



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: June 5, 2019
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-823-7010/Andrew.Gulizia@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 June 26, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-168022 AD, in your letter. Please address your letter to me, Andrew Gulizia. You can also e-mail your comments to me at the e-mail address above. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 19-168022 AD

Applicant: Andrew Boyter and Chelsea Sherman
Malaya Signs
7625 NE MLK Jr. Blvd.
Portland, OR 97211
(503) 517-0990
andrew@malayasigns.com

Property Owner: Sullivan's Gulch Joint Venture LLC
3330 NW Yeon Ave. #210
Portland, OR 97210

Site Address: 2020 NE Multnomah St.

Legal Description: LOT 1 INC UND INT TRACTS A&B, SULLIVANS GULCH
Tax Account No.: R806140050
State ID No.: 1N1E35AA 11301
Quarter Section: 2932
Neighborhood: Sullivans Gulch, contact DJ Heffernan at (503) 310-2306
Business District: None
District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088

Zoning: RHc – High Density Residential base zone with a portion of the site in the Environmental Conservation (“c”) overlay zone

Case Type: AD – Sign Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee

Proposal:

A multi-dwelling residential building is under construction on this site. The applicant has obtained approval of a sign permit for a 5-square-foot building sign on a low wall on the east side of the new building. The applicant would also like to install a 16.5-square-foot projecting sign on the north side of the building. The applicant is requesting the following Adjustments to Sign Code Section 32.32.010, Table 1 for the proposed projecting sign:

- To allow a projecting sign in the RH zone;
- To increase the allowable number of signs on the site from 1 to 2; and
- To increase the maximum sign face area on the site from 10 square feet to 21.5 square feet.

Relevant Approval Criteria:

To be approved, this proposal must comply with the approval criteria for Sign Adjustments in Title 32.38.030.C.

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 May 21, 2019 and determined to be complete on May 31, 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 calling (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 Adjustment Committee. 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.

