



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: December 27, 2019
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-823-7010 / Andrew.Gulizia@portlandoregon.gov

NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 19-245454 HR – NEW SIGN

GENERAL INFORMATION

Applicant: Drew Bardana
Sign Wizards
1111 SE Grand Ave.
Portland, OR 97214

Property Owner: Crane Building LLC
1215 4th Ave #600
Seattle, WA 98161-1084

Site Address: 710 NW 14th Ave.

Legal Description: GENERAL COMMON ELEMENTS, CRANE BUILDING LOFTS CONDOMINIUM; LOT 0-1 OFFICE UNIT HISTORIC PROPERTY 15 YR 2006, POTENTIAL ADDITIONAL TAX, CRANE BUILDING LOFTS CONDOMINIUM; LOT R-1 RETAIL UNIT HISTORIC PROPERTY 15 YR 2006, POTENTIAL ADDITIONAL TAX, CRANE BUILDING LOFTS CONDOMINIUM

Tax Account No.: R183050010, R183050050, R183050100
State ID No.: 1N1E33AD 99000, 1N1E33AD 99001, 1N1E33AD 99002
Quarter Section: 2928
Neighborhood: Pearl District, contact planning@pearldistrict.org
Business District: Pearl District Business Association, contact at info@explorethepearl.com

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212
Plan District: Central City - Pearl District
Other Designations: Contributing resource in the 13th Avenue Historic District
Zoning: EXd – Central Employment with Design (“d”) and Historic Resource Protection overlays

Case Type: HR - Historic Resource Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA)

Proposal: Historic Resource Review is required for new signs in the 13th Avenue Historic District. The applicant is seeking Historic Resource Review approval for a non-illuminated, double-faced aluminum blade sign on a contributing resource in the 13th Avenue Historic District. The sign will be approximately 20" tall and 40" wide and will be mounted with a 2" square aluminum horizontal support bar attached to the building with a 12" by 12" mounting plate. The subject building, historically known as the Crane Company Building, was built in 1910 in the warehouse/brick utilitarian style.

Relevant Approval Criteria: To be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- Oregon Statewide Planning Goals
- 13th Avenue Historic District Design Guidelines

ANALYSIS

Site and Vicinity: The Crane Company Building is a contributing resource in the 13th Avenue Historic District and is in the Pearl Subdistrict of the Central City Plan District. The building was built in 1910 as the regional headquarters for the Crane Plumbing Company, a brass foundry and pipe fitting company based in Chicago. It originally served as office space, a sales center, and a warehouse for the company. It is currently a mixed-use office, retail, and residential building. Originally a six-story building, it now has a penthouse level with two condominiums on the roof. It is a Beaux Arts style building with brick cladding situated on the southern half of the block bounded by 14th Avenue, Johnson Street, 13th Avenue, and Irving Street. It was designed by William C. Knighton, a local architect known for his work on the Governor Hotel (now the Sentinel Hotel) in Portland and the Capital National Bank Building in Salem.

The 13th Avenue Historic District is characterized by a mix of converted warehouses, high-rise condominium buildings, restaurants, galleries, and shops. A railroad spur line along NW 13th Ave. was completed in 1907. This spur, along with other railroad investments, resulted in a significant increase in land values and the construction of a warehouse district for the shipping and receiving of goods. NW 13th Ave. was the first spur line used for warehouses and is consequently the most intact, easily distinguished from other streets in the Pearl District by its wealth of extant brick warehouse buildings with loading docks used as elevated sidewalks.

Zoning: The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the city that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

The Design ("d") overlay zone promotes the conservation and enhancement of areas of the city with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts and Historic and Conservation Landmarks. These designations protect historic resources in the region and preserve significant parts of the region's heritage. The regulations implement Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City Plan District implements portions of these plans by adding code provisions which address special circumstances in the Central City area. The site is within the Pearl Subdistrict of this plan district.

Land Use History: City records indicate that prior land use reviews include the following:

- 1) LU 19-168586 HR: Approval of a Historic Resource Review for a new blade sign on the building's west façade.
- 2) LU 05-117069 HDZ AD: Historic Design Review and Adjustment approval for a building renovation including seismic upgrade and conversion for mixed uses.
- 3) LU 06-162782 HDZ: Approval of a Historic Design Review for a storefront remodel and new rooftop mechanical units on the Pipe Shed portion of the building.
- 4) LU 07-111641 HDZ: Historic Design Review approval for two new blade signs.

Agency Review: A "Notice of Proposal" was mailed on November 20, 2019. The following Bureaus responded with no objections to the proposal:

- Fire Bureau (Exhibit E-1);
- Site Development Review Section of BDS (Exhibit E-2); and
- Life Safety Review Section of BDS (Exhibit E-3).

