



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

RECORDER

Please stamp the County Recorder's copy of the recording sheet and return with the attached decision to City of Portland, PP&D 299/5000/PP&D LUR

Multnomah County Official Records	2025-008743
E. Murray, Deputy Clerk	02/18/2025 11:22:56 AM
LUA-LUA Pgs=9 Strn=56 ATKW	\$116.00
\$45.00 \$11.00 \$60.00	

Date: 1/29/2025
To: Interested Person
From: Tanya Paglia, Land Use Services
503-865-6518 / Tanya.Paglia@portlandoregon.gov

NOTICE OF A TYPE II DECISION IN YOUR NEIGHBORHOOD

Portland Permitting & Development 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 and responses to any public comments are included in the version located on the PP&D website <https://www.portland.gov/ppd/zoning-land-use/news/notices>. Enter the land use case file number in the keyword search. If you disagree with the decision, you can appeal. Information on how to appeal the decision is included at the end of this decision.

CASE FILE NUMBER: LU 24-073292 DZM – 5 NEW SIGNS

GENERAL INFORMATION

Applicant: Emily Sandy | Strata Land Use Planning
PO Box 90833 | Portland, OR 97290
emily@stratalanduse.com | 503-317-3548

Owner/Agent: Michael Mugel | Plaza 205 Portland LLC Et Al
1234 E 17th St | Santa Ana, CA 97201
mmugel@rmrginc.com | 714-245-7400

Party of Interest: Tom Gast | Gast Retail Group
1234 E 17th St | Santa Ana, CA 92701
tom@gastretailgroup.com | 714-777-9779

Site Address: 10542 SE WASHINGTON ST

Legal Description: TL 1100 10.47 ACRES LAND & IMPS SEE R589267 (R992032581) FOR OTHER IMPS, SECTION 03 1S 2E
Tax Account No.: R992032580
State ID No.: 1S2E03BB 01100
Quarter Section: 3141

Neighborhood: Hazelwood, contact Ann McMullen at ann@mediasharkinc.com & Mill Park, contact Trevor Hopper at mill.park.pdx.chair@gmail.com
Business District: Gateway Area Business Association, contact Nidal Kahl at gabapdxboard@gmail.com
District Coalition: District 1, contact at alisons@cnncoalition.org
Plan District: Gateway
Zoning: **CXd**, Central Commercial with design overlay
Case Type: **DZM**, Design Review with Modification
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

Design Review approval is requested for five new wall signs on the north elevation of a building located in the Gateway Plan District. The proposed signs are for the five easternmost tenant spaces on the north side of the building. Three of the proposed signs exceed the maximum size allowed in the CX zone, as further described in the Modification requests noted below.

Three existing signs for the three westernmost tenants – Providence (109 SF), Dollar Tree (68 SF), and Sadie Mae’s (38 SF) – are existing and not part of this proposal. The north façade of the building and its signs are approximately 380 feet from the SE Washington St right-of-way. There is an existing freestanding sign on the site near the SE Washington St right of way.

The proposed signs include:

- “Future Tenant”: 161.34 SF
- “T1” (10 Seconds Rice Noodles): 78.66 SF
- “99” (99 Ranch Market): 318.96 SF
- “T2” (The Alley): 73.84 SF
- “T3”: 125 SF

The total sign area for the proposed five signs is 757.8. The sign area for the existing three signs is 215 SF. The combined sign area for existing and proposed signs is 972.8 SF.

Modification requests [PZC 33.825.040]:

1. Modification 1 – Modification of Size Allocation for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2
 Increase the size allocation above the 1 SF of signage allowed per 1 linear foot of primary building wall on the north wall from the allowed 388 SF of sign area to the proposed 972.8 SF of sign area.
2. Modification 2 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2
 To allow the Future Tenant Sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 161.34 SF proposed.
3. Modification 3 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2
 To allow the 99 Ranch Market sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 318.96 SF proposed.
4. Modification 4 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2
 To allow the “T3” sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 125 SF proposed.

Because the proposal is for signage greater than 32 SF in a design overlay zone, Design Review is required.

Relevant Approval Criteria:

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

- Gateway Regional Center Design Guidelines
- 33.825.040 Modifications that will better meet Design Review Requirements

The Portland Zoning Code is available online at <https://www.portland.gov/code/33>.

CONCLUSIONS

The proposed signs are designed to be well integrated with the building as well as the neighborhood. The addition of signs identifying the building occupants will strengthen the relationship of the building with the neighborhood and enhance the visual interest of the streetscape while bringing a greater sense of identity to the area. The proposed signs do not produce a negative effect to the pedestrian environment in the adjacent sidewalk rights-of-way and adds visual interest to the building, both day and night. The design review process implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. The proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of five new wall signs on the north elevation of a building located in the Gateway Plan District,

Approval of the following Modification requests:

- Modification 1 – Modification of Size Allocation for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2: Increase the size allocation above the 1 SF of signage allowed per 1 linear foot of primary building wall on the north wall from the allowed 388 SF of sign area to the proposed 972.8 SF of sign area.
- Modification 2 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2. To allow the Future Tenant Sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 161.34 SF proposed.
- Modification 3 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2. To allow the 99 Ranch Market sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 318.96 SF proposed.
- Modification 4 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2. To allow the “T3” sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 125 SF proposed.

Approvals per the approved site plans, Exhibits C-1 through C-8, signed and dated 1/24/2025, subject to the following conditions:

- A. A finalized [zoning or building] permit must be obtained to document the approved project. As part of the application submittal, the following development-related conditions (B through H) must be noted on each of the site plans or included as a separate sheet. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 24-073292 DZM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of permit submittal, a signed Certificate of Compliance form (<https://www.portland.gov/ppd/documents/certificate-compliance-design-and-historic-resource-review-approvals>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. Sign labeled "Future Tenant": The sign shall be no greater than 161.34 SF and shall not exceed the dimensions 26'-10 ½" wide by 6'-0" tall.

Sign components shall not exceed the following limits:

- If the sign contains one row of letters, and no logo:
 - The lettering shall not exceed 3'-4" tall and shall not exceed 26'-10 ½" linear feet.
- If the sign contains a logo and one row of letters:
 - The lettering shall not exceed 3'-4" tall and shall not exceed 19'-0" linear feet.
 - The logo shall not exceed the dimensions 6'-0" wide by 6'-0" tall.
- If the sign contains a logo as well as taller and shorter letters:
 - Taller lettering shall not exceed 3'-4" tall and shall not exceed 19'-0" linear feet.
 - Shorter lettering shall not exceed 1'-0" tall and shall not exceed 26'-0" linear feet.
 - The logo shall not exceed the dimensions 6'-0" wide by 6'-0" tall.

D. Sign labeled "T1" (10 Seconds Rice Noodles): The sign shall be no greater than 78.66 SF and shall not exceed the dimensions 16'-1 ½" wide by 4'-10 ½" tall.

Sign components shall not exceed the following limits:

- Taller lettering shall not exceed 3'-0" tall.
- Shorter lettering shall not exceed 1'-0" tall.
- The logo shall not exceed the dimensions 4'-10 ½" wide by 4'-10 ½" tall.

E. Sign labeled "99" (99 Ranch Market): The sign shall be no greater than 318.96 SF and shall not exceed the dimensions 26'-7" wide by 12'-0" tall.

Sign components shall not exceed the following limits:

- Taller lettering shall not exceed 3'-4" tall and 18'-5" linear feet.
- Shorter lettering shall not exceed 1'-3" tall and 42'-2" linear feet.
- The logo shall not exceed the dimensions 6'-9" wide by 6'-9" tall.

F. Sign labeled "T2" (The Alley): The sign shall be no greater than 73.84 SF and shall not exceed the dimensions 16'-1 1/3" wide by 4'-7" tall.

Sign components shall not exceed the following limits:

- Taller lettering shall not exceed 2'-9" tall.
- Shorter lettering shall not exceed 9 ½" tall.
- The logo shall not exceed the dimensions 4'-7" wide by 4'-7" tall.

G. Sign labeled "T3": The sign shall be no greater than 125 SF and shall not exceed the dimensions 25'-0" wide by 5'-0" tall.

Sign components shall not exceed the following limits:

- If the sign contains one row of letters, and no logo:
 - The lettering shall not exceed 3'-0" tall and shall not exceed 25'-0" linear feet.
- If the sign contains a logo and one row of letters:
 - The lettering shall not exceed 3'-0" tall and shall not exceed 18'-0" linear feet.
 - The logo shall not exceed the dimensions 5'-0" wide by 5'-0" tall.
- If the sign contains a logo as well as taller and shorter letters:
 - Taller lettering shall not exceed 3'-0" tall and shall not exceed 18'-0" linear feet.
 - Shorter lettering shall not exceed 1'-0" tall and shall not exceed 24'-0" linear feet.
 - The logo shall not exceed the dimensions 5'-0" wide by 5'-0" tall.

H. No field changes allowed.

Staff Planner: Tanya Paglia



Decision rendered by: _____ **on 1/24/2024.**

By authority of the Director of Portland Permitting & Development

Decision mailed: 1/29/2025

Last date to Appeal: February 12, 2025 by 4:30 pm

Effective Date (if no appeal): February 13, 2025 Decision may be recorded on this date

Kimberly Tallant, Principal Planner

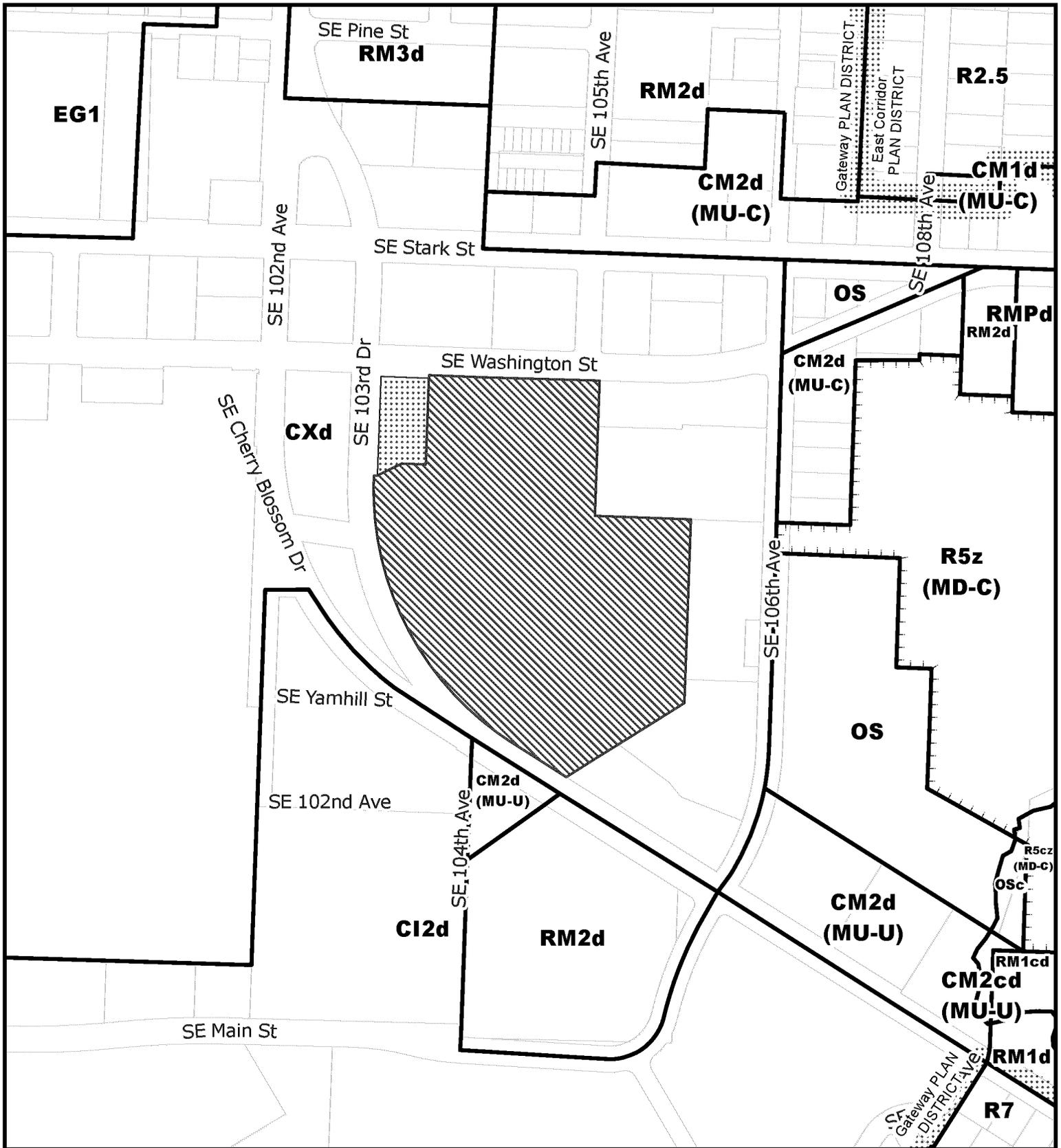
City of Portland
Portland Permitting & Development

