

City of Portland, Oregon Bureau of Development Services

Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

Date: January 28, 2013 **To:** Interested Person

From: Hillary Adam, Land Use Services

503-823-3581 / Hillary.Adam@portlandoregon.gov

NOTICE OF A TYPE I 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 February 27, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-102220 HDZ, in your letter. It also is helpful to address your letter to me, Hillary Adam.

CASE FILE NUMBER: LU 13-102220 HDZ - NEW SIGNAGE

Applicant: John Smith, Applicant

Joe Pinzone, Applicant

Sera Architects 338 NW 5th Ave Portland, OR 97209

New Riley House, Owner 421 SW 6th Ave #500 Portland, OR 97204-1620

Site Address: 433 NW 3RD AVE

Legal Description: BLOCK 25 LOT 5&8 LAND & IMPS SEE R140390 (R180201711) FOR

BILLBOARD, COUCHS ADD

Tax Account No.: R180201710, R180201710, R180201710

State ID No.: 1N1E34CA 00300, 1N1E34CA 00300, 1N1E34CA 00300

Quarter Section: 2929

Neighborhood: Old Town-China Town, contact Paul Verhoeven at 503-222-6072.

Business District: Old Town Chinatown Business Association, contact Dorian Yee at 503-

224-7006.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - River District

Other Designations: Non-contributing resource in the New Chinatown/Japantown Historic

District, listed in the National Register of Historic Places on November

21, 1989.

Zoning: CXd – Central Commercial with Design overlay

Case Type: HDZ – Historic Design Review

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use

Board of Appeals (LUBA).

Proposal:

The applicant proposes the installation of one new corner-projecting sign measuring 5'-5" (w) x 3'-1" (h) x 1'-2" (d), located approximately 9'-10" above the sidewalk to be aligned with the building's transom windows, and mounted through the brick with tube steel supports attached to the steel structure beyond.

Historic design review is required because the proposal is for a new sign in the New Chinatown/Japantown Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- River District 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 January 8, 2013 and determined to be complete on January 24, 2013.

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.

