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CITY OF PORTLAND
Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201
Land Use Notice Enclosed
Case # 18-181367 DZM

P524

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RETURN SERVICE REQUESTED

REQUIRED NOTICE CONTACT
KING NEIGHBORHOOD ASSOCIATION
C/O NECN
4815 NE 7TH AVE
PORTLAND OR 97211

98 FRANKS 97211



City of Portland, Oregon | Bureau of Development Services | 1900 SW Fourth Avenue, Portland, Oregon 97201 | www.portlandoregon.gov/bds



The City of Portland is committed to providing meaningful access.
For accommodations, modifications, translation, interpretation or other services, please call 503-823-7300,
the TTY at 503-823-6868 or the Oregon Relay Service at 711.

503-823-7300 BDS@PortlandOregon.gov www.PortlandOregon.gov/bds/translated

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Traducere sau Interpretare | 번역 및 통역 | الشفوية أو الشفوية | الترجمة الشفوية أو الشفوية
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City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: July 18, 2018
To: Interested Person
From: Santiago Mendez, Land Use Services
503-823-1361/Santiago.Mendez@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 August 8, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-181367 DZM, in your letter. It also is helpful to address your letter to me, Santiago Mendez. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-181367 DZM – EXTERIOR ALTERATIONS

Applicant: Garrett Gibson | Ramsay Signs Inc.
9160 SE 74th Avenue | Portland, OR 97206
garrettg@ramsaysigns.com

Owner: Mizrachi Family LLC
526 SW 3rd Avenue | Portland, OR 97204

Site Address: **4709 NE MLK Boulevard**

Legal Description: BLOCK 6 LOT 4&5, MAEGLY HIGHLAND
Tax Account No.: R526702000
State ID No.: 1N1E22AD 15800
Quarter Section: 2530

Neighborhood: King, contact Margaret O'Hartigan at margaret@kingneighborhood.org
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030

Plan District: Albina Community
Other Designations: None

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

Proposal:

The applicant requests Design Review approval for the installation of a re-used 45-degree projecting neon sign and two awnings at 4709 NE Martin Luther King Jr. Boulevard. The existing sign and awnings will be transferred from the current George Morland Plumbing location at 2222 NW Raleigh Street.

The proposal requires the following Modification:

1. *Signs Extending into the right-of-way. (Title 32 Section 33.32.030.C.2.b)* – To project a sign with a face area of more than 30 square feet – exceeding maximum sign face area - into the right of way.

Design review is required for proposed, non-exempt exterior alterations in the “d” 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 June 4, 2018 and determined to be complete on July 11, 2018.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- 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 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.

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.