Date: February 13, 2025

1900 SW Fourth Ave, #5000
Portland, OR 97201



Representative



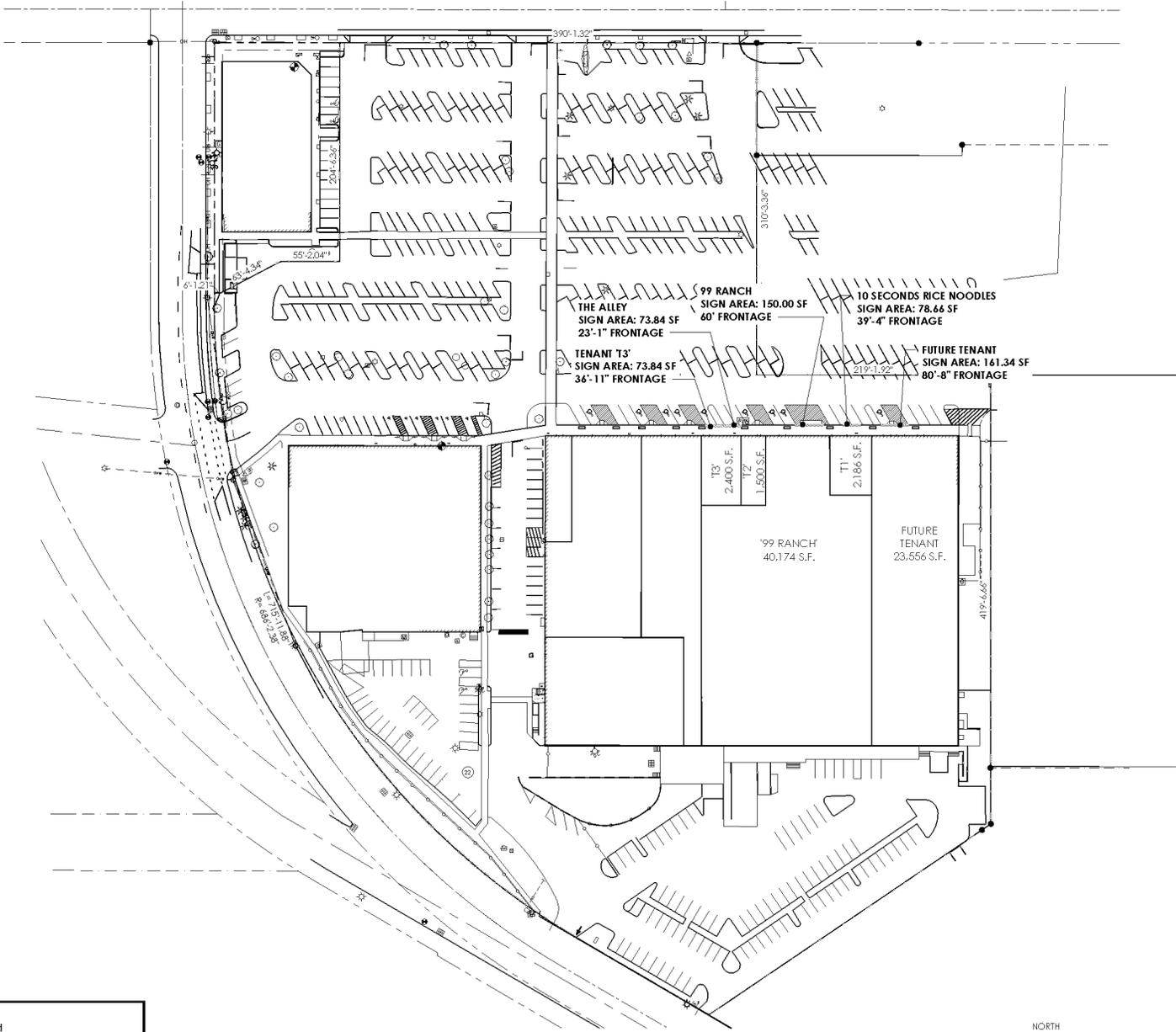
For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
GATEWAY PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Plan District

File No.	<u>LU 24 - 073292 DZM</u>
1/4 Section	<u>3141</u>
Scale	<u>1 inch = 300 feet</u>
State ID	<u>1S2E03BB 1100</u>
Exhibit	<u>B</u> <u>Aug 23, 2024</u>



PLAZA 205 RETAIL
 SE Washington St., Portland, Oregon 97030
 Red Mountain Group
 1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 23102
 DRAWN BY: TC
 CHECKED BY:
 DATE:
 REVISION:

BSAA
 ARCHITECTURE & PLANNING
 BENNER STANGE ASSOCIATES ARCHITECTS, INC.
 THE WATERMAN BUILDING
 80 SE MADISON STREET
 SUITE 214
 PORTLAND, OR 97214
 503-470-0334
 FAX 503-670-0235
 bsaa@bsaar.chu.com

ZONING CODE
 SIGNAGE
 ELEVATIONS

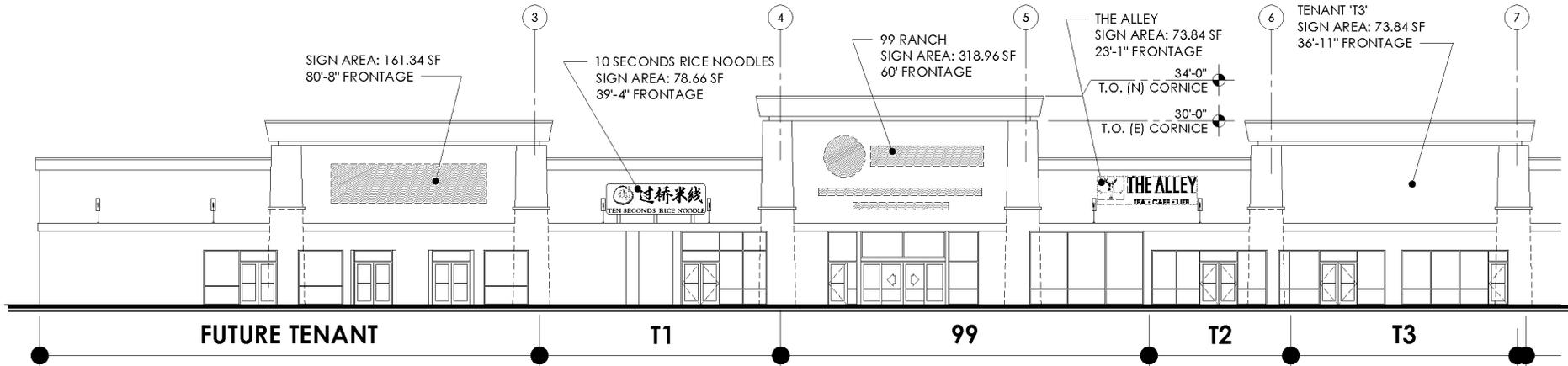
Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Paglia
 Date 1-24-2025
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PROPOSED ZONING CODE SIGNAGE



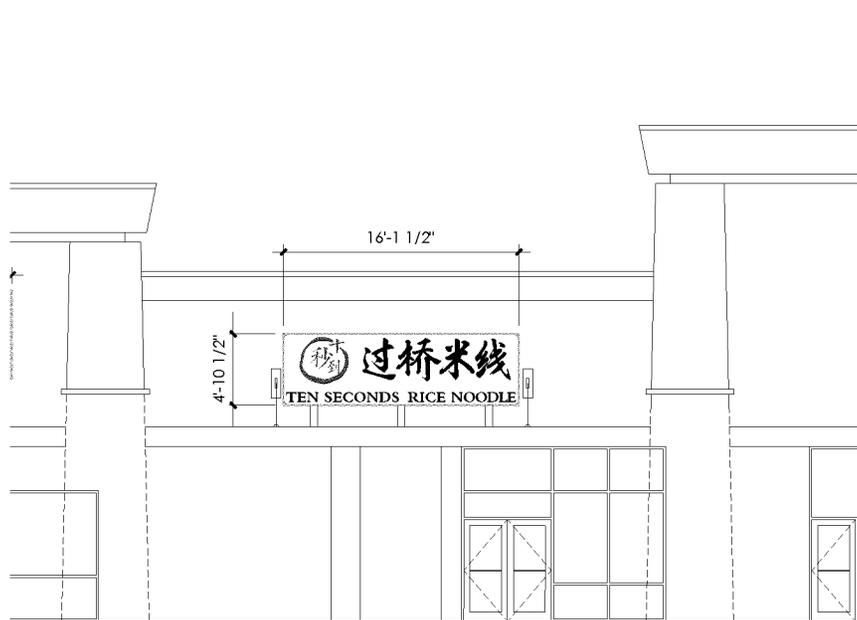
S7.0

October 07, 2024



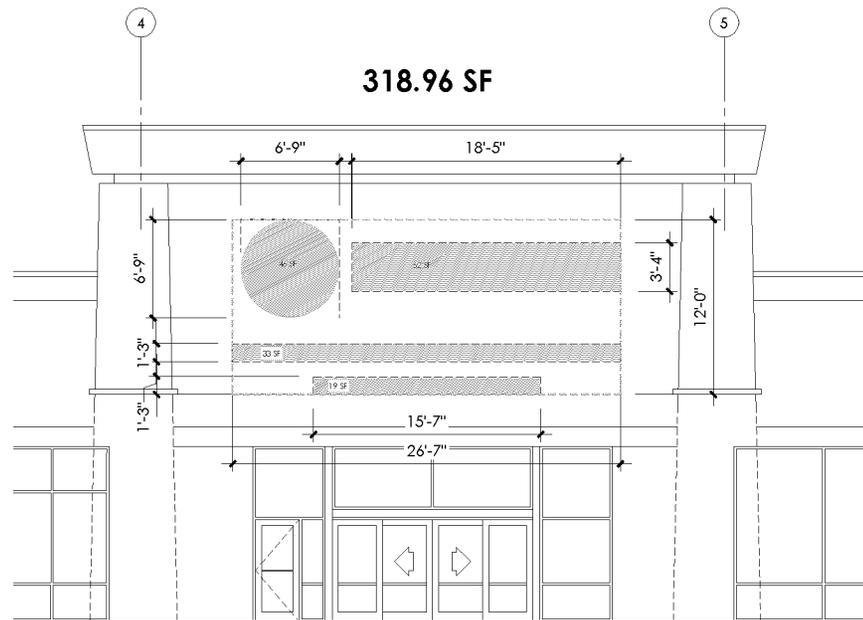
PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"