Neighborhood Review: No written responses to the mailed "Notice of Proposal" were received from either the Neighborhood Association or notified neighbors.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the 13th Avenue Historic District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are the 13th Avenue Historic District Design Guidelines and the Central City Fundamental Design Guidelines.

Staff has considered all guidelines and addressed only those applicable to this proposal.

13th Avenue Historic District Design Guidelines

GUIDELINES FOR EXTERIOR REMODELING - 13TH AVENUE HISTORIC DISTRICT

- 2. Scale and Proportion.** The scale and proportion of altered or added building elements, and the relationship of voids to solids (that is, the relationship of doors and windows to walls and column elements) should be visually compatible with the traditional architectural character of the historic district. Avoid blank walls on street elevations, especially on ground floors, unless there is a historic precedent for the blank wall.
- 3. Exterior Building Materials.** Most of the buildings within the 13th Avenue Historic District were constructed of bearing wall brick masonry (left exposed or covered with

plaster), or stone. This feature gives the area much of its textural surface character. Surfaces should be treated, repaired, and maintained in a manner which respects this character.

- a. Walls.** Wall materials within the District maintain a fairly uniform surface texture, but are articulated through columns, piers, and surface ornamentation. Bricks, stone and plaster are the predominant materials. Original building materials should be preserved wherever possible. Cleaning and/or repainting of masonry is preferred over replacement. If masonry has to be replaced, it should be done with original or new masonry of matching color, texture, size and coursing. Mortar color should match the color and joint configuration of the existing masonry wall.

Plastered surfaces should be cleaned, repaired with a similar plaster texture, and repainted. Avoid exposing brick to the weather by removing finish plaster, as this will speed deterioration of the brick. Artificial and/or inappropriate coverings, such as metal, plastic, or wood sidings, should not be applied to masonry surfaces.

- 6. Signs.** There is a tradition in the 13th Avenue Historic District of painting large signs on the walls (usually on non-street elevations) of warehouse structures. These historic painted wall signs should be retained where practical.

New signs on the principal (i.e., street) elevations of new or existing buildings should be restrained and should not be a dominant facade feature. Lettering painted on windows, and signs located inside buildings are appropriate; moreover, these types of signs do not require review. Other appropriate design types include indirectly lit letters mounted on spandrels above the storefront, or signs on an entry awning. Contemporary plastic, backlit signs are discouraged. Signs should be mounted so as to minimally damage any historic surface to which they are attached.

Central City Fundamental Design Guidelines

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

C13. Integrate Signs. Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings for 13th Avenue HDDGs 2, 3a & 6, and CCFDGs A4, A5, A8, C2, C3, C4, C5, C8 and C13: The scale and proportion of the aluminum blade sign will be a demure addition to the six-story, full-block south façade of the Crane Company Building, a contributing resource in the 13th Avenue Historic District. Several small-sized metal blade signs are located on the building, creating a unified approach to signage across the building’s three street-facing facades.

Small blade signs are common within the 13th Avenue Historic District, complementing the context of existing buildings in the area. The metal material of the new sign relates successfully to the metal canopies and industrial character of the 13th Avenue Historic District and maintains the existing building’s sense of quality and permanence. Additionally, the simple, modern design of the sign fits well with the minimal industrial style in the area and does not try to compete with or mimic the historic elements on the existing building.

A condition of approval will require the brick surface of the building to be protected, with all sign attachments routed through mortar joints. This will help preserve the character of the building and its original materials. The proposal will not adversely impact the visual integrity of the structure. The building will continue to represent the warehouse and industrial style of the historic district and contribute to the character of the area.

The proposal is restrained and will not dominate the façade of the building or the pedestrian environment, while at the same time providing adequate wayfinding to a local business. It will add to the sense of human scale and visual interest of the existing building, thus enhancing the streetscape. Generally, the proposal respects the historic resource and the district by not calling undue attention to itself and by being visually compatible with the building and district.

With a condition of approval that the sign attachments are within mortar joints rather than brick, these guidelines are met.

Oregon Statewide Planning Goals

Goal 1: Citizen Involvement

Goal 1 calls for “the opportunity for citizens to be involved in all phases of the planning process.” It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a Committee for Citizen Involvement (CCI) to monitor and encourage public participation in planning.

Findings: The City of Portland maintains an extensive citizen involvement program which complies with all relevant aspects of Goal 1, including specific requirements in Zoning Code Chapter 33.730 for public notice of land use review applications that seek public comment on proposals. For this application, a written notice seeking comments on the proposal was mailed to property-owners and tenants within 100 feet of the site, and to recognized organizations in which the site is located.

The public notice requirements for this application have been and will continue to be met, and nothing about this proposal affects the City’s ongoing compliance with Goal 1. Therefore, the proposal is consistent with this goal.