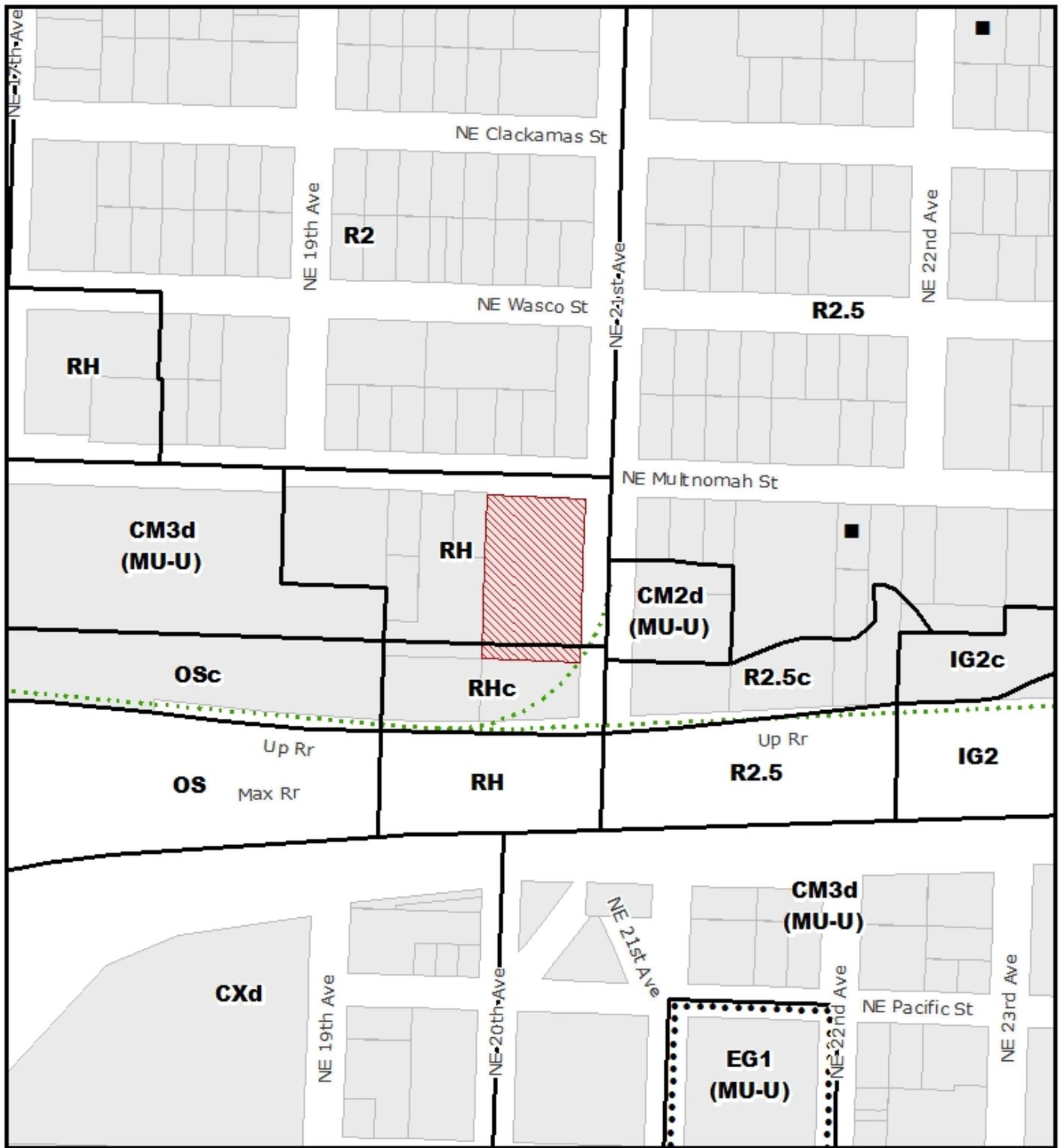
APPEAL OF THE FINAL CITY DECISION

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
Sign plan

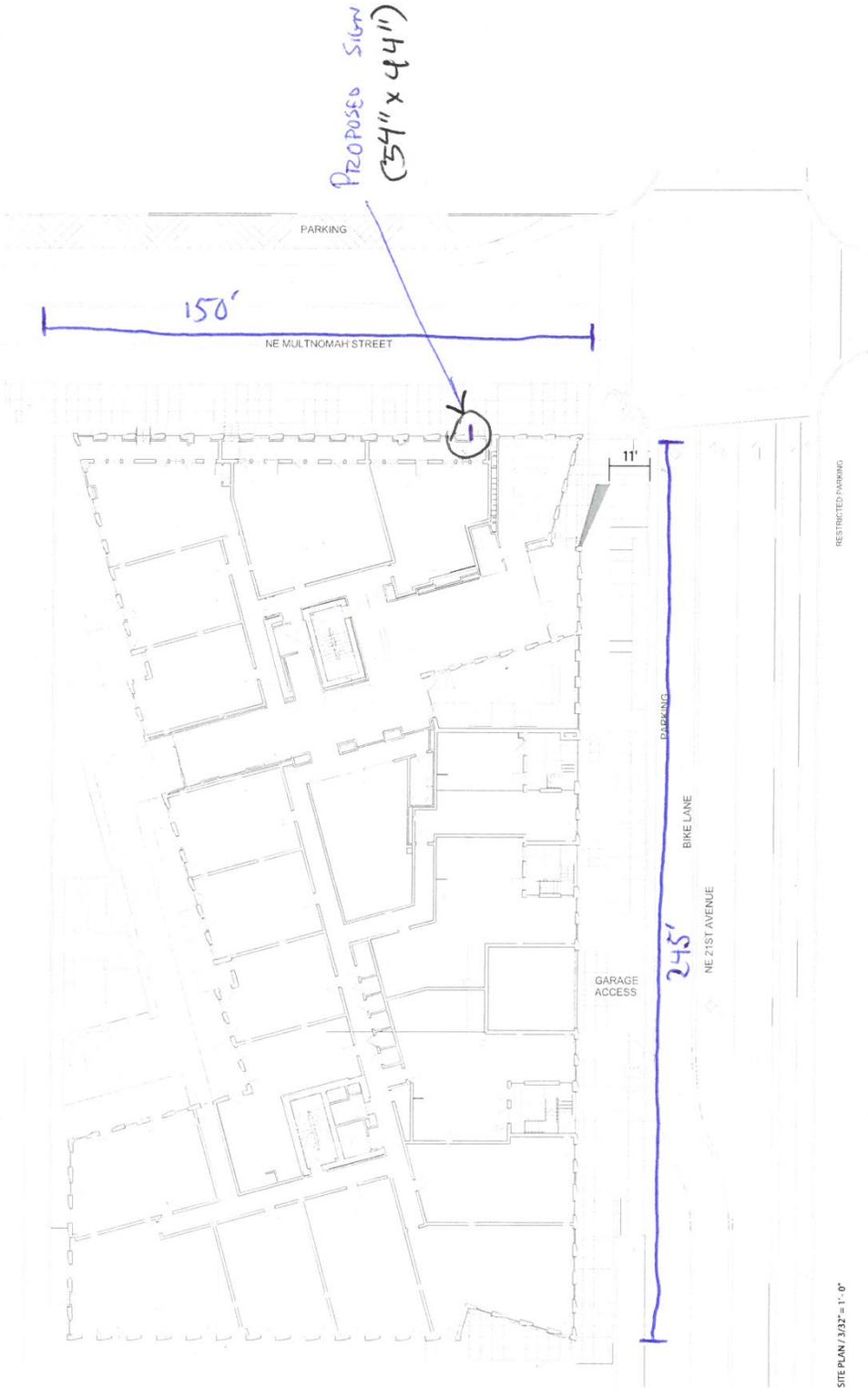


ZONING

NORTH

-  Site
-  Historic Landmark
-  Recreational Trails

| | |
|-------------|-------------------|
| File No. | LU 19-168022 AD |