ENLARGED 'T1' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"



ENLARGED '99 RANCH' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Kaglia
 Date 1-24-2025
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PLAZA 205 RETAIL
 SE Washington St., Portland, Oregon 97030
 Red Mountain Group
 1234 E. 17th Street Santa Ana, CA 92701

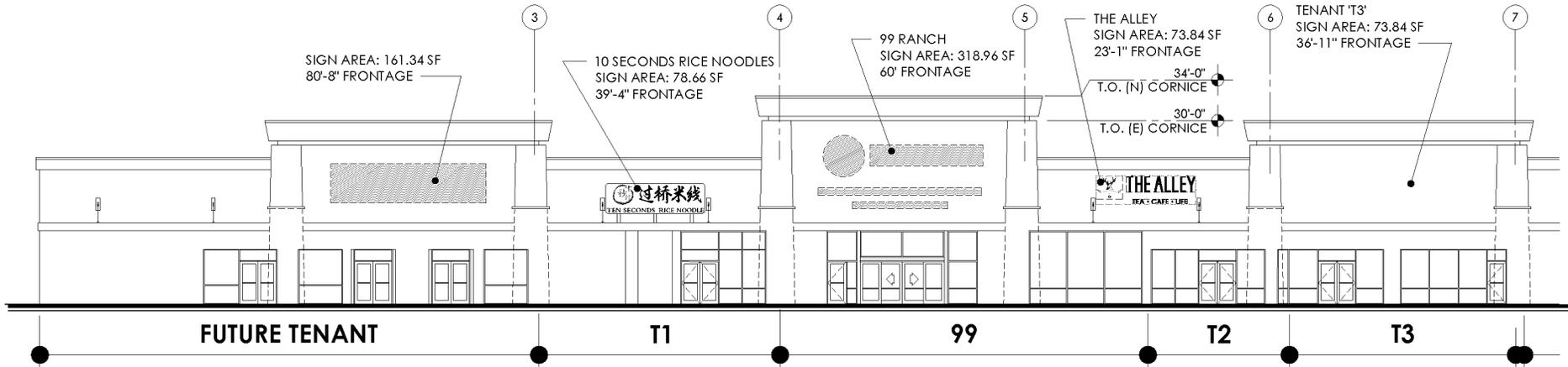
PROJECT NO.: 22102
 DRAWN BY: TC
 CHECKED BY:
 DATE:
 REVISION:

BSAA
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 BENNER STANGE ASSOCIATES ARCHITECTS, INC.
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 80 SE MADISON STREET
 SUITE 214
 PORTLAND, OR 97214
 503-470-0204
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ZONING CODE SIGNAGE ELEVATIONS

S4.0

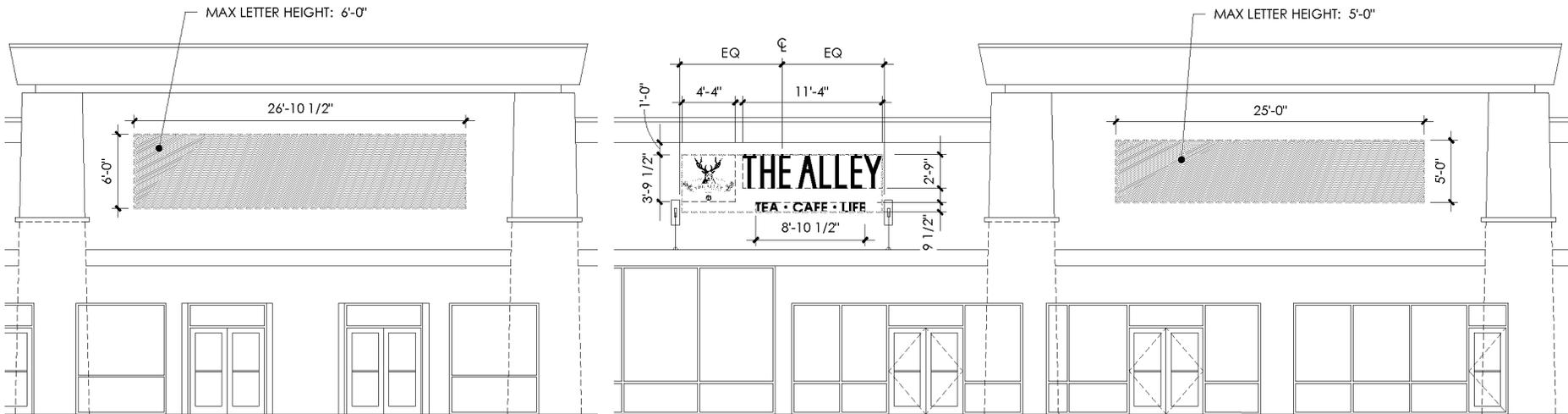
October 07, 2024

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PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"



ENLARGED 'FUTURE TENANT' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

ENLARGED 'T2' & 'T3' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Regalia
 Date 1-24-2025

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

October 07, 2024



PLAZA 205 RETAIL
 SE Washington St., Portland, Oregon 97030
 Red Mountain Group
 1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO.: 22-102
 DRAWN BY: TC
 CHECKED BY:
 DATE:
 REVISION:



BSAA
 ARCHITECTURE & PLANNING
 BENNER STANGE ASSOCIATES ARCHITECTS, INC.
 THE WATERMAN BUILDING
 80 SE MADISON STREET
 SUITE 214
 PORTLAND, OR 97214
 503-470-0234
 FAX: 503-470-0235
 bsaa@bsaaarch.com

ZONING CODE
 SIGNAGE
 ELEVATIONS

S5.0



City of Portland, Oregon - Portland Permitting & Development

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Date: 1/29/2025
To: Interested Person
From: Tanya Paglia, Land Use Services
503-865-6518 / Tanya.Paglia@portlandoregon.gov

NOTICE OF A TYPE II DECISION IN YOUR NEIGHBORHOOD

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CASE FILE NUMBER: LU 24-073292 DZM – 5 NEW SIGNS

GENERAL INFORMATION

Applicant: Emily Sandy | Strata Land Use Planning
PO Box 90833 | Portland, OR 97290
emily@stratalanduse.com | 503-317-3548

Owner/Agent: Michael Mugel | Plaza 205 Portland LLC Et Al
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Party of Interest: Tom Gast | Gast Retail Group
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tom@gastretailgroup.com | 714-777-9779

Site Address: 10542 SE WASHINGTON ST

Legal Description: TL 1100 10.47 ACRES LAND & IMPS SEE R589267 (R992032581) FOR OTHER IMPS, SECTION 03 1S 2E

Tax Account No.: R992032580
State ID No.: 1S2E03BB 01100
Quarter Section: 3141

Neighborhood: Hazelwood, contact Ann McMullen at ann@mediasharkinc.com & Mill Park, contact Trevor Hopper at mill.park.pdx.chair@gmail.com

Business District: Gateway Area Business Association, contact Nidal Kahl at gabapdxboard@gmail.com

District Coalition: District 1, contact at alisons@cnncoalition.org

Plan District: Gateway

Zoning: **CXd**, Central Commercial with design overlay

Case Type: **DZM**, Design Review with Modification

Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

Design Review approval is requested for five new wall signs on the north elevation of a building located in the Gateway Plan District. The proposed signs are for the five easternmost tenant

spaces on the north side of the building. Three of the proposed signs exceed the maximum size allowed in the CX zone, as further described in the Modification requests noted below.

Three existing signs for the three westernmost tenants – Providence (109 SF), Dollar Tree (68 SF), and Sadie Mae’s (38 SF) – are existing and not part of this proposal. The north façade of the building and its signs are approximately 380 feet from the SE Washington St right-of-way. There is an existing freestanding sign on the site near the SE Washington St right of way.

The proposed signs include:

- “Future Tenant”: 161.34 SF
- “T1” (10 Seconds Rice Noodles): 78.66 SF
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- “T2” (The Alley): 73.84 SF
- “T3”: 125 SF

The total sign area for the proposed five signs is 757.8. The sign area for the existing three signs is 215 SF. The combined sign area for existing and proposed signs is 972.8 SF.

Modification requests [PZC 33.825.040]:

1. Modification 1 – Modification of Size Allocation for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2

Increase the size allocation above the 1 SF of signage allowed per 1 linear foot of primary building wall on the north wall from the allowed 388 SF of sign area to the proposed 972.8 SF of sign area.

2. Modification 2 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2

To allow the Future Tenant Sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 161.34 SF proposed.

3. Modification 3 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2

To allow the 99 Ranch Market sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 318.96 SF proposed.

4. Modification 4 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2

To allow the “T3” sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 125 SF proposed.

Because the proposal is for signage greater than 32 SF in a design overlay zone, Design Review is required.

Relevant Approval Criteria:

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

- | | |
|---|---|
| <ul style="list-style-type: none"> ■ Gateway Regional Center Design Guidelines | <ul style="list-style-type: none"> ■ 33.825.040 Modifications that will better meet Design Review Requirements |
|---|---|

The Portland Zoning Code is available online at <https://www.portland.gov/code/33>.

ANALYSIS

Site and Vicinity: The subject property, the Plaza 205 Shopping Center, is a 456,209 SF site located in the Gateway Plan District. It is bordered by SE Washington St to the north and by SE 103rd Dr to the west and south. SE 103rd Dr merges with SE 102nd and becomes SE Cherry Blossom Dr near the south end of the site. The property is developed with various retail and service buildings. The subject building is the easternmost building on the site. The building is undergoing substantial remodel and has several building permits in varying stages of review

and inspection. The north façade of the building and its signs are approximately 380 feet from the SE Washington St right-of-way.

SE Washington is classified as a Major City Walkway, a Major Transit Priority Street, a Major City Traffic Street, and a City Bike. SE 103rd and SE Cherry Blossom Drive are designated as Major City Walkways, Mayor Transit Priority Streets, City Bikeways, and District Collector Streets. The site is located within the Gateway Regional Center Pedestrian District and the Gateway Bicycle District.

The property is developed with various retail and service buildings and a large area of surface parking. The specific building under review is the largest structure on the site and is currently occupied with a number of retail tenants as well as an animal hospital. The vicinity includes the Adventist Medical Center and associated professional offices, apartment complexes, a small shopping center, and commercial development to the west and north of the site. The I-205 freeway is nearby to the west. The Floyd Light Middle School is to the east. Most development in the area is served by surface parking and buildings vary from older one-two stories in height, to more recent 4-6 story residential buildings.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape. The Design overlay zone is applied to this zone.

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

The Gateway Plan District regulations encourage the development of an urban level of housing, employment, open space, public facilities, and pedestrian amenities that will strengthen the role of Gateway as a regional center. The regulations also ensure that future development will provide for greater connectivity of streets throughout the plan district. This development will implement the Gateway Regional Policy of the Outer Southeast Community Plan. Together, the use and development regulations of the Gateway plan district: promote compatibility between private and public investments through building design and site layout standards; promote new development and expansions of existing development that create attractive and convenient facilities for pedestrians and transit patrons to visit, live, work, and shop; ensure that new development moves the large sites in the plan district closer to the open space and connectivity goals of the Gateway Regional Center; create a clear distinction and attractive transitions between properties within the regional center and the more suburban neighborhood outside; and provide opportunities for more intense mixed-use development around the light rail stations.