Goal 2: Land Use Planning

Goal 2 outlines the basic procedures of Oregon’s statewide planning program. It states that land use decisions are to be made in accordance with a comprehensive plan, and that suitable “implementation ordinances” to put the plan’s policies into effect must be adopted. It requires that plans be based on “factual information”; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to

statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

Findings: Compliance with Goal 2 is achieved, in part, through the City’s comprehensive planning process and land use regulations. For quasi-judicial proposals, Goal 2 requires that the decision be supported by an adequate factual base, which means it must be supported by substantial evidence in the record. As discussed earlier in the findings that respond to the relevant approval criteria contained in the Portland Zoning Code, the proposal complies with the applicable regulations, as supported by substantial evidence in the record. As a result, the proposal meets Goal 2.

Goal 3: Agricultural Lands

Goal 3 defines “agricultural lands,” and requires counties to inventory such lands and to “preserve and maintain” them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.

Goal 4: Forest Lands

This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will “conserve forest lands for forest uses.”

Findings: In 1991, as part of Ordinance No. 164517, the City of Portland took an exception to the agriculture and forestry goals in the manner authorized by state law and Goal 2. Since this review does not change any of the facts or analyses upon which the exception was based, the exception is still valid, and Goal 3 and Goal 4 do not apply.

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources

Goal 5 relates to the protection of natural and cultural resources. It establishes a process for inventorying the quality, quantity, and location of 12 categories of natural resources. Additionally, Goal 5 encourages but does not require local governments to maintain inventories of historic resources, open spaces, and scenic views and sites.

Findings: The City complies with Goal 5 by identifying and protecting natural, scenic, and historic resources in the City’s Zoning Map and Zoning Code. Natural and scenic resources are identified by the Environmental Protection (“p”), Environmental Conservation (“c”), and Scenic (“s”) overlay zones on the Zoning Map. The Zoning Code imposes special restrictions on development activities within these overlay zones. Historic resources are identified on the Zoning Map either with landmark designations for individual sites or as Historic Districts or Conservation Districts.

This site is not within any environmental or scenic overlay zones. The site is within the 13th Avenue Historic District, and the Historic Resource Review approval criteria for the proposal are found to be met, as discussed above. Therefore, the proposal is consistent with Goal 5.

Goal 6: Air, Water and Land Resources Quality

Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

Findings: Compliance with Goal 6 is achieved through the implementation of development regulations such as the City’s Stormwater Management Manual at the time of building permit review, and through the City’s continued compliance with Oregon Department of Environmental Quality (DEQ) requirements for cities. This proposal for a sign has no impact on these regulations. Therefore, Goal 6 is not applicable.

Goal 7: Areas Subject to Natural Disasters and Hazards

Goal 7 requires that jurisdictions adopt development restrictions or safeguards to protect people and property from natural hazards. Under Goal 7, natural hazards include floods, landslides, earthquakes, tsunamis, coastal erosion, and wildfires. Goal 7 requires that local

governments adopt inventories, policies, and implementing measures to reduce risks from natural hazards to people and property.

Findings: The City complies with Goal 7 by mapping natural hazard areas such as floodplains and potential landslide areas, which can be found in the City’s MapWorks geographic information system. The City imposes additional requirements for development in those areas through a variety of regulations in the Zoning Code, such as through special plan districts or land division regulations. The subject site is not within any mapped floodplain or landslide hazard area, so Goal 7 does not apply.

Goal 8: Recreation Needs

Goal 8 calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expediting siting of destination resorts.

Findings: The City maintains compliance with Goal 8 through its comprehensive planning process, which includes long-range planning for parks and recreational facilities. Staff finds the current proposal will not affect existing or proposed parks or recreation facilities, and nothing about the proposal will undermine planning for future facilities. Therefore, the proposal is consistent with Goal 8.

Goal 9: Economy of the State

Goal 9 calls for diversification and improvement of the economy. Goal 9 requires communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

Findings: Land needs for a variety of industrial and commercial uses are identified in the adopted and acknowledged Economic Opportunity Analysis (EOA) (Ordinance 187831). The EOA analyzed adequate growth capacity for a diverse range of employment uses by distinguishing several geographies and conducting a buildable land inventory and capacity analysis in each. In response to the EOA, the City adopted policies and regulations to ensure an adequate supply of sites of suitable size, type, location and service levels in compliance with Goal 9. The City must consider the EOA and Buildable Lands Inventory when updating the City’s Zoning Map and Zoning Code. Because this proposal does not change the supply of industrial or commercial land in the City, the proposal is consistent with Goal 9.

