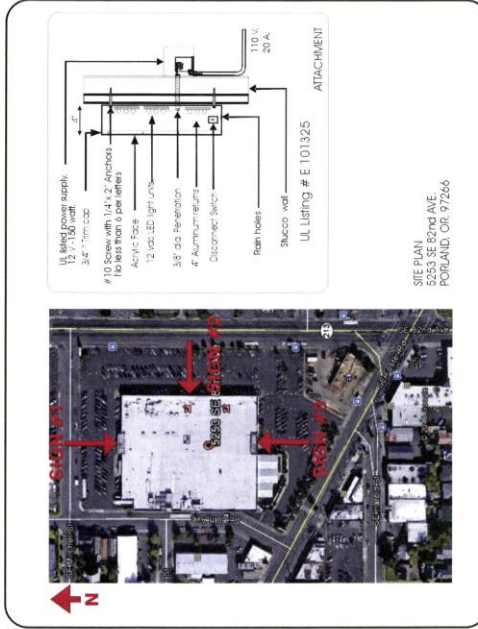


**Graphic d'Signs llc**  
 Office: 91.25 NE Sandy Blvd., Portland OR 97220  
 Phone: 503-256-2064  
 www.sigmpdx.com

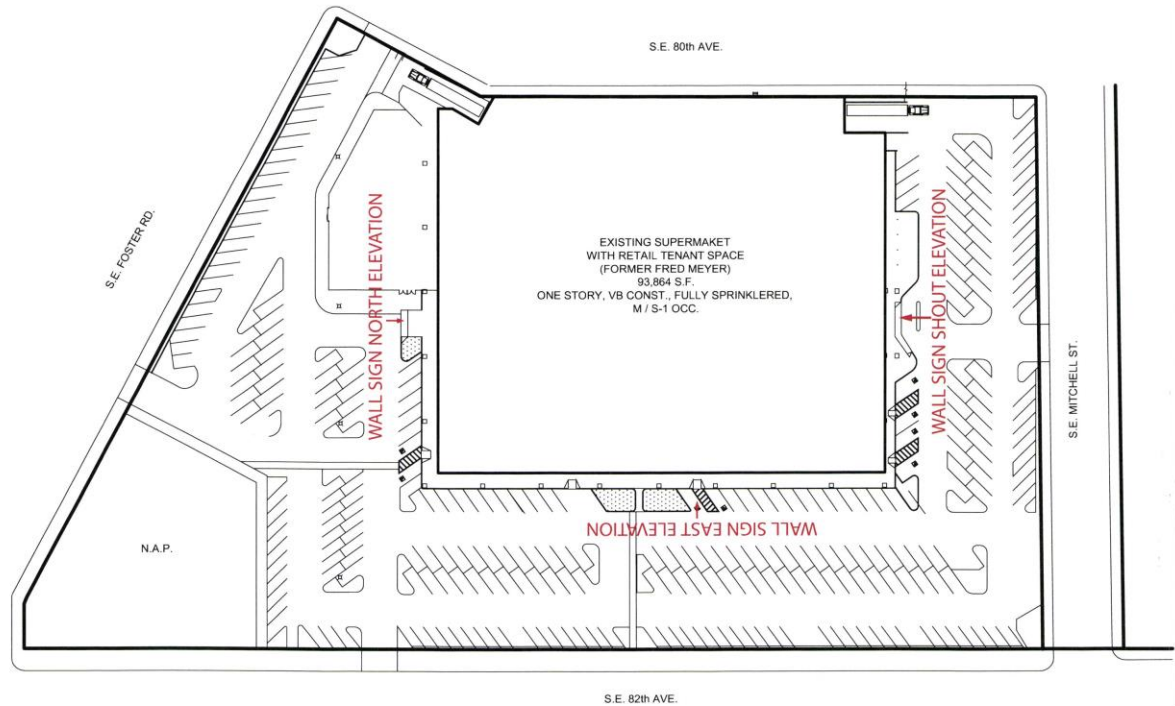
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CUSTOMER: **SF SUPERMARKET**

LOCATION: **5253 SE 82nd Ave; Portland OR 97266**



WALL SIGN: 210 SQFT



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