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

- LU 17-236011 DZ – Design review approval for alterations for a new building entry, sign removal, infill of two upper-story windows, 5 new bollards, removal of non-compliant bike parking, installation of 40 short-term bike parking stalls and 28 bike lockers for long-term bike parking.
- LU 13-218059 DZ – Design review approval of a 100 sq. ft. sign to be mounted on an existing canopy located 15.5 feet above grade and centered on the main entrance.
- LU 12-176733 DZ – Design review approval of façade renovations and treatment for tenant improvements on the rear of Building A, including new signs.

- LU 08-133831 DZ – Design review approval to install a new 77 SF sign.
- LU 04-084744 DZ – Design review approval of a minor change to storefront.
- LU 04-065196 DZ – Design review approval for new sign and minor façade improvements for Bally’s Fitness.
- LU 03-173256 DZ – Design review approval for exterior alterations to Bally’s Fitness Center.
- LU 03-102577 DZ – Design review approval for a new freestanding sign.
- LU 02-146925 DZ – Design review approval for a new corner sign for the Old Chicago restaurant.
- LU 02-123671 DZM – Design review approval for building with modification to setback requirements of tower.
- LU 02-123660 DZ – Design review approval of alterations to previously approved project (LUR 01-00712 DZ AD).
- LU 01-00713 DZ – Design review approval for multi-tenant retail use modification to setback requirement.
- LU 01-008109 DZ AD (ref #: 01-00712) – Design review approval for façade renovation of existing building; Adjustment to FAR.
- LU 91-009098 AD (ref #: 91-00843) – Sign adjustment approval.
- LU 83-020864 DR (ref #: MCF 83-05-06) – Approval of retail.
- LU 82-018049/82-018039 ZC/82-018038 ZC (ref #: MCF 14-82) – Construction of health spa.
- LU 78-020237 DR (ref #: MCF 78-10-23) – Dining and lounge.
- LU 78-020144 (ref #: 78-05-12) – Approval of retail stores.
- LU 78-020162 (ref #: MCF 78-06-20) – Approval of retail.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **October 22, 2024**. The following six Bureaus, Divisions and/or Sections responded with no objections and two of these included comments found in Exhibits E1-E2:

- Bureau of Transportation Engineering and Development Review (Exhibit E.1)
- Life Safety Division of the Bureau of Development Services (Exhibit E.2)
- Fire Bureau
- Site Development Section of BDS
- Bureau of Environmental Services
- Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 22, 2024. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site’s location, the applicable design

guidelines are the Gateway Regional Center Design Guidelines.

Gateway Regional Center Design Guidelines

The Gateway Regional Center is the City of Portland's only designated regional center. The area is envisioned to redevelop into a highly urbanized, pedestrian-oriented center, with an overall built size and scale second only to Portland's Central City.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

Gateway Regional Center Design Goals

Ten goals for design review in the Gateway Regional Center have been established to enhance the area's design quality, support its livability, and guide its transition to a pedestrian-oriented, active, urban regional center. They are:

1. Encourage urban design excellence.
2. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Gateway Regional Center as a whole.
3. Provide for a pleasant, rich, and diverse experience for pedestrians.
4. Assist in creating a regional center that emphasizes a mix of active uses and experiences and is safe, lively, and prosperous.
5. Provide for the humanization of the Gateway Regional Center through the promotion of parks, plazas, open spaces, public art, and trees.
6. Integrate and honor the diversity and history of Gateway.
7. Integrate sustainable principles into the development process.
8. Encourage the development of a distinctive character for subdistricts within the regional center, and link them.
9. Encourage and incorporate transit orientation and usage.
10. Enhance the physical and visual linkages between the Gateway Regional Center and adjacent neighborhoods.

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

B1. Convey Design Quality and Building Permanence. Use design principles and building materials that convey quality and permanence.

Findings: All new signage will consist of internally illuminated individual pan channel letters. Signs, letterforms, logos will be shaped using 3" or 5" channel returns (edges) attached to a backer in the shape of the element. LED are contained within the elements to create the back lighting. Low voltage wires penetrate the building wall and are connected to a 12v or 24v LED Power Supply. The face of the forms will generally be white acrylic, in some cases with a translucent colored vinyl applied to the first surface. The acrylic letterforms, logo faces are wrapped with an aluminum core, plastic trim cap which is glued to the perimeter of the acrylic and serves as the attachment to the elements/letterforms. All electrical conduit is hidden from view behind the individual cabinets, and each cabinet is attached directly to the façade with lag bolts anchored to the wall. The signs will be permanently affixed to the building (not temporary in nature) and are consistent with existing signage on the building. They will be made of durable materials.

This guideline is met.

B2. Integrate Ground-Level Building Elements. Integrate the different ground-level building elements with the building's architecture.

B5. Integrate Roofs, Rooftop Lighting, and Signs. Integrate rooftop components, functions and related screening elements with the building's architecture. Integrate exterior lighting, signs and any related structural equipment at or near the roof with the building's architecture. Orient lighting to highlight the building's architecture.

Findings: The signage is proposed in spaces designed for signage, distinguished by visual bays, with columns on each side, and raised façade and parapet and cornices at periodic, rhythmic intervals. The signage areas are also vertically delineated from the ground level floor and tenant entries by an architectural rail located just above the entries and extending the length of the building. The signage is centered within each bay, which are separated by tapered columns 6’ wide at the base. Signage placement is consistent with previously approved signage areas in LU 01-00712 DZM.

While the building is one story, the signage is clearly located in areas designated for signage above the ground level tenant entrances. These signage areas vary in size across the frontage. Some tenants having larger tenant spaces than others. Their size differences are generally reflected in the width of their storefront bays and their parapet heights, creating more space for signage for larger tenant spaces. Because the architectural signage area varies a great deal across the five tenant bays, the signs are sized differently to reflect that. The sign sizes are scaled to be proportionate to their specific façade areas.

These guidelines are met.

B3. Design for Coherency. Integrate the different parts of a building to achieve a coherent design.

Findings: Each sign is centered within its bay separated by substantial columns and relates to its main entrance to achieve a coherent design relationship between the building and the signs. The signage is in areas clearly designated for signage above the ground level tenant entrances. The proposed signage materials and mounting are consistent with existing building signage on the three westernmost tenant spaces.

Even though tenant frontages differ in scale, each sign is sized to reflect the specific signage area of its storefront to create coherency across the north façade of the building. The differing sign sizes are reflective of and proportionate to the scale of building elements and relate to sizes of tenant spaces without being wildly disproportionate to their differing sizes. Larger signs for “Future Tenant” and the 99 Ranch Market will reflect their presence as larger tenants. In particular, the larger 99 Ranch Market sign will emphasize the most prominent tenant, and adequately convey the presence of a community-oriented supermarket on the site.

This guideline is met.

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. The review body may not consider modifications to standards for which adjustments are prohibited. Modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or other standards that are calculated based upon the size or intensity of the use such as the quantity of parking and loading spaces) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.
- C. Mitigation of impacts.** Any impacts resulting from the modifications are mitigated to the extent practical.

Modification 1: Modification of Size Allocation for Signs Attached to Buildings in the CX zone – Portland Sign Code 32.32.020.A/Table 2 – to increase the size allocation above the 1 SF of signage allowed per 1 linear foot of primary building wall for sites with a freestanding sign on the same street frontage from the allowed 388 SF of sign area on the north wall to the proposed 972.8 SF of sign area.

Modification 2: Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2 – to allow the Future Tenant Sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 161.34 SF proposed.

Modification 3: Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2 – To allow the 99 Ranch Market sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 318.96 SF proposed.

Modification 4: Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2 – To allow the “T3” sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 125 SF proposed.

Purpose Statement. The regulations contained in Chapters 32.30 through 32.38 are land use regulations which work in combination with Title 33, Planning and Zoning, to implement Portland’s Comprehensive Plan. The standards contained in Chapters 32.32 through 32.34 encourage signs to be compatible with the distinct character of specific areas of the city by regulating the size, placement, and features of signs by base zone, overlay zone, and plan district.

Standard for Modification 1: 32.32.020.A/Table 2, for signs attached to buildings, the maximum size allocation for a building located in the CX zone if a freestanding sign is also on the same street frontage is 1 SF per 1’ of primary building wall.

Standard for Modification 2, 3, 4: 32.32.020.A/Table 2, for signs attached to buildings, the maximum area per sign for a building located in the CX zone is 100 SF.

- A. Better meets design guidelines.** *The resulting development will better meet the applicable design guidelines; and*
- B. Purpose of the standard.** *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*
- C. Mitigation of impacts.** *Any impacts resulting from the modifications are mitigated to the extent practical.*

Findings: The increase in sign area will not negatively impact the property or its surrounding neighborhood. The Modification request to the size allocation standard allows an increase in size allocation above the 1 SF of signage per 1’ of primary building wall allowed, which will provide a larger signage allowance for the north side of the building. The Modification request to the maximum area per sign standard allows an increase in sign area above 100 SF for three of the five proposed signs. These Modifications will enable five new tenants to have signs that fit the area clearly delineated for signage by the architecture of the building’s front facade, while also allowing the signage for the three existing tenants to remain.

The signage size allocation by-right is limited by the presence of a free-standing sign on the site. If there were no freestanding sign, the allowed signage ration would be 1.5 lineal feet of building frontage to 1 SF of signage area which would allow 582 SF of signage, rather than the 388 SF currently allowed. While the proposal does also exceed the 1.5:1 ratio, it should be noted that the presence of both a free-standing sign and building mounted signs at this site do not result in overall signage clutter, due to the distance between the free-standing sign and the building mounted signs, with parking area, and parking area landscaping in the intervening distance. The freestanding sign in this case is

located near the right-of-way of SE Washington St while the north façade signs are approximately 380' from SE Washington St.

The maximum area per sign for this site is limited by its location in the Central Commercial (CX) zone. Per Portland Zoning Code, the CX zone is “intended to provide for commercial and mixed-use development within Portland's most urban and intense areas, specifically the Central City and the Gateway Regional Center. A broad range of uses are allowed to reflect Portland's role as a commercial, cultural, residential, and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive streetscape.” While the site is located in the Gateway Regional Center, it does not have the highly urban form – close together pedestrian-oriented buildings, high building coverage, etc. – to which the CX zone aspires. It is an auto-oriented shopping center with a large proportion of the site occupied by surface parking. The signage limitations proscribed for the zone are more appropriate for development that conforms with the CX zone description.

On balance, the requested modifications meet the shared purpose statement of the two applicable sign standards in allowing legible signs that are compatible with the character of the area where the building is located, and which provide information on locations of restaurants and retailers and enable wayfinding. The road that the signs face, SE Washington St, is a busy, auto-intensive street where larger scale signage is appropriate and fits with the immediate commercial context of the area. The signs do not appear overly large when viewed from the right-of-way; the north building façade is approximately 380' from SE Washington St.

The signage is reflective of the suburban nature of the surrounding area, and allows for readability from the further reaches of the parking area and from SE Washington St. The proposed signs are designed to complement the building so as not to detract from the pedestrian environment. The Modifications allow them to be scaled appropriately for the scale of the architectural features of the building. The increases above the two standards being modified will allow for adequate advertising in this busy commercial zone without visually dominating the area. Overall, the proposed work will not visually detract from the aesthetic of the neighborhood.

In the context of the neighborhood and the building's architecture, the proposal better meets the design review approval criteria than would signage that stayed within the allowed limits. The signage is well proportioned to- and well located on- the building. All signage is located above ground level tenant entries separated by an architectural rail and centered within the tenant's bay. The scale and proportion of the signs are in keeping with the size of the building and its architectural features which include designated signage areas above the main entrances. Smaller signage would be less proportional with the scale of the architectural features of the tenant bays and less relational to the existing signage in the westernmost 3 tenant spaces and would thus be less cohesive.