Goal 10: Housing

Goal 10 requires local governments to plan for and accommodate needed housing types. The Goal also requires cities to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

Findings: The City complies with Goal 10 through its adopted and acknowledged inventory of buildable residential land (Ordinance 187831), which demonstrates that the City has zoned and designated an adequate supply of housing. For needed housing, the Zoning Code includes clear and objective standards. Since this proposal does not affect the City’s housing supply, Goal 10 is not applicable.

Goal 11: Public Facilities and Services

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal’s central concept is that public services should be planned in accordance with a community’s needs and capacities rather than be forced to respond to development as it occurs.

Findings: The City of Portland maintains an adopted and acknowledged public facilities plan to comply with Goal 11. See Citywide Systems Plan adopted by Ordinance 187831. The public facilities plan is implemented by the City’s public services bureaus, and these bureaus review development applications for adequacy of public services. Where existing

public services are not adequate for a proposed development, the applicant is required to extend public services at their own expense in a way that conforms to the public facilities plan. In this case, the proposal for a new sign does not impose any additional burdens on the City's public facilities and services. Therefore, the proposal is consistent with Goal 11.

Goal 12: Transportation

Goal 12 seeks to provide and encourage "safe, convenient and economic transportation system." Among other things, Goal 12 requires that transportation plans consider all modes of transportation and be based on inventory of transportation needs.

Findings: The City of Portland maintains a Transportation System Plan (TSP) to comply with Goal 12, adopted by Ordinances 187832, 188177 and 188957. The City's TSP aims to "make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs." The extent to which a proposal affects the City's transportation system and the goals of the TSP is evaluated by the Portland Bureau of Transportation (PBOT). The scope of this project does not warrant transportation review. Therefore, Goal 12 is not applicable.

Goal 13: Energy

Goal 13 seeks to conserve energy and declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

Findings: No illumination is proposed for the new sign, so no energy will be used for it after the sign is installed. Therefore, the proposal is consistent with Goal 13.

Goal 14: Urbanization

This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.

Findings: In the Portland region, most of the functions required by Goal 14 are administered by the Metro regional government rather than by individual cities. The desired development pattern for the region is articulated in Metro's Regional 2040 Growth Concept, which emphasizes denser development in designated centers and corridors. The Regional 2040 Growth Concept is carried out by Metro's Urban Growth Management Functional Plan, and the City of Portland is required to conform its zoning regulations to this functional plan. This land use review proposal does not change the UGB surrounding the Portland region and does not affect the Portland Zoning Code's compliance with Metro's Urban Growth Management Functional Plan. Therefore, Goal 14 is not applicable.

Goal 15: Willamette Greenway

Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.

Findings: The City of Portland complies with Goal 15 by applying Greenway overlay zones which impose special requirements on development activities near the Willamette River. The subject site for this review is not within a Greenway overlay zone near the Willamette River, so Goal 15 does not apply.

Goal 16: Estuarine Resources

This goal requires local governments to classify Oregon's 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those "management units."

Goal 17: Coastal Shorelands

This goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for “water-dependent” or “water-related” uses.

Goal 18: Beaches and Dunes

Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

Goal 19: Ocean Resources

Goal 19 aims “to conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf.” It deals with matters such as dumping of dredge spoils and discharging of waste products into the open sea. Goal 19’s main requirements are for state agencies rather than cities and counties.

Findings: Since Portland is not within Oregon’s coastal zone, Goals 16-19 do not apply.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or sign permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or sign permit.

CONCLUSIONS

The sign is visually compatible with the traditional architectural character of the 13th Avenue Historic District, with a simple design and materiality that will not compete with the building or district. The scale and proportion of the sign is similar to existing signage in the historic district and will not dominate the building or pedestrian environment. The metal sign material will correspond to the metal canopy materials commonly found in the historic district and will add to the existing building’s sense of quality and permanence. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval to install a 5.6 SF, non-illuminated, double-faced aluminum blade sign on a contributing resource in the 13th Avenue Historic District per the approved plans, Exhibits C-1 through C-3, signed and dated December 23, 2019, subject to the following conditions:

- A. As part of the sign permit application submittal, the following development-related conditions (B through D) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 19-245454 HR." All requirements must be graphically represented on the site plan and other required plans and must be labeled "REQUIRED."
- B. At the time of sign permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. All sign attachments shall occur within mortar joints and not penetrate into any brick.

Staff Planner: Andrew Gulizia



Decision rendered by:

on December 23, 2019

By authority of the Director of the Bureau of Development Services

Decision mailed: December 27, 2019

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on October 25, 2019 and was determined to be complete on November 15, 2019.

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. Therefore, this application was reviewed against the Zoning Code in effect on October 25, 2019.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on March 14, 2020.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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.

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.portlandonline.com.