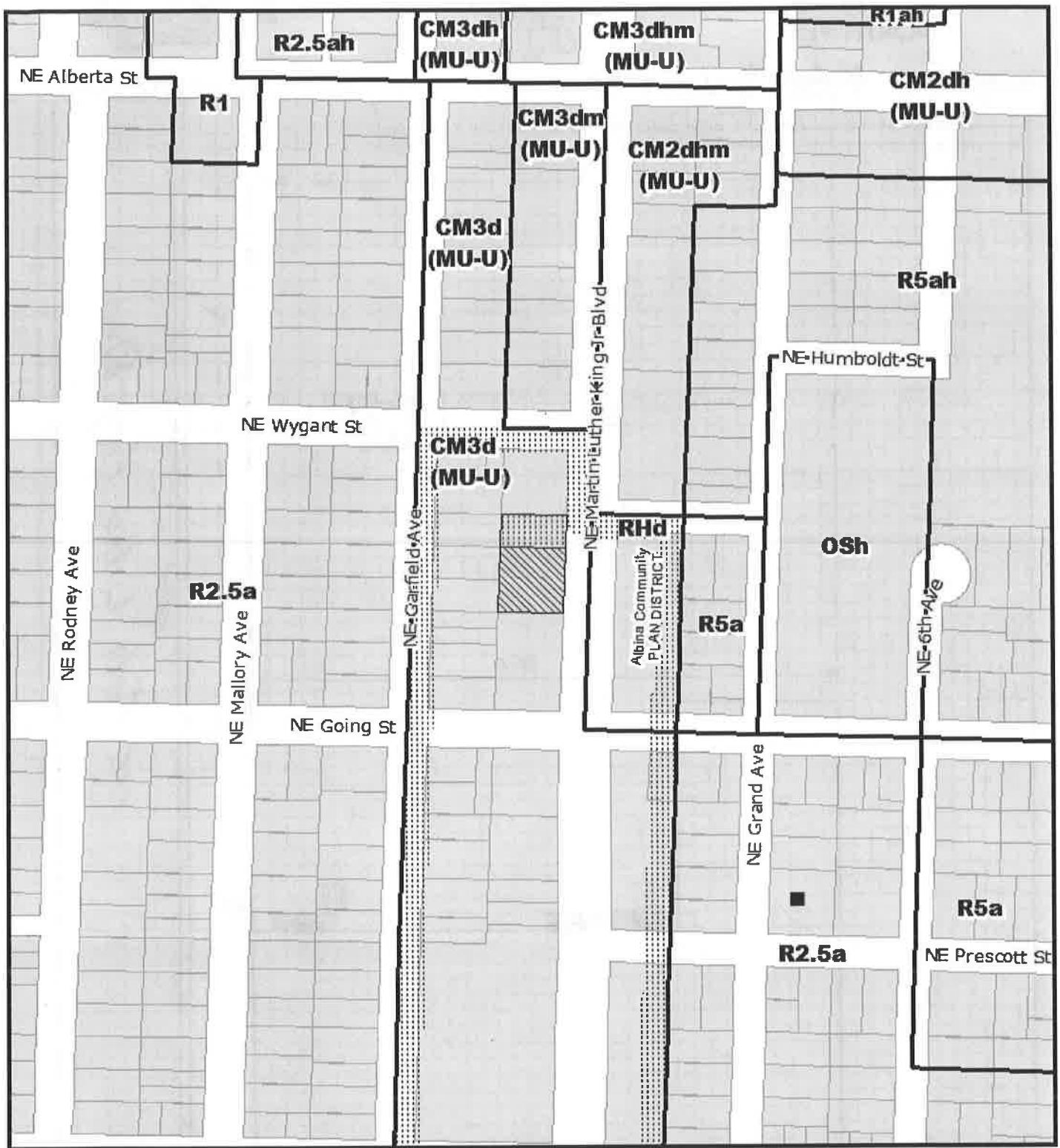
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan Sketch




Elevation (with Plan View and Site Photos)