The Modification improves the relationship between signage size and tenant space size, while maintaining coherence, relationship to building elements, and relationship to existing signs. The 99 Ranch Market space particularly merits a larger than allowed sign. This is the largest building tenant, at 40,174 SF, and it has the largest and tallest visual bay. Allowing 99 Ranch Market to have the largest sign on the north frontage emphasizes that this tenant as the prominent tenant in the building. 99 Ranch Market is an established (1984) Asian supermarket chain with stores across 10 states, and this space will be its first Portland location. Enabling the success of a grocery store in this location with sufficient signage will enliven the shopping center, making it safer and more active for anyone in and around it. In addition, given the taller façade and cornice and marquee, a sign that fit the 1:1 ratio and was than 100 SF would be awkward and not relational to the visual signage bay for that space. Finally, the 99 Ranch sign has multiple cabinets, separated by areas of white space. While technically the sign face area is just under 319 SF, the sign is 160 SF in area if the white space is excluded. The second largest sign is for the tenant space labeled “Future Tenant” which is a 23,566 SF space that runs the entire

depth of the building. A larger sign will reflect the larger tenant presence for the building. In addition, there is no sign proposed on the easternmost visual bay which is part of this large tenant space.

The signs proposed for known tenants (10 Seconds Rice Noodles, 99 Ranch Market, and the Alley), have designs that visually dial back their scale to avoid overwhelming the viewer or distracting from the other positive architectural elements of the building. These designs include a great deal of white space, and lettering and logos that are not overly large. To ensure that future copy changes do not lose these qualities, a number of conditions of approval are included with this Modification. These limit letter height, lineal feet of text, and logo size. In addition, to ensure that the signs for unknown tenants (“Future Tenant” and “T3”) will also have those qualities, similar conditions of approval are also included for those signs that are proportionate to the dimensions of those signs.

Generally, the requested Modifications will better meet the applicable design guidelines, than if the signage area met the limit of a 1:1 ratio of square footage to lineal feet of building frontage, and the limit of no more than 100 SF per sign in the CX zone. The signs will add to the local identity of the area by making the building a recognizable wayfinding landmark. The addition of prominent signs identifying the building occupants will strengthen the relationship of the building with the neighborhood and enhance the visual interest of the streetscape while bringing greater activity to the area.

Overall, the additions will complement the building’s architecture and increase its visibility to pedestrians. The proposed designs respect the architectural hierarchy of the building, while clearly identifying the tenants with the new signage. The proposal thus meets the following applicable Gateway Regional Center Design Guidelines better than compliance with the provisions of Title 32 Sign Code would: *B2. Integrate Ground-Level Building Elements, B3. Design for Coherency, and B5. Integrate Roofs, Rooftop Lighting, and Signs.*

A number of factors mitigate the impact of the signs. The signage area is not visually overwhelming from either the parking lot or SE Washington St, considering the generous scale of the building architecture and the designated signage areas above the ground level tenant entrances, and the distance from SE Washington St. Specifically, the tapered columns that are 6’ wide at the base on either side of each section provides substantial visual anchoring to the north façade of the building. Further, while the ground level wall of the tenant entrances is 12’ in height to the architectural rail, the facades above the ground level, including cornices, range from 12’ to 22’ in above the ground level of the tenant entrances (a total of 24’-34’ feet in building height). In addition, the relevant building façade and signage is approximately 380 feet from SE Washington St, so any impacts to the public realm specifically are mitigated by a long sightline to the building from the street. In addition, the parking area is landscaped to mitigate for visual impacts both from SE Washington St and from the parking area. Finally, the design elements noted above – white space, letter height and logo size – are mitigating factors and the conditions of approval ensure copy changes and future sign designs will retain the same mitigating qualities.

With the following conditions of approval, these Modifications merit approval (signs are listed from east to west / left to right):

- **Sign labeled “Future Tenant”:** The sign shall be no greater than 161.34 SF and shall not exceed the dimensions 26'-10 ½" wide by 6'-0" tall.

Sign components shall not exceed the following limits:

- If the sign contains one row of letters, and no logo:
 - The lettering shall not exceed 3'-4" tall and shall not exceed 26'-10 ½" linear feet.
- If the sign contains a logo and one row of letters:
 - The lettering shall not exceed 3'-4" tall and shall not exceed 19'-0" linear feet.

- The logo shall not exceed the dimensions 6'-0" wide by 6'-0" tall.
 - If the sign contains a logo as well as taller and shorter letters:
 - Taller lettering shall not exceed 3'-4" tall and shall not exceed 19'-0" linear feet.
 - Shorter lettering shall not exceed 1'-0" tall and shall not exceed 26'-0" linear feet.
 - The logo shall not exceed the dimensions 6'-0" wide by 6'-0" tall.
- **Sign labeled "T1" (10 Seconds Rice Noodles):** The sign shall be no greater than 78.66 SF and shall not exceed the dimensions 16'-1 ½" wide by 4'-10 ½" tall.

Sign components shall not exceed the following limits:

- Taller lettering shall not exceed 3'-0" tall.
 - Shorter lettering shall not exceed 1'-0" tall.
 - The logo shall not exceed the dimensions 4'-10 ½" wide by 4'-10 ½" tall.
- **Sign labeled "99" (99 Ranch Market):** The sign shall be no greater than 318.96 SF and shall not exceed the dimensions 26'-7" wide by 12'-0" tall.

Sign components shall not exceed the following limits:

- Taller lettering shall not exceed 3'-4" tall and 18'-5" linear feet.
 - Shorter lettering shall not exceed 1'-3" tall and 42'-2" linear feet.
 - The logo shall not exceed the dimensions 6'-9" wide by 6'-9" tall.
- **Sign labeled "T2" (The Alley):** The sign shall be no greater than 73.84 SF and shall not exceed the dimensions 16'-1 1/3" wide by 4'-7" tall.

Sign components shall not exceed the following limits:

- Taller lettering shall not exceed 2'-9" tall.
 - Shorter lettering shall not exceed 9 ½" tall.
 - The logo shall not exceed the dimensions 4'-7" wide by 4'-7" tall.

- **Sign labeled "T3":** The sign shall be no greater than 125 SF and shall not exceed the dimensions 25'-0" wide by 5'-0" tall.

Sign components shall not exceed the following limits:

- If the sign contains one row of letters, and no logo:
 - The lettering shall not exceed 3'-0" tall and shall not exceed 25'-0" linear feet.
- If the sign contains a logo and one row of letters:
 - The lettering shall not exceed 3'-0" tall and shall not exceed 18'-0" linear feet.
 - The logo shall not exceed the dimensions 5'-0" wide by 5'-0" tall.
- If the sign contains a logo as well as taller and shorter letters:
 - Taller lettering shall not exceed 3'-0" tall and shall not exceed 18'-0" linear feet.
 - Shorter lettering shall not exceed 1'-0" tall and shall not exceed 24'-0" linear feet.

- The logo shall not exceed the dimensions 5'-0" wide by 5'-0" tall.

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 zoning permit must demonstrate 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 zoning permit.

CONCLUSIONS

The proposed signs are designed to be well integrated with the building as well as the neighborhood. The addition of signs identifying the building occupants will strengthen the relationship of the building with the neighborhood and enhance the visual interest of the streetscape while bringing a greater sense of identity to the area. The proposed signs do not produce a negative effect to the pedestrian environment in the adjacent sidewalk rights-of-way and adds visual interest to the building, both day and night. The design review process implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. The proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of five new wall signs on the north elevation of a building located in the Gateway Plan District,

Approval of the following Modification requests:

- Modification 1 – Modification of Size Allocation for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2: Increase the size allocation above the 1 SF of signage allowed per 1 linear foot of primary building wall on the north wall from the allowed 388 SF of sign area to the proposed 972.8 SF of sign area.
- Modification 2 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2. To allow the Future Tenant Sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 161.34 SF proposed.
- Modification 3 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2. To allow the 99 Ranch Market sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 318.96 SF proposed.
- Modification 4 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2. To allow the "T3" sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 125 SF proposed.

Approvals per the approved site plans, Exhibits C-1 through C-8, signed and dated 1/24/2025, subject to the following conditions:

- A. A finalized [zoning or building] permit must be obtained to document the approved project. As part of the application submittal, the following development-related conditions (B through H) must be noted on each of the site plans or included as a separate sheet. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 24-073292 DZM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of permit submittal, a signed Certificate of Compliance form (<https://www.portland.gov/ppd/documents/certificate-compliance-design-and-historic-resource-review-approvals>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. Sign labeled "Future Tenant": The sign shall be no greater than 161.34 SF and shall not exceed the dimensions 26'-10 ½" wide by 6'-0" tall.

Sign components shall not exceed the following limits:

- If the sign contains one row of letters, and no logo:
 - The lettering shall not exceed 3'-4" tall and shall not exceed 26'-10 ½" linear feet.
- If the sign contains a logo and one row of letters:
 - The lettering shall not exceed 3'-4" tall and shall not exceed 19'-0" linear feet.
 - The logo shall not exceed the dimensions 6'-0" wide by 6'-0" tall.
- If the sign contains a logo as well as taller and shorter letters:
 - Taller lettering shall not exceed 3'-4" tall and shall not exceed 19'-0" linear feet.
 - Shorter lettering shall not exceed 1'-0" tall and shall not exceed 26'-0" linear feet.
 - The logo shall not exceed the dimensions 6'-0" wide by 6'-0" tall.

D. Sign labeled "T1" (10 Seconds Rice Noodles): The sign shall be no greater than 78.66 SF and shall not exceed the dimensions 16'-1 ½" wide by 4'-10 ½" tall.

Sign components shall not exceed the following limits:

- Taller lettering shall not exceed 3'-0" tall.
- Shorter lettering shall not exceed 1'-0" tall.
- The logo shall not exceed the dimensions 4'-10 ½" wide by 4'-10 ½" tall.

E. Sign labeled "99" (99 Ranch Market): The sign shall be no greater than 318.96 SF and shall not exceed the dimensions 26'-7" wide by 12'-0" tall.

Sign components shall not exceed the following limits:

- Taller lettering shall not exceed 3'-4" tall and 18'-5" linear feet.
- Shorter lettering shall not exceed 1'-3" tall and 42'-2" linear feet.
- The logo shall not exceed the dimensions 6'-9" wide by 6'-9" tall.

F. Sign labeled "T2" (The Alley): The sign shall be no greater than 73.84 SF and shall not exceed the dimensions 16'-1 1/3" wide by 4'-7" tall.

Sign components shall not exceed the following limits:

- Taller lettering shall not exceed 2'-9" tall.
- Shorter lettering shall not exceed 9 ½" tall.
- The logo shall not exceed the dimensions 4'-7" wide by 4'-7" tall.

G. Sign labeled "T3": The sign shall be no greater than 125 SF and shall not exceed the dimensions 25'-0" wide by 5'-0" tall.

Sign components shall not exceed the following limits:

- If the sign contains one row of letters, and no logo:
 - The lettering shall not exceed 3'-0" tall and shall not exceed 25'-0" linear feet.
- If the sign contains a logo and one row of letters:
 - The lettering shall not exceed 3'-0" tall and shall not exceed 18'-0" linear feet.
 - The logo shall not exceed the dimensions 5'-0" wide by 5'-0" tall.
- If the sign contains a logo as well as taller and shorter letters:
 - Taller lettering shall not exceed 3'-0" tall and shall not exceed 18'-0" linear feet.
 - Shorter lettering shall not exceed 1'-0" tall and shall not exceed 24'-0" linear feet.
 - The logo shall not exceed the dimensions 5'-0" wide by 5'-0" tall.