Recording the final decision. If this land use review is approved the final decision will be recorded with the Multnomah County Recorder. The final decision will be recorded after December 27, 2019 by the Bureau of Development Services. The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder. For further information on recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

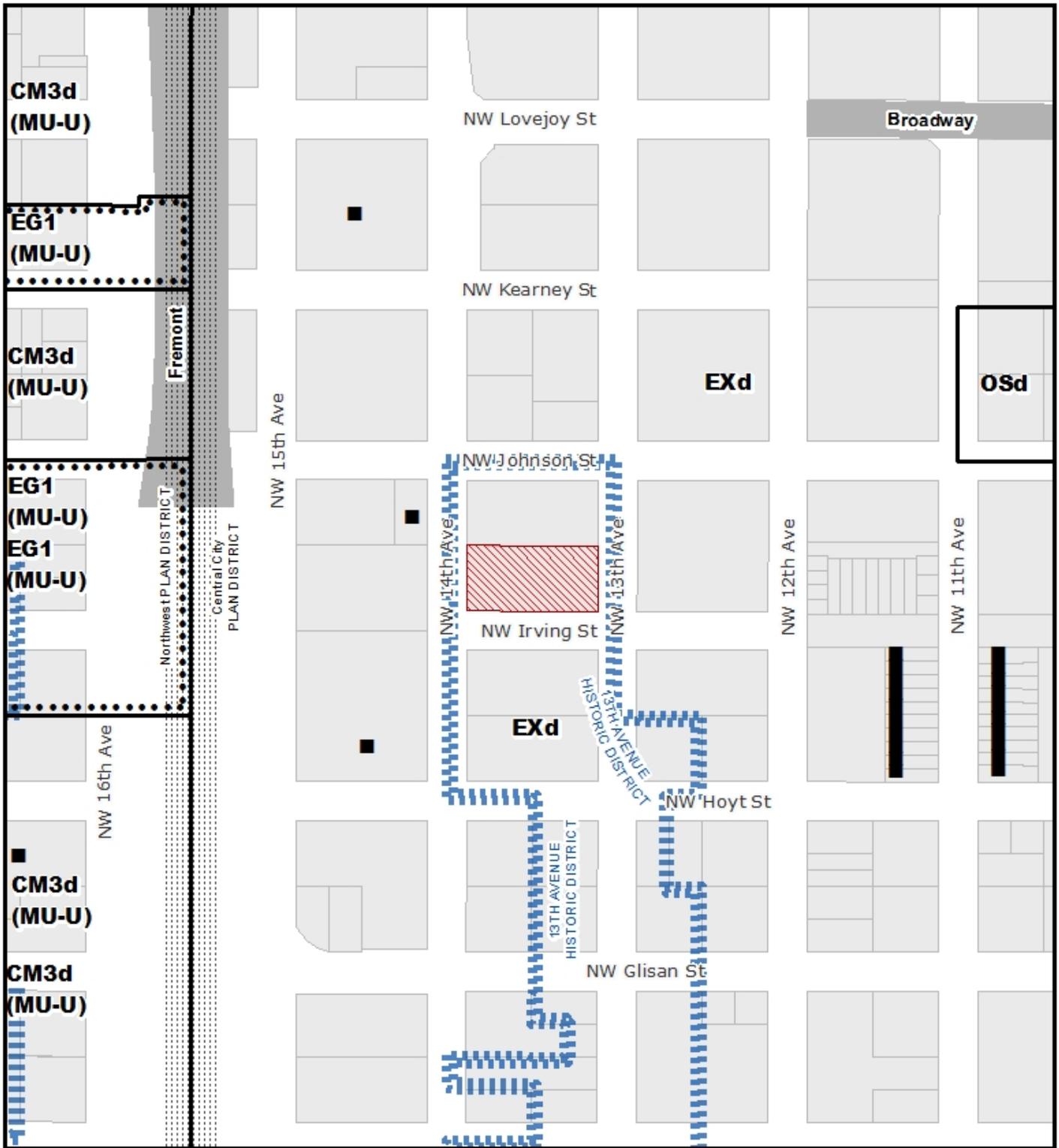
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
 - 1. Original narrative
 - 2. Revised narrative
 - 3. Original site plan, prior to revision (superseded by Exhibit C-1)
 - 4. Context maps
 - 5. Photographs
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site plan (attached)
 - 2. Building elevations (attached)
 - 3. Sign plan (attached)
- D. Notification Information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Site Development Review Section of BDS
 - 3. Life Safety Review Section of BDS
- F. Correspondence – none received
- G. Other:
 - 1. Land use application form and receipt
 - 2. Incompleteness determination letter, dated November 8, 2019

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).