ZONING



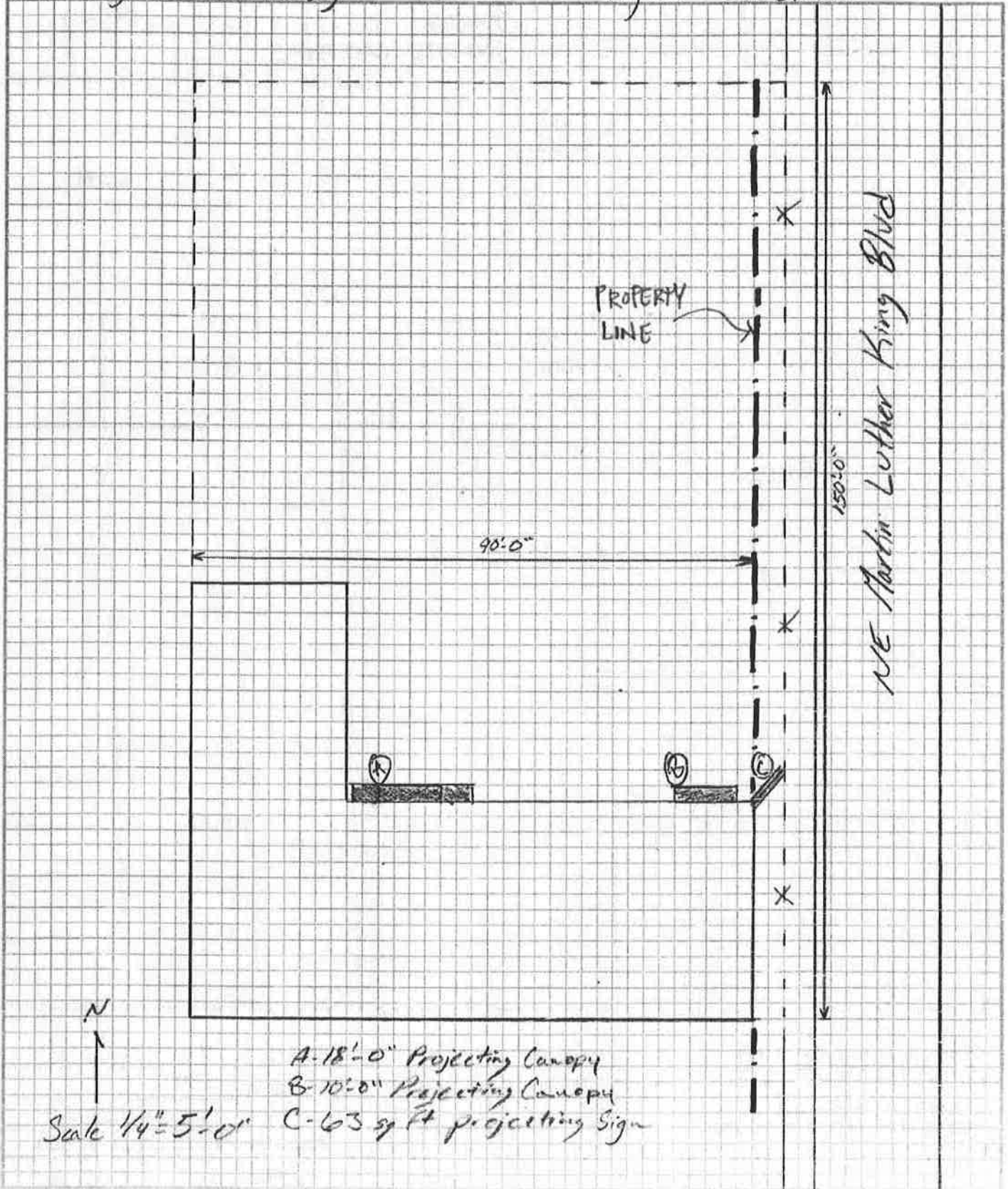
THIS SITE LIES WITHIN THE:
ALBINA COMMUNITY PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 18-181367 DZM
1/4 Section	2530
Scale	1 inch = 200 feet
State ID	1N1E22AD 15800
Exhibit	B Jul 10, 2018

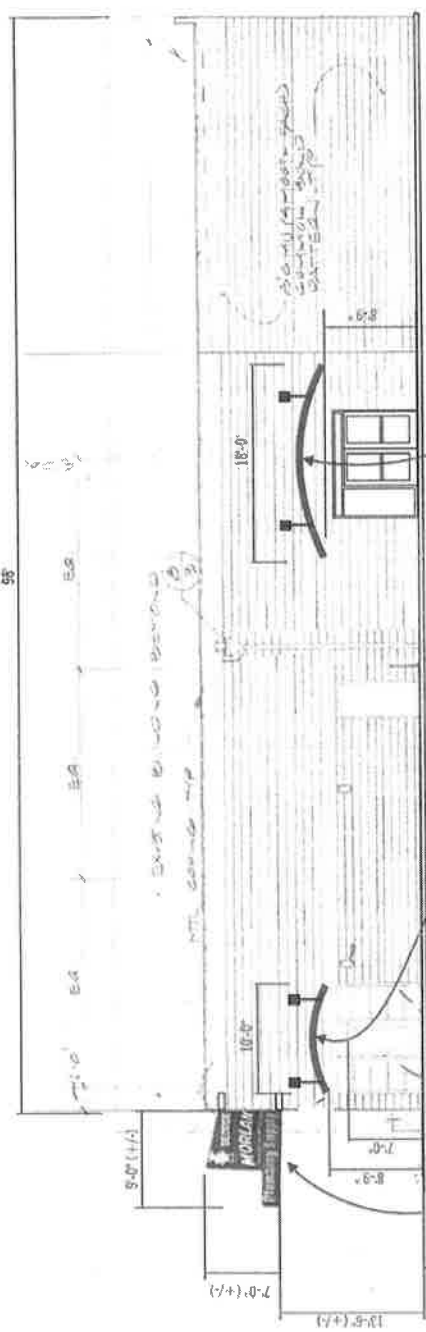
PROJECT *George Morland Plumbing - 4709 NE Martin Luther King Blvd.*