H. No field changes allowed.

Staff Planner: Tanya Paglia



Decision rendered by: _____ **on 1/24/2024.**
By authority of the Director of Portland Permitting & Development

Decision mailed: 1/29/2025

PROCEDURAL INFORMATION

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 August 21, 2024. The application was determined to be complete on October 17, 2024.

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 requested that the 120-day review period be extended by 42 days. Unless further extended by the applicant, **the 120 days will expire on: 3/28/2025.**

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

Appealing this decision. This decision may be appealed to the Design Commission, and if appealed a hearing will be held. Information on filing the appeal and the appeal form are available from Portland Permitting & Development website:

<https://www.portland.gov/ppd/zoning-land-use/land-use-review-fees-and-types/land-use-review-appeals>. Appeals must be received **by 4:30 PM on 2/12/2025. The completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to email, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIX decisions on property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission on an appeal would be the final decision of the City. Any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this land use review is approved the final decision will be recorded with the County Recorder. *Unless appealed*, the final decision will be recorded by Portland Permitting & Development.

Expiration of this approval. Generally, land use approvals (except Comprehensive Plan and Zoning Map Amendments) expire five years from the date of the final decision unless one of the actions below has occurred (see Zoning Code Section 33.730.130 for specific expiration rules):

- A City permit has been issued for the approved development,
- The approved activity has begun (for situations not requiring a permit), or

In situations involving only the creation of lots, the final plat must be submitted within three years.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within seven 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. This land use decision is **not a permit** for development. A building permit or development permit may be required before carrying out an approved project. See <https://www.portland.gov/ppd/permit-review-process/apply-permits>. At the time they apply for a permit, permittees must demonstrate compliance with:

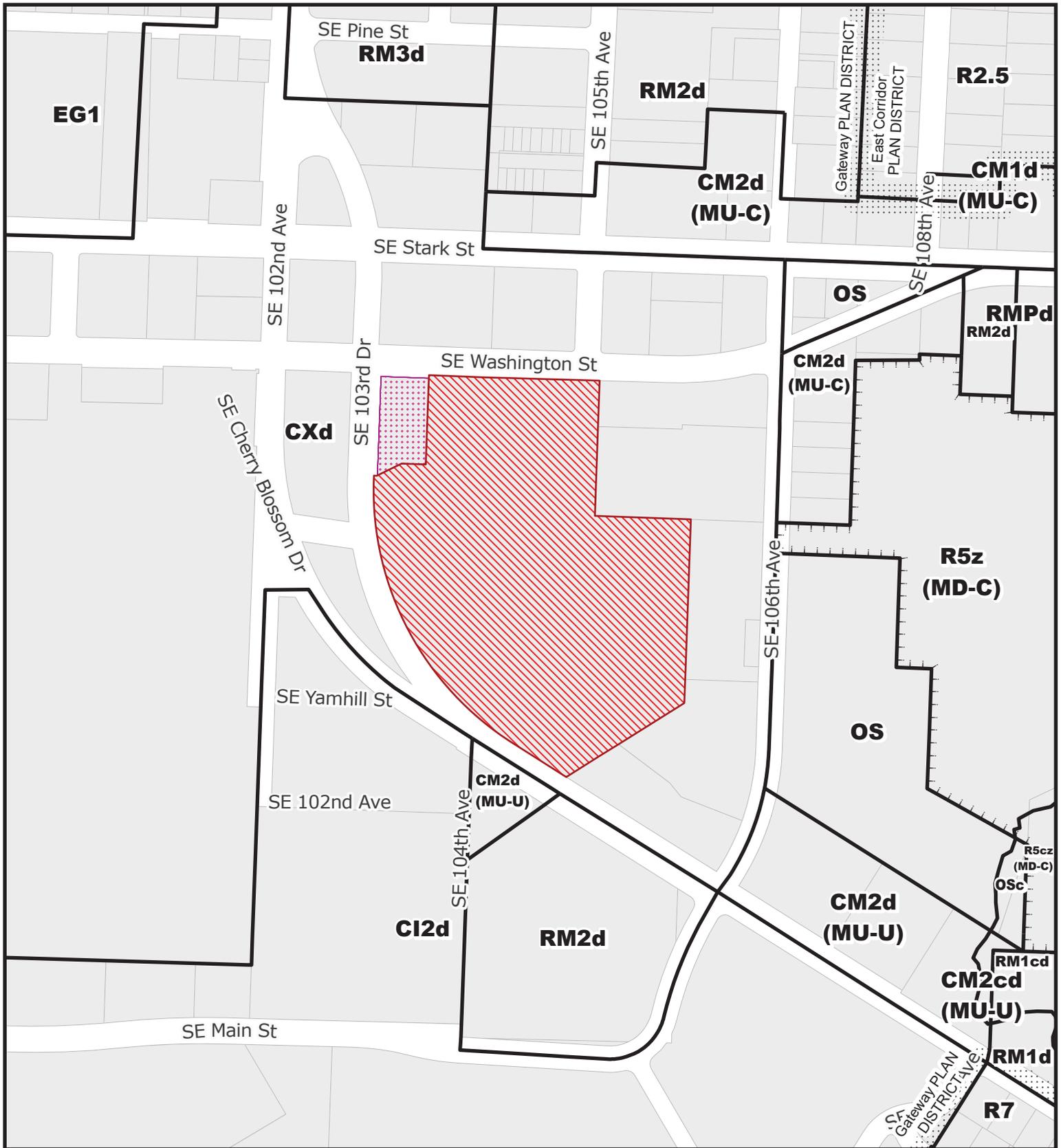
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;

- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS (not attached unless indicated)

- A. Applicant's Submittal
 1. Applicant's original project narrative
 2. Original plan set – NOT APPROVED/reference only
 3. Sign Rendering
 4. Revised plan set – NOT APPROVED/reference only
 5. Applicant's revised project narrative
 6. Revised plan set – NOT APPROVED/reference only
 7. Request for Extension of 120-Day Review Period for 5 days dated 11/22/2024
 8. Request for Extension of 120-Day Review Period for 7 days dated 12/9/2024
 9. Request for Extension of 120-Day Review Period for 5 days dated 12/16/2024
 10. Request for Extension of 120-Day Review Period for 5 days dated 12/20/2024
 11. Request for Extension of 120-Day Review Period for 10 days dated 12/30/2024
 12. Request for Extension of 120-Day Review Period for 10 days dated 1/8/2025
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. North Elevation with zoning code signage and proposed signage
 3. Partial North Elevation with zoning code signage
 4. North Elevation with zoning code signage and partial North Elevation with proposed signage
 5. Partial proposed signage elevations with enlarged "T1" and "99 Ranch" (attached)
 6. Partial proposed signage elevations with enlarged "Future Tenant" and "The Alley" (attached)
 7. Partial North Elevation with proposed and existing signage
 8. Sign section
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Transportation Engineering and Development Review
 2. Life Safety Division of the Bureau of Development Services
- F. Correspondence: None received
- G. Other:
 1. Original LU Application
 2. Incomplete Letter

Portland Permitting & Development 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).



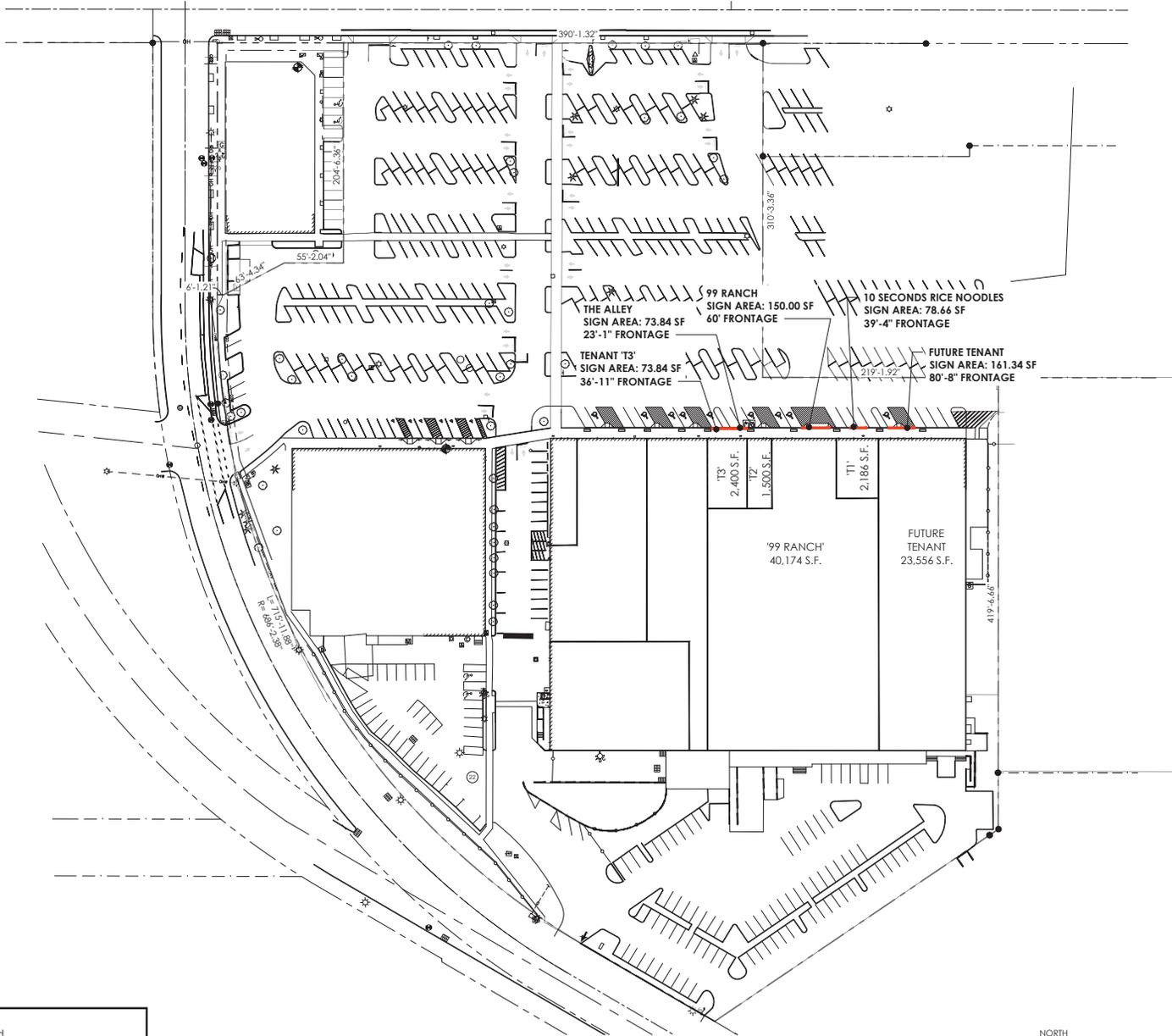
For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
GATEWAY PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Plan District

File No.	LU 24 - 073292 DZM
1/4 Section	3141
Scale	1 inch = 300 feet
State ID	1S2E03BB 1100
Exhibit	B Aug 23, 2024



PLAZA 205 RETAIL
 SE Washington St., Portland, Oregon 97030
 Red Mountain Group
 1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO.
 22-102
 DRAWN BY :
 TC
 CHECKED BY :
 DATE :
 REVISION :

22-102 51.3 [RCH]_WR_001 10/07/2024 11-11



BENNER STANGE ASSOCIATES ARCHITECTS, INC.
 THE WATERMAN BUILDING
 80 SE MADISON STREET
 SUITE 214
 PORTLAND, OR 97214
 503-470-0234
 FAX 503-670-0235
 bsa@bsaarch.com