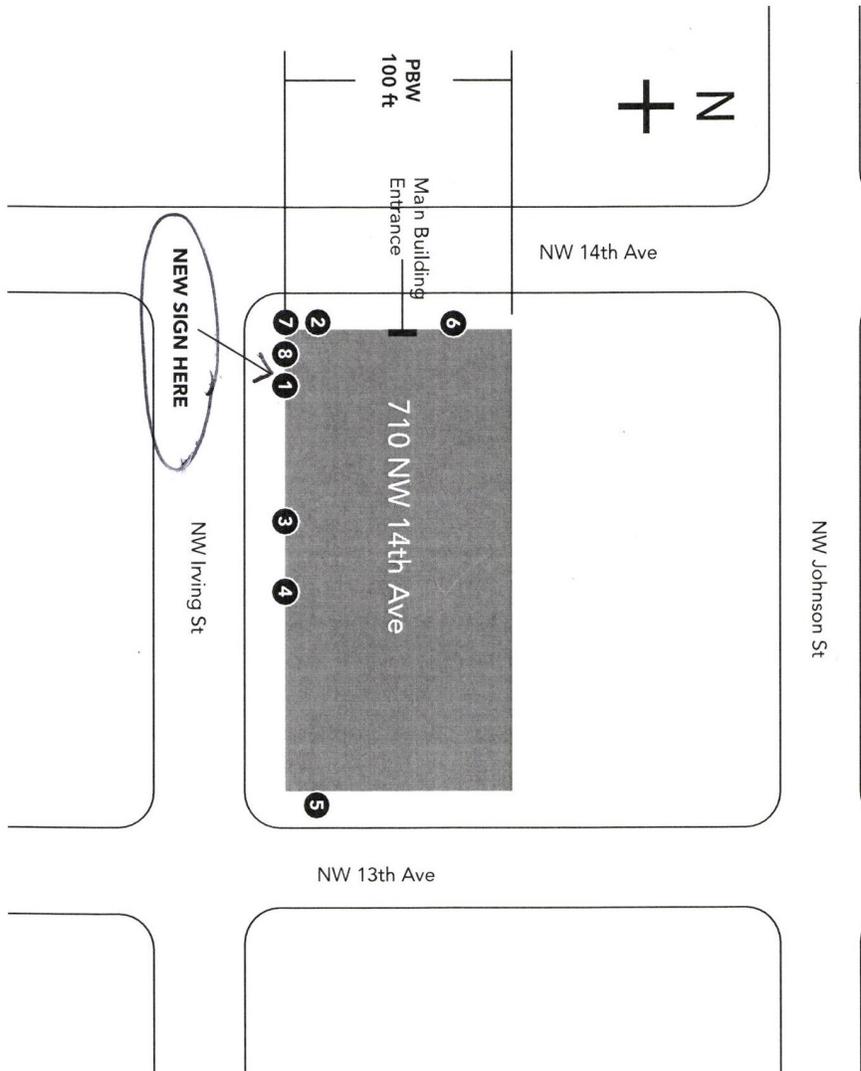
ZONING 
 CENTRAL CITY PLAN DISTRICT
 PEARL SUB DISTRICT
 13TH AVENUE HISTORIC DISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No. LU 19 - 245454 HR
 1/4 Section 2928
 Scale 1 inch = 200 feet
 State ID 1N1E33AD 99001
 Exhibit B Oct 30, 2019

**BLADE SIGN
AERIAL VIEW**

Approved
 City of Portland - Bureau of Development Services
 Planner A Gulyuz Date 12/23/19
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