DATE *5/16/18*

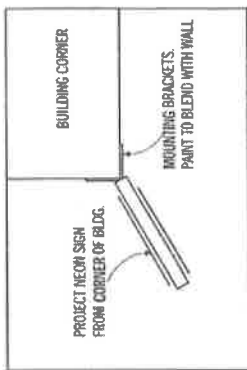


Scale $1/4" = 5'-0"$

- A - 18'-0" Projecting Canopy
- B - 10'-0" Projecting Canopy
- C - 63 sq ft projecting Sign



New location building elevation (3'32" = 1'-0")
NORTH ELEVATION - 4709 NE MLK Blvd



#1 PLAN VIEW - Sign projecting from corner

SCOPE OF WORK:

Remove the DVF projecting neon sign and 2 "eyebrow" awnings from 2222 NW Raleigh St in Portland. Reinstall sign and awnings at new location 4709 NE MLK Blvd in Portland.

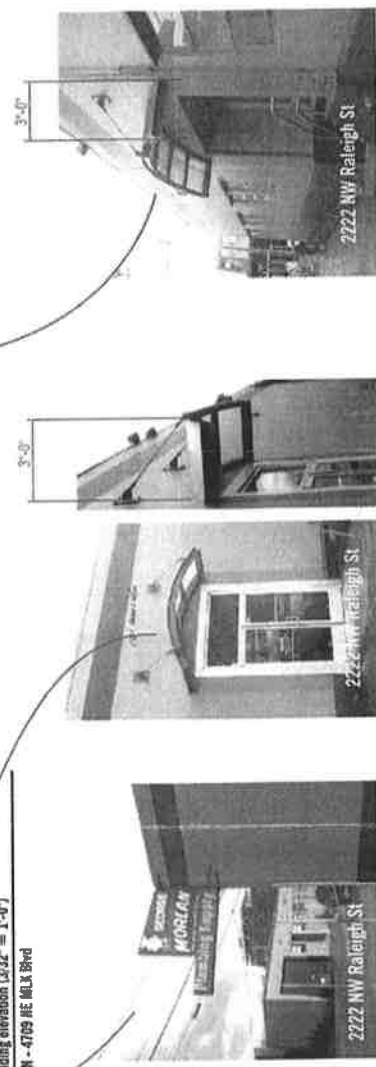
This project will include Portland Design Review process and permits.

#1 DVF (9' long x approx. 7' high) projecting neon display, install at a 45 degree angle off the NE corner of the building, as it is now installed - use same bracket mounting system if applicable.

#2 Relocate one 10' wide eyebrow awning with 3' projection to new location. Use the same mounting system/brackets/plates.

#3 Relocate one 18' wide eyebrow awning with 3' projection to new location. Use the same mounting system/brackets/plates.

PRODUCTION SURVEY REQUIRED PRIOR TO FINAL INSTALLATION OF ITEMS - VERIFY DIMENSIONS



SIGN AT CURRENT LOCATION
MOVE SIGN TO CORNER OF NEW LOCATION
#1

AWNING AT CURRENT LOCATION
MOVE SIGN TO NEW LOCATION (CENTER OVER ENTRANCE)
#2

AWNING AT CURRENT LOCATION
MOVE SIGN TO NEW LOCATION (CENTER OVER ENTRANCE)
#3

RAMSAY SIGNS PRODUCTION PRINT
DESIGNER: LS DATE: 4/20/18
SALES: DATE:

PAGE # 1
Number of pages: 1
18-489-P

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Resubmits:	
Client Approval - Date	
Landlord Approval - Date	

Date:	4/23/18
Project Manager:	BOB FERESHING
Designer:	LS

Client:
George Morland Plumbing
4709 NE MLK Blvd
Portland, OR
9160 SE 74th Ave
Portland OR 97206
503.771.4555
800.613.4555
Fax 503.771.0220
ramsaysigns.com



LA 18-181367 D2M