ZONING CODE
 SIGNAGE
 ELEVATIONS

S7.0

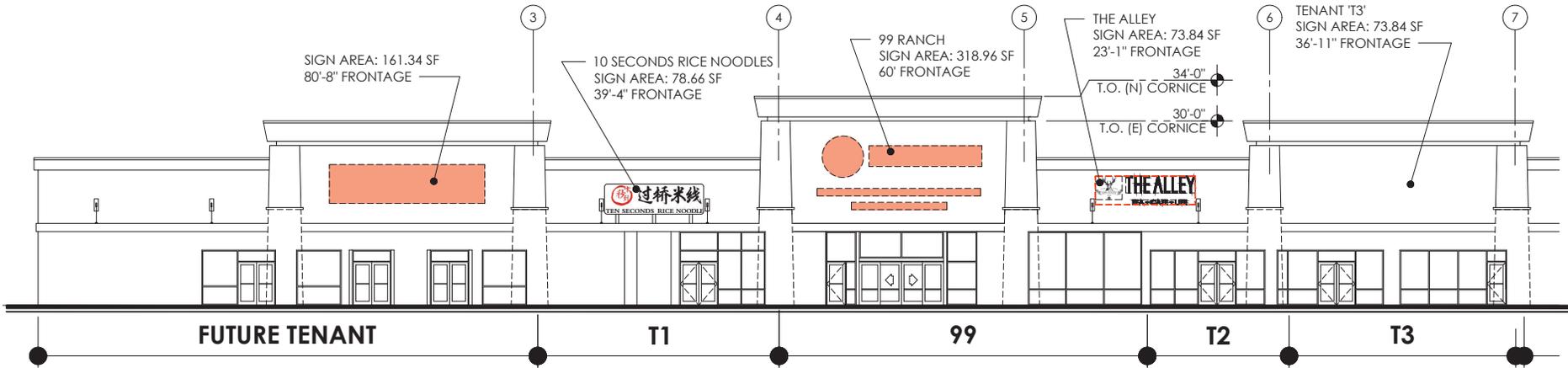
Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Paglia
 Date 1-24-2025

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

PROPOSED ZONING CODE SIGNAGE

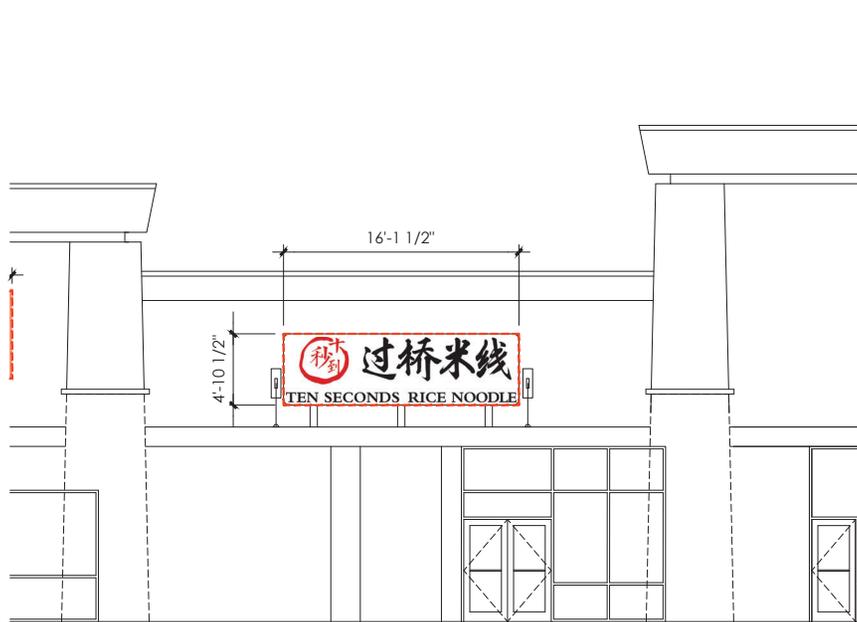


October 07, 2024



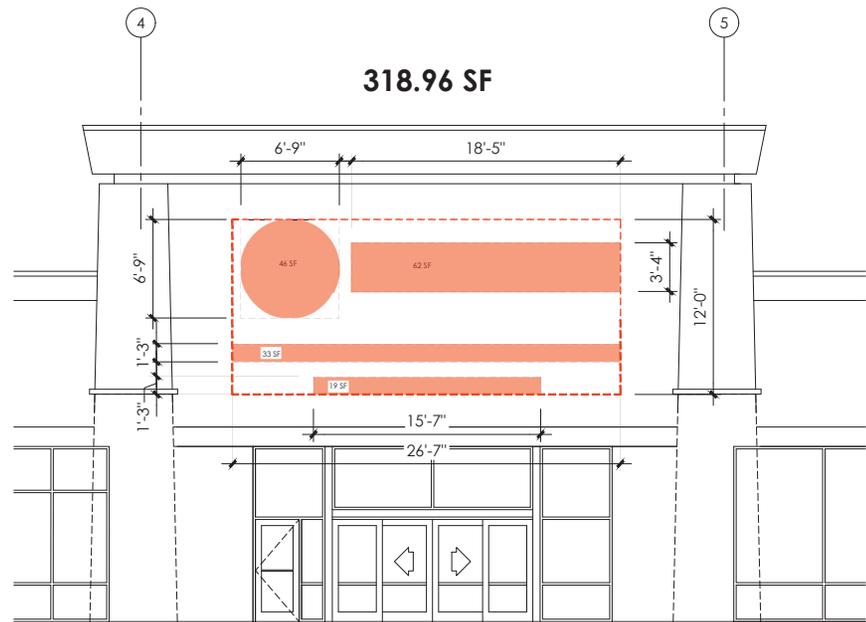
PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"



ENLARGED 'T1' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"



ENLARGED '99 RANCH' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Paglia
 Date 1-24-2025

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 Red Mountain Group
 1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO.: 22-102
 DRAWN BY: TC
 CHECKED BY:
 DATE:
 REVISION:

22-102 S1.3 (SIGN)_WR_10-19-2024-11-11.dwg

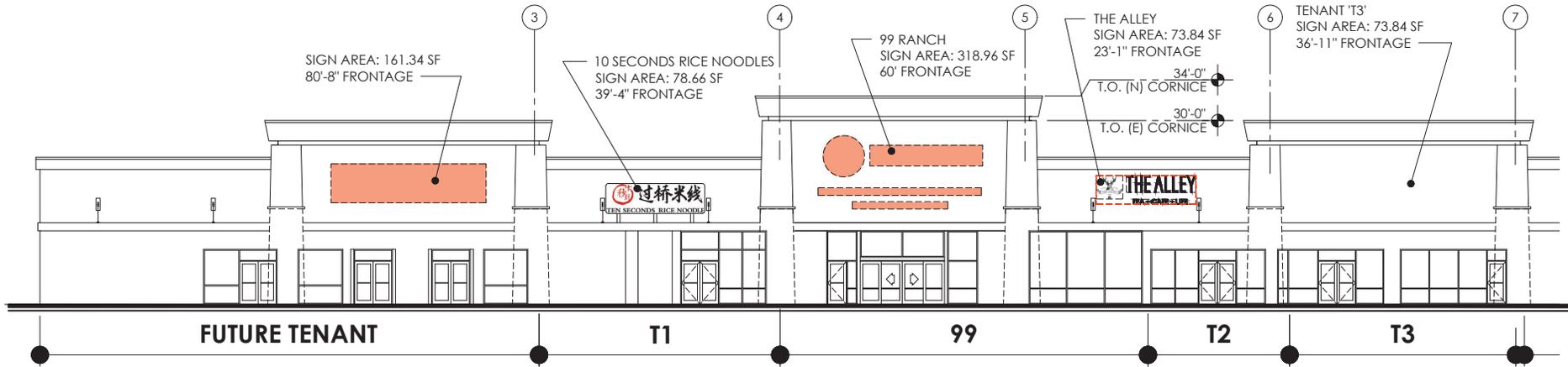
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 THE WATERMAN BUILDING
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 PORTLAND, OR 97214
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ZONING CODE
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S4.0

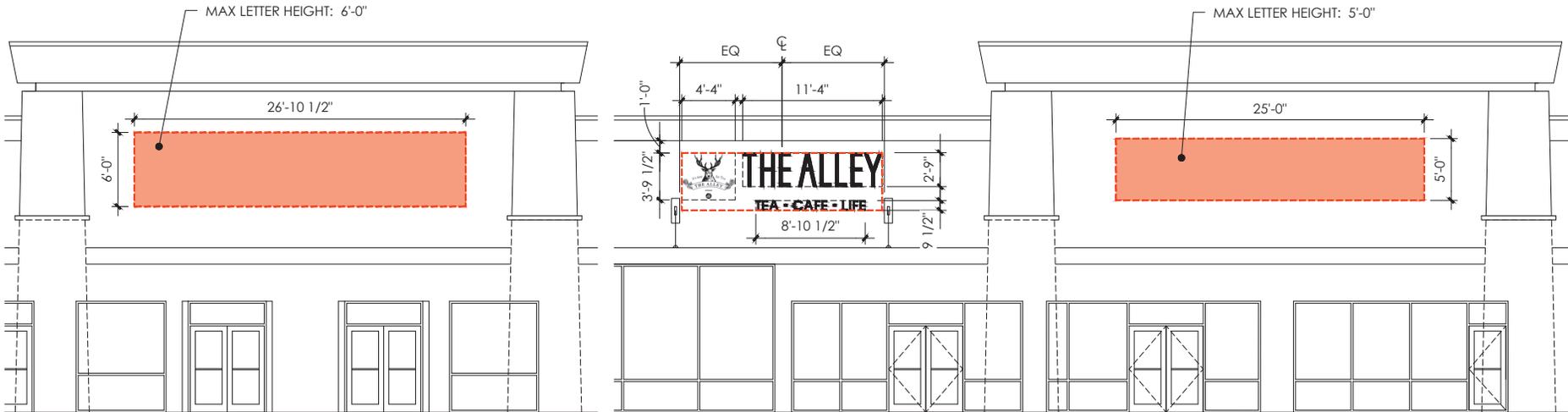
October 07, 2024

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PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"



ENLARGED 'FUTURE TENANT' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

ENLARGED 'T2' & 'T3' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Paglia
 Date 1-24-2025

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

PLAZA 205 RETAIL
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 Red Mountain Group
 1234 E. 17th Street, Santa Ana, CA 92701

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 REVISION:

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 ARCHITECTURE & PLANNING
 BENNER STANGE ASSOCIATES ARCHITECTS, INC.
 THE WATERMAN BUILDING
 80 SE MADISON STREET
 SUITE 2114
 PORTLAND, OR 97214
 503-470-0234
 FAX 503-670-0235
 bsa@bsaarch.com

ZONING CODE
 SIGNAGE
 ELEVATIONS

S5.0

October 07, 2024

Application for Type II Design Review
with Modification to Sign Size

10522-10546 SE Washington St.

Attachments:

- A. Application
 - A.1 Application Form 8.21.24
 - A.2 Application Narrative (this document) 8.21.24
- B. Plans
 - B.1 Site Plan and Elevations 8.21.24
 - B.2 Typical Sign Profile 8.21.24
 - B.3 99 Ranch Market Sign Rendering 8.21.24
- C. Select Land Use Review History
 - C.1 02-00712 DMZ AD
 - C.2 08-133831 DZ

Site:

10522-10546 SE Washington St.
Tax account: R332143
Zone: CXd, Gateway Plan District
Lot size: 10.47 acres

Site and Project Description

The site is located in the CX zone, in a “d” Design overlay zone, and in the Gateway Plan District. The site is located in a pedestrian district per the Portland Transportation System Plan (TSP). The relevant building is the easternmost building on the site. The signs are on the building frontage facing SE Washington Street. The building on the westernmost part of the site is not part of this proposal. Also note, taxlot R149777, at 10300 SE Washington St. is in the same ownership, but is not part of the site subject to this review.