CALCULATIONS

ALLOTTED SQ FOOTAGE: 150 SQ FT

CURRENT SQ FOOTAGE: 54.60 SQ FT

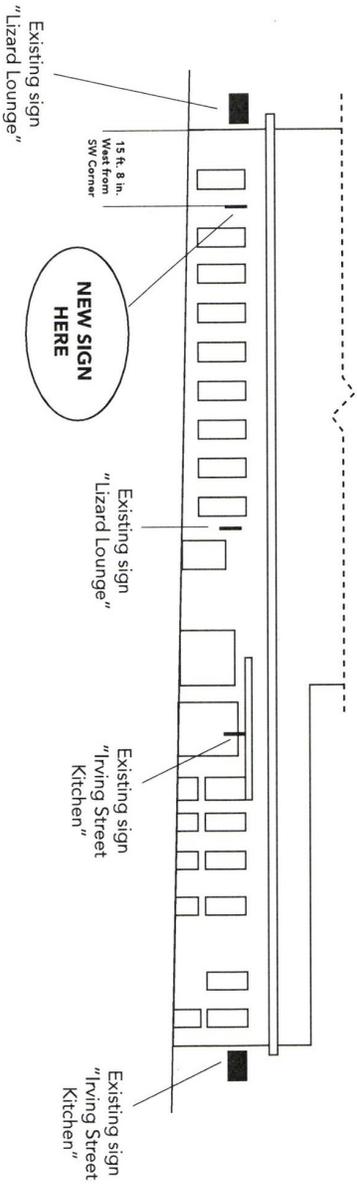
- 2 LIZARD LOUNGE**
Blade sign, 6 sq ft - IVR#2725923
"Lizard Lounge"
 - 3 LIZARD LOUNGE**
Blade sign, 6 sq ft - IVR#2725823
"Lizard Lounge"
 - 4 IRVING STREET KITCHEN**
Blade sign, 5 sq ft - IVR#2688445
"Irving Street Kitchen"
 - 5 IRVING STREET KITCHEN**
Blade sign, 5 sq ft - IVR#2688438
"Irving Street Kitchen"
 - 6 ACADEMY MORTGAGE CORP**
Blade sign, 8.6 sq ft - LU 19-168586
 - 7 PAINTED SIGN**
Painted Sign "CRANE", 12 sq ft
 - 8 PAINTED SIGN**
Painted Sign "CRANE", 12 sq ft
- REMAINING SQ FOOTAGE: 95.4 SQ FT
- PROPOSED SQ FOOTAGE: 8.9 SQ FT
- 1 MORTENSON CONSTRUCTION**
Blade sign, 8.9 SQ FT
- REMAINING SQ FOOTAGE: 86.5 SQ FT

LV 19-245454 HR

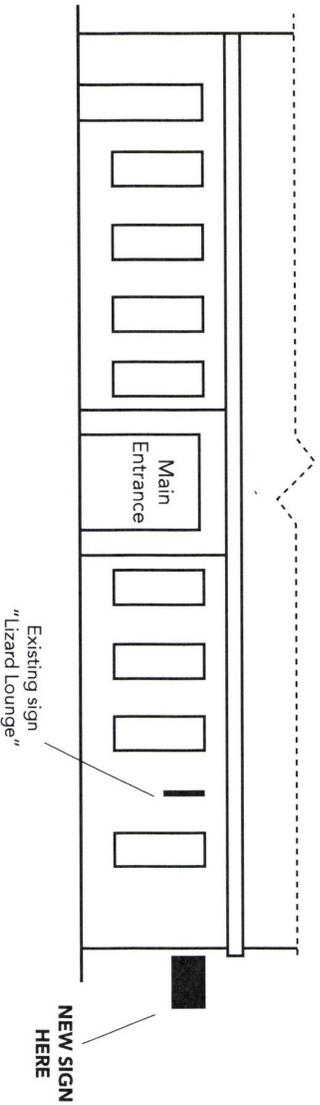
LV 19-245454 HR
Exhibit C-1

**BLADE SIGN
ELEVATION DRAWINGS**

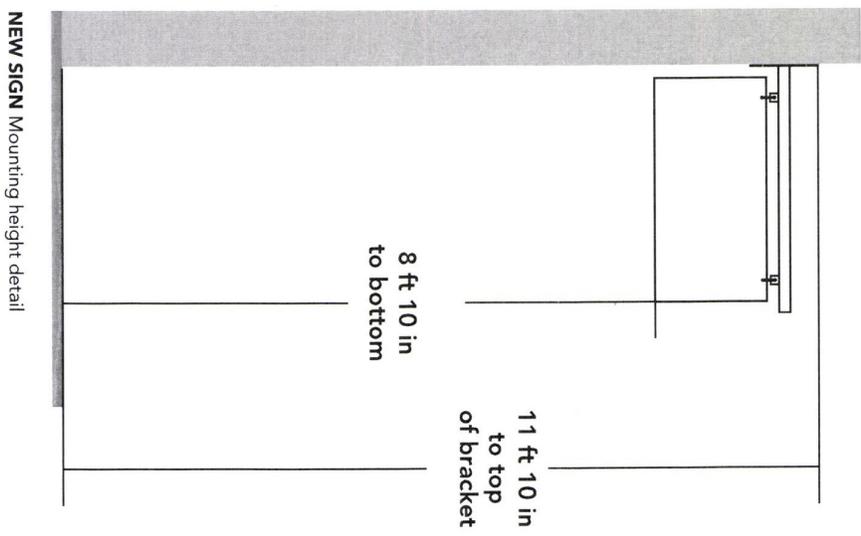
SOUTH ELEVATION - NW IRVING ST



WEST ELEVATION - NW 14TH AVE



*** Approved ***
 City of Portland - Bureau of Development Services
 Planner A Gylizia Date 12/23/19
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



