



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

Date: April 15, 2019
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294/MeganSita.Walker@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 May 6, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-132769 DZ, in your letter. It also is helpful to address your letter to me, Megan Sita Walker. 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 19-132769 DZ – FAÇADE MOUNTED SIGN

Applicant: Chris Brown | Ramsay Signs, Inc.
9160 SE 74th Ave, Portland, OR 97206
(503) 777-4555

Owner: Thiele's LLC
P O Box 529, Eugene, OR 97440-0529

Site Address: 2315 NW WESTOVER RD

Legal Description: BLOCK 5 TL 6500, BROOKVILLE
Tax Account No.: R109500130
State ID No.: 1N1E33CB 06500
Quarter Section: 3027

Neighborhood: Hillside, contact Kevin Kohnstamm at kevin.kohnstamm@comcast.net,
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: Central City - Goose Hollow
Zoning: CXd – Central Commercial with Design Overlay

Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for a new of 49 square foot façade mounted sign on an existing 2-story building in the Goose Hollow Subdistrict of the Central City Plan District. The proposed sign consists of an internally illuminated aluminum cabinet mounted to a curved facade at the second level of the building that faces the intersection of W Burnside Street and NW 23rd Avenue. The sign area measures 2'-6" tall by 19'-9" wide.

Design Review is required because the proposal is for non-exempt exterior alterations in the Design "d" 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:

- *Central City Fundamental Design Guidelines*
- *Goose Hollow District Design Guidelines*
- *Oregon Statewide Planning Goals*

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 14, 2019 and determined to be complete on March 28, 2019.

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.

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.