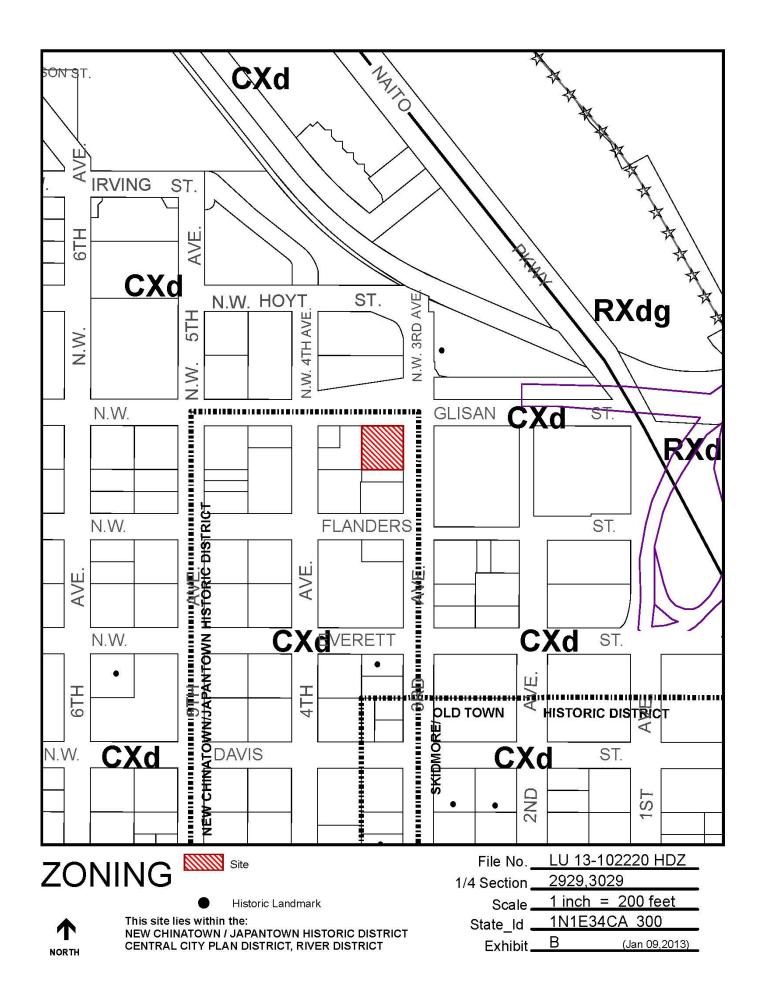
APPEAL PROCESS

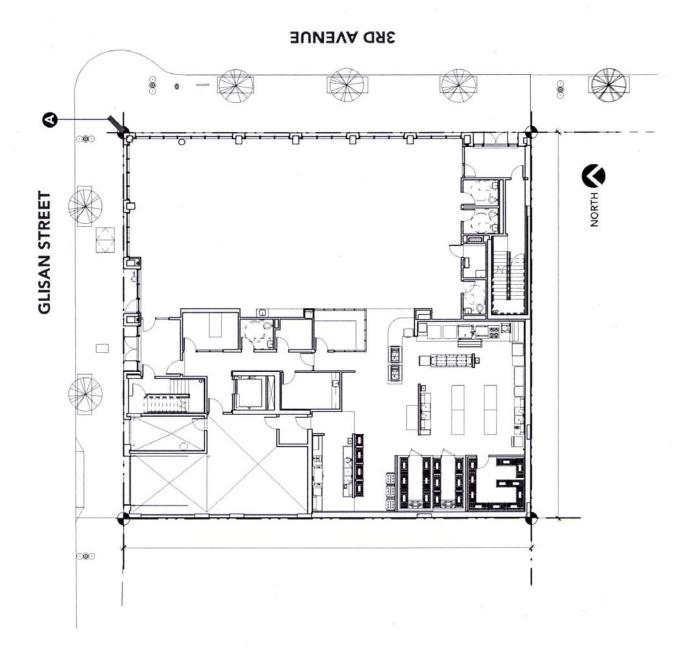
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal 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.

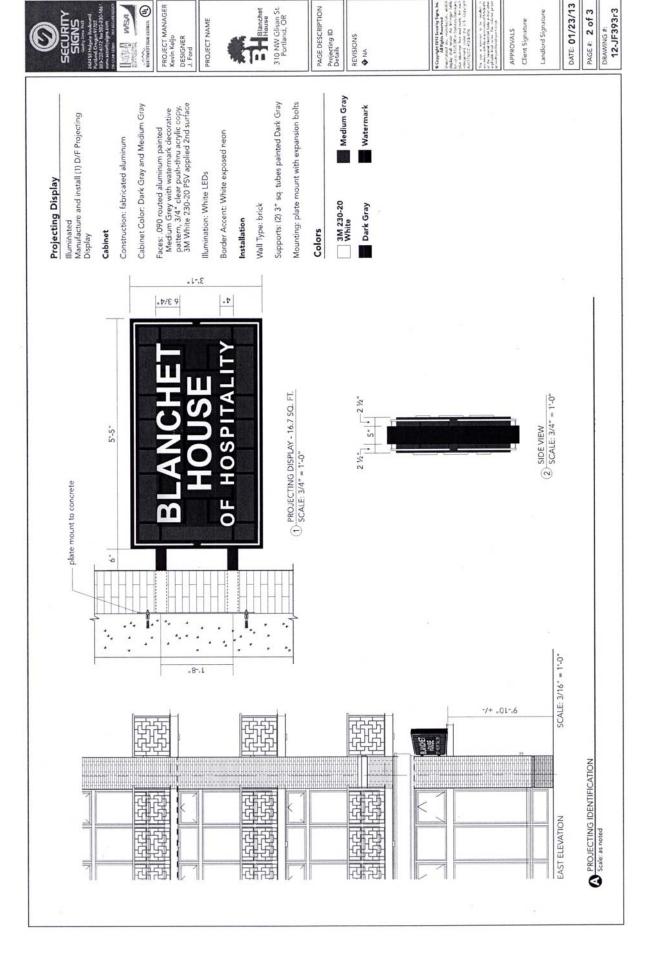
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

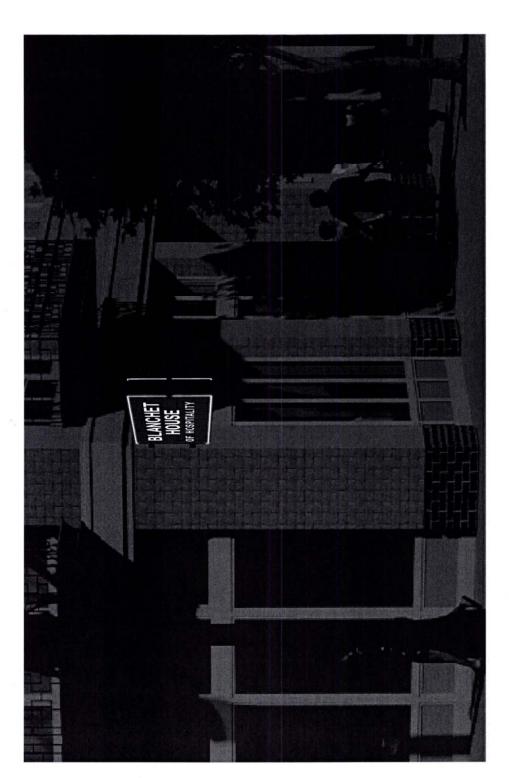
Enclosures:

Zoning Map Site Plan Elevation and Details Rendering











PROJECT MANAGER
(C)
PROJECT MANAGER
(Kevin Kaijo
DESIGNER
J. Ford
PROJECT NAME

Blanchet House 310 NW Glisan St. Portland, OR

PAGE DESCRIPTION
Projecting ID
Photo Inlay
REVISIONS
◆ NA

APPROVALS Clent Signature

Landlord Signature

DATE: 01/23/13
PAGE #: 1 of 3
DRAWING #:
12-JF393r3