LU 19-245454 HR
Exhibit C-2

MORTENSON: Blade Sign	
Project Rep: Draw: 503-235-6967 draw@signwizards.com	
DATE: 11/15/2019	All designs are copyright © to Sign Wizards 2019
Client is responsible for the final approval of all materials. Failure to review promptly may result in the delay of project development, fabrication or installation.	Page 2 Version 3 PLEASE REVIEW CAREFULLY



LU 19-245454 HR

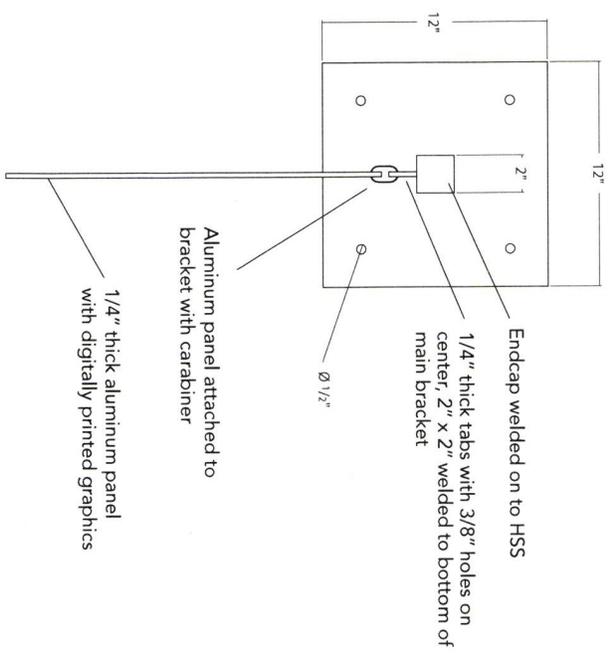
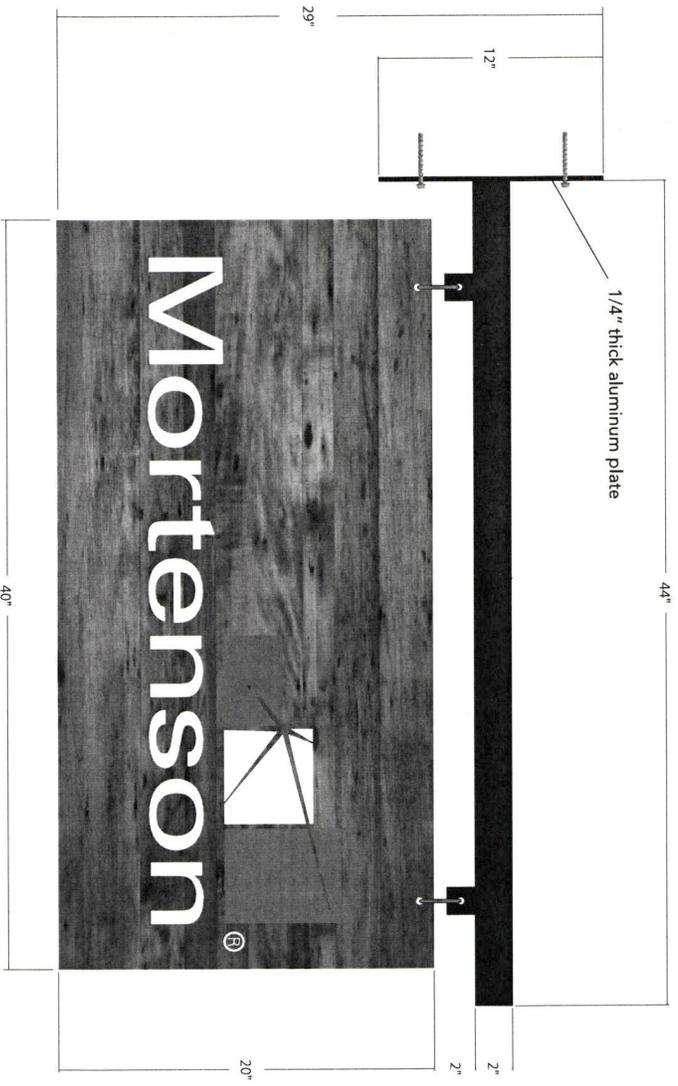
**BLADE SIGN
FABRICATION METHOD**

Approved

City of Portland - Bureau of Development Services

Planner A Gulizia Date 12/23/19

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



MORTENSON: Blade Sign		DATE: 11/15/2019	All design are copyright to Sign Wizard 2019.	Page 1	Version 3
Project Rep: Draw: 503-235-6967 drew@signwizards.com			PLEASE REVIEW CAREFULLY		
			<small>Client is responsible for the final approval of all message content, spelling, quantities and sizes. Failure to review promptly may result in the delay of project development, fabrication or installation.</small>		



LU 19-245434 HR

LU 19-245434 HR
Exhibit C-3