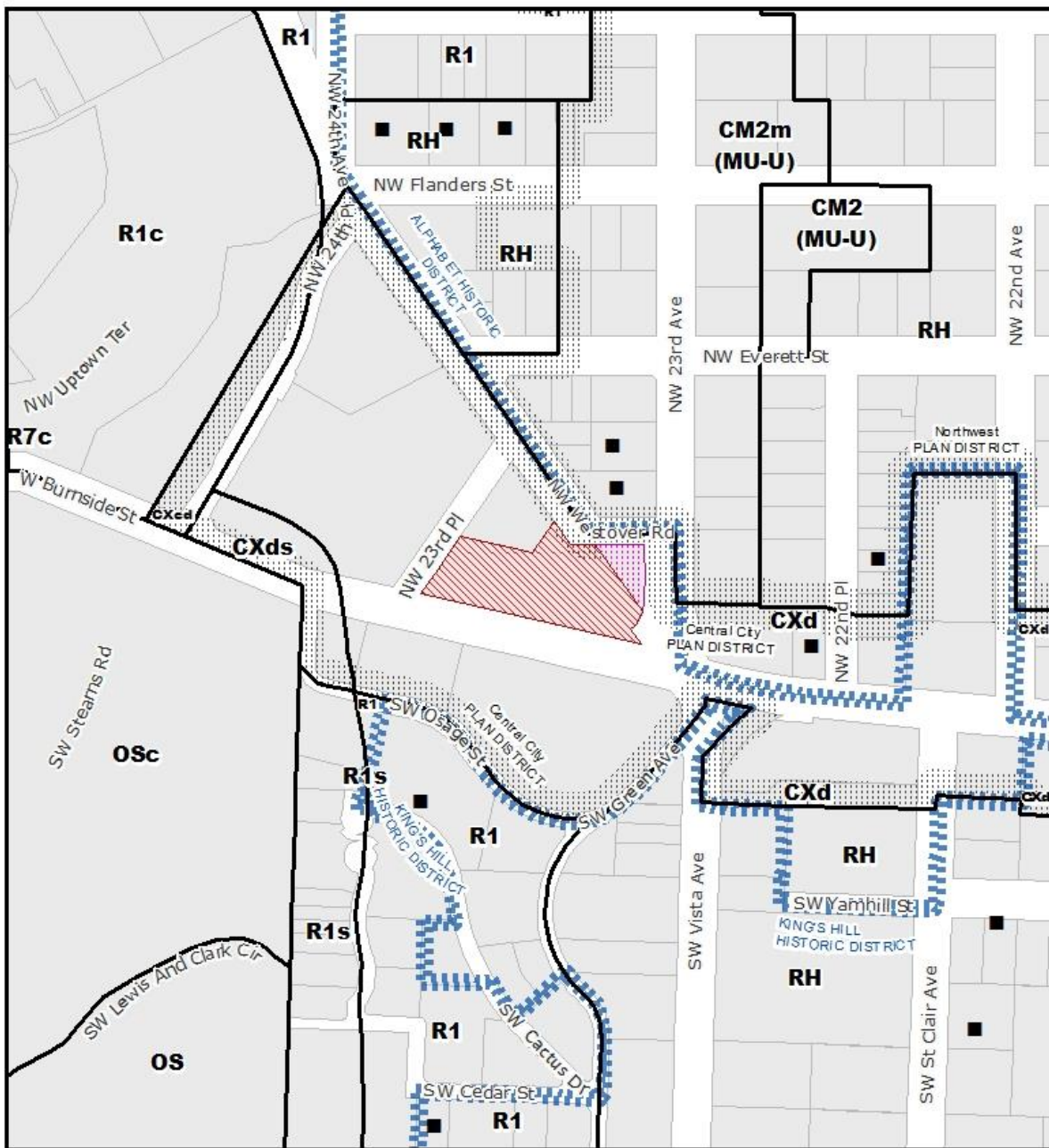
APPEAL OF THE FINAL CITY DECISION


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
Elevation



ZONING 
 NORTH
 THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 GOOSE HOLLOW SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

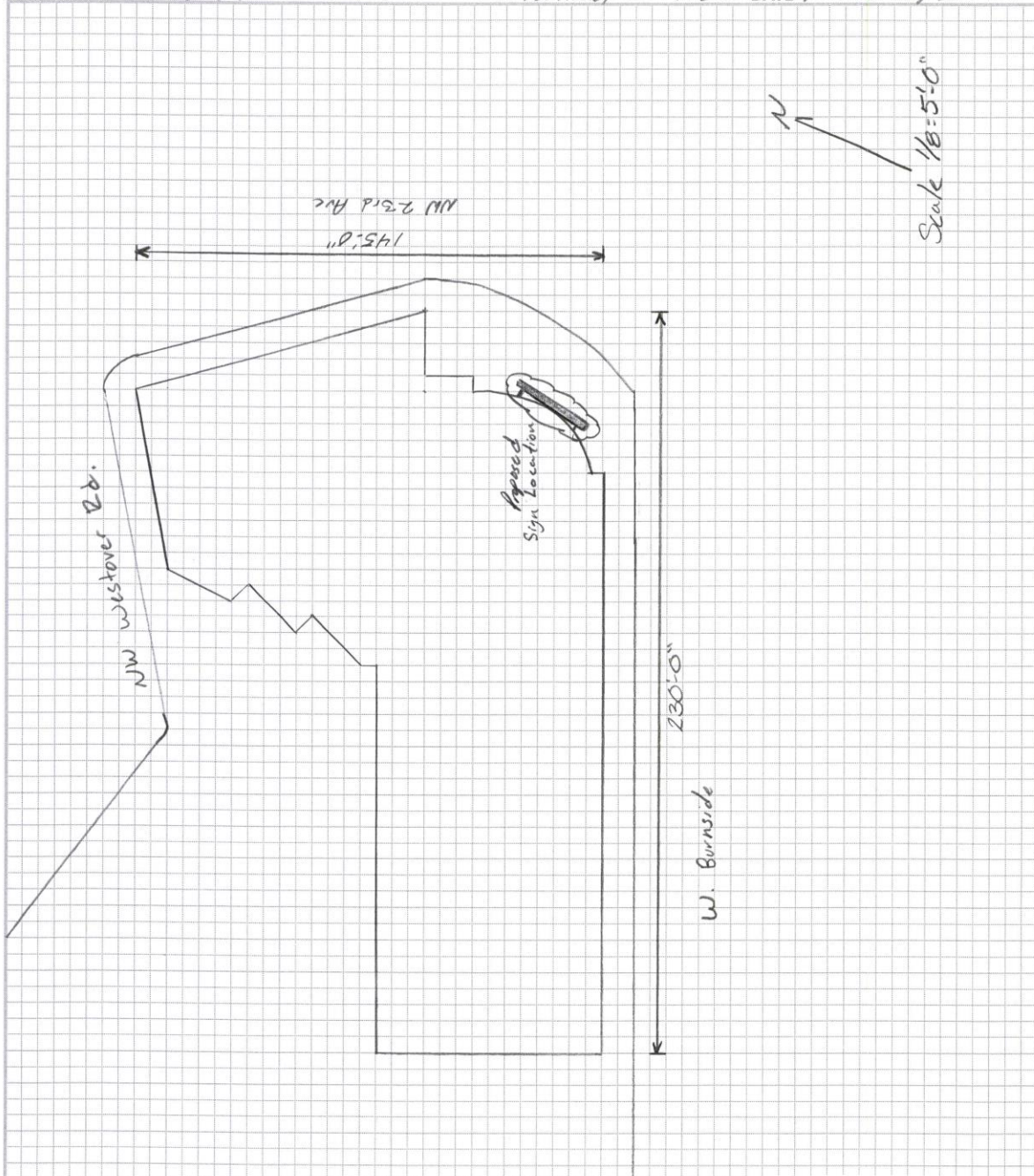
File No.	LU 19-132769 DZ
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CB 6500
Exhibit	B Mar 18, 2019