| 1/4 Section | 2932 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E35AA 11301 |
| Exhibit | B May 23, 2019 |



SITE PLAN / 3/32 = 1" = 0'

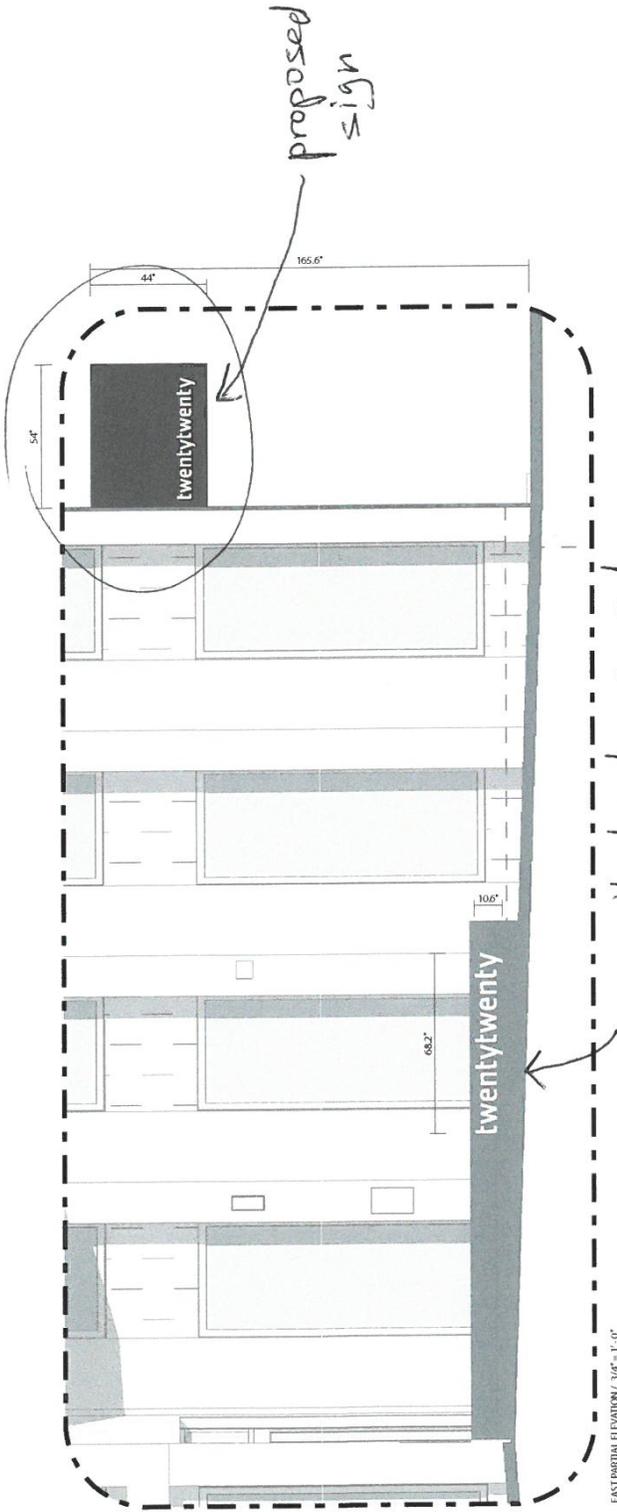
7625 NE ML King Jr. Blvd.
 Portland, OR 97211
 Phone: 503.370.9910 x105
 office@malaysigns.com
 www.malaysigns.com