**HEATH
NORTHWEST**



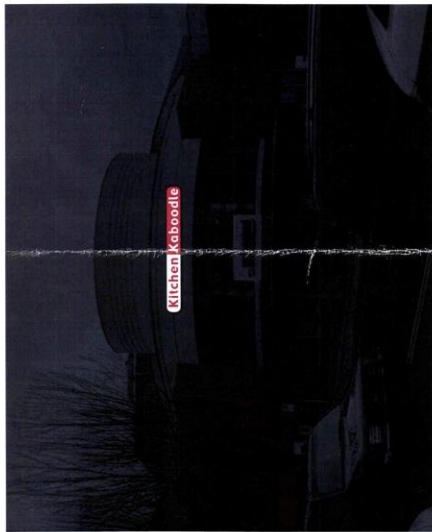
**Multi-Light
SIGN CO.**

PROJECT *Kitchen Kaboodle - 2315 NW Westover Rd. Portland, OR 97210* DATE *March 13, 2019*



LU 19 - 132769 DZ

EXTERIOR - SIGN DISPLAY



A SIGN LAYOUT - PHOTO INLAY
Scale: 1/16" = 1'-0" (approx)





A MFR & INSTALL ONE (1) S/F INTERNALLY ILLUM. SIGN DISPLAY

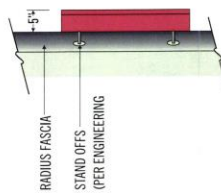
CABINET
CONSTRUCTION: FABRICATED ALUMINUM. PAINT TO MATCH 3M 3630-33 RED.
CABINET TO HAVE 2" DISPLAY FACE RETAINER. INTERIOR OF CABINET TO BE PAINTED MATTE WHITE. WHITE LED ILLUMINATION.

DISPLAY FACE
MATERIAL - WHITE POLYCARB WITH 3M 3630-33 RED VINYL. COPY TO BE REVERSE CUT TO WHITE.

INSTALL: INSTALL DISPLAY ONTO RADIUS FASCIA WITH STAND OFFS PER ENGINEERING. STAND OFFS TO BE PAINTED TO MATCH FASCIA.

COLOR KEY

-  3M 3630-33 RED
-  WHITE POLYCARB
-  PAINT TO MATCH 3M 3630-33 RED
-  PAINT TO MATCH FASCIA (VERIFY)



END VIEW

A SIGN LAYOUT - 49.375 Sq. Ft.
Scale: 1/2" = 1'-0"

RAMSAY PRODUCTION PRINT
DESIGN: Rick Rule DATE: 3/12/19
SALES: DATE:

PAGE # 1
Number of pages: 1
19-4561-P

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Revisions:
R1)

Client Approval + Date
Landlord Approval + Date

Date:
03.06.19
Project Manager:
Garrett Gibson
Designer:
Rick Rule

Client:
Kitchen Kaboodle
2303 W Burnside St.
Portland, OR 97210
800.613.4555
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RAMSAY SIGNS
EST. 1911

19-132769 DZ