FLAT CUT LETTER & BLADE SIGN PROPOSAL
 Client: Sullivan's Gulch Joint Venture LLC
 Address: 2020 NE Multnomah
 Portland, OR 97232
 Date: 05/13/19

Quantity: 1 Size: 62 7/8 x 10 5/8
 Double-sided No.
 Permitted for outdoor use only.
 Material for mounting and hardware.

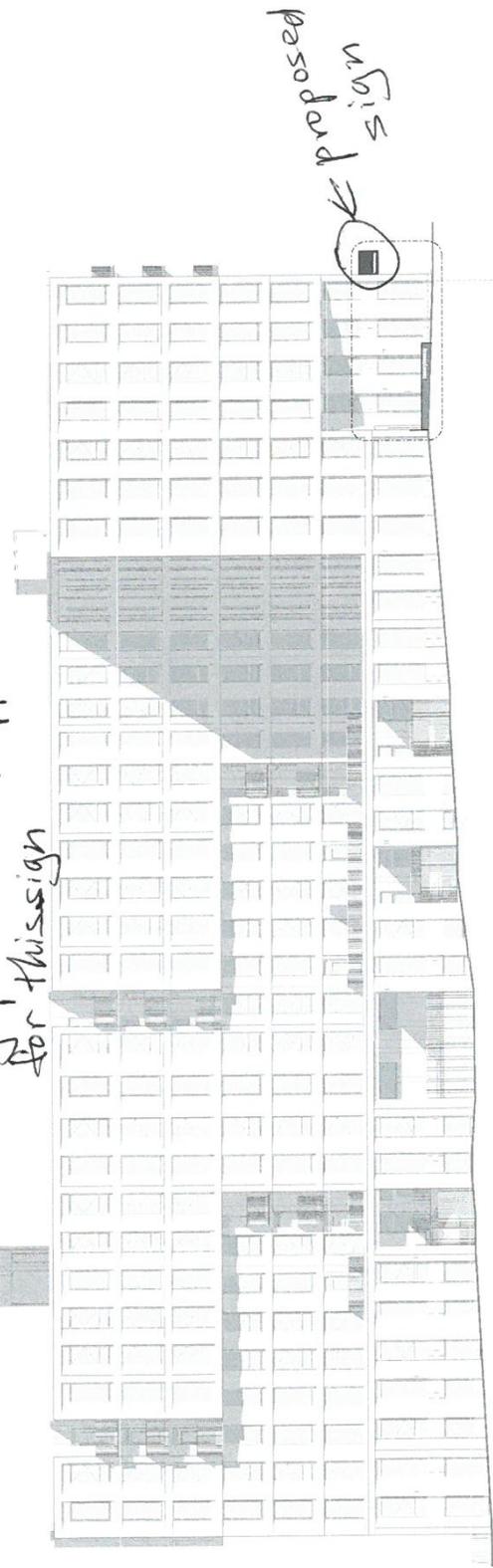
Quantity: 1 Size: 64 1/2 x 42 1/2
 Double-sided No.
 Permitted for outdoor use only.
 Material for mounting and hardware.



proposed sign

sign permit already approved for this sign

EAST PARTIAL ELEVATION / 3/4" = 1'-0"



proposed sign

EAST ELEVATION / 1/8" = 1'-0"

MAKAYA
 10500 W. Grand Blvd.
 Portland, OR 97211
 Phone: 503.577.0000
 www.makayagroup.com

1515 N. F STREET, SUITE 200, PORTLAND, OR 97211
 Client: Sullivan-Goldman Architects LLC
 Address: 2020 NE Ambassador
 Date: 05/19/19

Quantity: 1 | Size: 48.2" w x 19.2" h
 Double-sided face
 Mounted to existing concrete bench.

Quantity: 1 | Size: 54" w x 44" h
 Double-sided face
 Finish to match building trim and other entry details.

PAGE SIZE: 30" x 42"

Lu 19 - 168022 AD