The relevant building is undergoing substantial remodel and has several building permits in varying stages of review and inspection. Three existing signs for the three westernmost tenants-- one each for Providence, Dollar Tree, and Sadie Mae's- are existing and not part of this proposal. The proposal pertains to 5 signs for the 5 easternmost tenant spaces. There is a freestanding sign on the site near the SE Washington right of way. All 5 signs are proposed to exceed the maximum size allowed in the CX zone, as further described below. The north façade of the building and its signs are over 300 feet from the SE Washington St. right of way.

A Design Review for 5 signs with Modification to sign size for all 5 signs is requested.

Applicable Regulations

Title 33, Gateway Plan District (Chapter 33.526)

There are no regulations pertaining to signs in the Gateway Plan District in PCC 33.526. Sign regulations specific to Gateway Plan District are in Title 32, Signs and related Regulations.

Title 33, Design Overlay (Chapter 33.420)

The design overlay applies to alterations to the existing building per PCC 33.420.041.B. The proposed signs are not exempt from the Chapter under any exemptions listed in 33.420.045. The proposed signs are eligible to use Design Standards, in lieu of Design Review, per 33.420.050.A and Table 420-1. Further, the proposal can use Design Standards in lieu of Design Review as limited by 33.420.050.B.2, which states that in the Gateway Plan District, Design Standards cannot be used if:

b. New development and alterations to existing development when any portion of the new development or alteration exceeds 35 feet in height not including additional height allowed through a height exception in the base zone; and

In this case, the building on which the signs will be placed does not exceed 35' in height. Therefore, Design Standards may be used in lieu of Design Review.

Per 33.420.050, the design standards for signs are stated in Title 32, Signs and related Regulations.

Title 32, Additional Regulations In Overlay Zones (32.24.020)

This section contains the Design Standards for signs in a Design Overlay Zone. Proposals that are not eligible to use the Design Standards, that do not meet the Design Standards, or where the applicant prefers more flexibility, must go through the design review process.

32.24.020.B.3.c

In the C, E, and I zones, signs must meet the sign regulations of the RX zone. Signs with a sign face area of over 32 square feet may not face an abutting regional trafficway or any Environmental Protection Overlay Zone, Environmental Conservation Overlay Zone, or River Natural Greenway Overlay Zone that is within 1,000 feet of the proposed site.

Response: The signs do not meet the requirements of the RX zone and therefore cannot meet Design Standards for signs in the design overlay zone. Design Review is required.

Title 32, Additional Regulations in Plan Districts (32.24.030)

This section contains regulations for signs in specific plan districts. There are no regulations specific to the Gateway Plan District.

Title 32, Standards in the Commercial/Mixed Use, Campus Institution 2, Employment, and Industrial Zones (32.32.020)

The standards for signs attached to buildings are stated in Table 2. A partial excerpt of that table is shown here.

Table 2 Standards for Permanent Signs in Nonresidential Zones and RX Zone [1]			
-	CE, CM3, EG1&2, EX, IG1&2, IH	CI2, CM2, CX	CM1, RX
Signs Attached to Buildings			
Size Allocation	<ul style="list-style-type: none">• 1 sq. ft. per 1 ft. of primary bldg. wall if a freestanding sign is also on the same street frontage• 1-1/2 sq. ft. per 1 ft. of primary bldg. wall if there is no freestanding sign on the same street frontage	Same	Same
Maximum Number	No limit within size allocation	Same	Same
Maximum Area Per Sign	200 sq. ft.	100 sq. ft.	50 sq. ft.
Min. Guaranteed Sign Area For A Ground Floor Tenant Space	32 sq. ft.	Same	Same

There is an existing freestanding sign on-site, at the entrance to the parking lot from SE Washington Street.

The regulations for sign size in CX zone are:

- Size allocation: 1 sq. ft. per 1 ft. of primary building wall
- Maximum area per sign: 100 sq. ft.

All 5 signs exceed the maximum signage area allowed, and as further described below. Therefore, a modification to sign size is requested.

Procedure Type

The total new signage area requested is 537.68 square feet. Per PCC Table 825-1, this proposal is reviewed as a Type II Procedure.

Land Use Review History

The following table shows land use review and corresponding sign permit history since 2001. Not all land use review cases pertained to signs. Only land use cases that pertain to signs on the north façade of the relevant building are captured here.

Land Use Review	Description of Approval
01-00712 DZM	Approval of Design Review and Modification to the maximum sign area allowed on the north wall, to increase the sign area from 388 SF to 540 square feet, and to allow one sign to be 140 square feet rather than the maximum of 100 SF for an individual sign.
08-133831 DZ	Approval of a Design Review for an aluminum cabinet sign composed of individual letters pin-mounted to the facade, measuring 20'-0" wide, 3'-10" tall and 0'-7" deep (76.67 square feet). (Note: This is for the previous Big Lots Sign at easternmost tenant space: Future Tenant on Attachment B.1)

Design Review Approval Criteria

Per PCC 33.825.065, the applicable Design Guidelines are the Gateway Regional Center Design Guidelines, 2004. Per page 17, the applicable guidelines within the Gateway Regional Design Guidelines for signs are:

- B1: Convey Design Quality and Building Permanence
- B2: Integrate Ground Level Building Elements
- B3: Design for Coherency
- B4: Integrate Encroachments, and
- C6: Build on View Opportunities

Guideline B1: Convey Design Quality and Building Permanence

Use design principles and building materials that convey quality and permanence.

Findings: All new signage will consist of internally illuminated individual pan channel letters. Signs, letterforms, logos will be shaped using 3” or 5” channel returns (edges) attached to a backer in the shape of the element. LED are contained within the elements to create the back lighting. Low voltage wires penetrate the building wall and are connected to a 12v or 24v LED Power Supply. The face of the forms will generally be white acrylic, in some cases with a translucent colored vinyl applied to the first surface. The acrylic letterforms, logo faces are wrapped with an aluminum core, plastic trim cap which is glued to the perimeter of the acrylic and serves as the attachment to the elements/letterforms. All electrical conduit is hidden from view behind the individual cabinets, and each cabinet is attached directly to the façade with lag bolts anchored to the wall. **See attachment B.2, Typical Cross Section Detail.**

The signs will be permanently affixed to the building (not temporary in nature) and are consistent with existing signage on the building. They will be made of durable materials.

Guideline B2: Integrate Ground Level Building Elements

Integrate the different ground-level building elements with the building’s architecture.

Findings: The signage is proposed in spaces designed for signage, distinguished by visual bay, with columns on each side, and raised façade and parapet and cornices at periodic, rhythmic intervals. The signage areas are also vertically delineated from the ground level floor and tenant entries by an architectural rail located just above the entries and extending the length of the building. The signage is centered within each visual section between columns, which are separated by tapered columns 6’ wide at the base, and above ground level tenant entries separated by the architectural rail. This is consistent with previously approved signage areas in LU 01-00712 DZM. While the building is one story, the signage is clearly located in areas designated for signage above the ground level tenant entrances.

Guideline B3: Design for Coherency

Integrate the different parts of a building to achieve a coherent design.

Findings: The signage is centered over each visual bay separated by substantial columns, and relate to tenant entrances to achieve a coherent design relationship between the building and the signs. The signage is in areas clearly designated for signage above the ground level tenant entrances. There are two tenant spaces within the section labeled T3 on Attachment B.1, Site Plan and Elevations, to serve two separate tenants in this area. However, these signs are centered within the bay and are identical in size for coherency even though their tenant frontages differ. In addition, the proposed signage materials and mounting are consistent with existing building signage on the three westernmost tenant spaces.

Guideline B4: Integrate Encroachments

Size and place encroachments to enhance the pedestrian environment. Where permitted, integrate skybridges that are visually level and transparent toward the middle of the block, where they will be most unobtrusive.

Findings: This proposal does not include any encroachments into the public right of way or pedestrian access. This guideline does not apply.

Guideline C6: Build on View Opportunities

Incorporate semipublic building spaces to facilitate views to and from public amenities.

Develop new buildings to emphasize pedestrian views down streets or corridors at focal points or wayfinding markers.

Findings: There are no public amenities on site or nearby. No new buildings are developed with this proposal. This guideline does not apply.

Modification Request

A modification to sign size is requested as described here.

The following table illustrates the signage area allowed by right for each of the tenants, vs. the signage area requested through a modification. Tenant names are labeled on **Attachment B.1, Site Plan and Elevations**.

New Signage Area

Tenant	Building Frontage	Allowed Signage Area	Modified Signage Area
Future Tenant	80'8"	80.6 sq. ft.	161.34 sq. ft.
T1(10 Seconds Rice Noodles)	39'4"	39.3 sq. ft.	78.66 sq. ft.
99 (99 Ranch Market)	60'	60 sq. ft.	150 sq. ft.
T2/T3 (The Alley)	23'1"	23 sq. ft.	73.84 sq. ft.
T3 (TBD)	36'11"	36.9 sq. ft.	73.84 sq. ft.
Total	240'	240 sq. ft.	537.68 sq. ft.

This table shows the 3 existing signs on the easternmost part of the building. These are also shown on the elevations in **Attachment B.1, Site Plan and Elevations**.

Existing Signage Area

Tenant	Building Frontage	Existing Signage Area
Providence		Approx. 109 sq. ft.
Dollar Tree		Approx. 68 sq. ft.
Sadie Mae's		Approx 38 sq. ft.
Total	148 ft.	215 sq. ft.

Together, the total building frontage is 388 ft. in length allowing for a total signage area by-right of 388 square feet. The total existing and proposed signage area is 753 square feet, a ratio of 1.94 square feet to 1 lineal foot.

33.825.040 Modifications That Will Better Meet Design Review Requirements.

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. The review body may not consider modifications to standards for which adjustments are prohibited. Modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or other standards that are calculated based upon the size or intensity of the use such as the quantity of parking and loading spaces) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. *Better meets design guidelines. The resulting development will better meet the applicable design guidelines;*

Findings: The applicable design guidelines are referenced above, and are Guidelines B.1, B.2, and B.3 of the Gateway Regional Center Design Guidelines. The requested modification will better meet Design Guideline B.1, and does not affect Guidelines B.2 and B.3.

The signage size allowance by-right is partially limited due to the presence of a free-standing sign on the site. If there were no freestanding sign, the allowed signage ration would be 1.5 lineal feet of building frontage to 1 square foot of signage area (maximum 100 square feet). However, that sign is located near the right of way of SE Washington St, approximately 275-300 feet from the north façade of the building. While the proposal does exceed the 1.5:1 ratio, it should be noted that the presence of both free-standing sign and building mounted signs at this site do not result in overall signage clutter, due to the distance between the free-standing sign and the building mounted signs, with parking area, and parking area landscaping in the intervening distance.

Attachment B.1, Site Plans and Elevations, contain a plan for reference showing the allowed signage area if signage area met the limit of 1:1 ratio of square footage to lineal feet of building frontage, and in no case more than 100 square feet allowed in the CX zone. In that scenario, the signage areas are inconsistent, and less relational to both the existing signage in the westernmost 3 tenant spaces, and to the designated signage areas above the ground floor tenant entrances. In particular, the two signs in the area of T3, would be differing sizes, reducing coherency. The sign for the 99 Ranch Market space is the largest and tallest visual bay, and a sign at 1:1 ratio is awkwardly small as compared to designated signage area.

The modification also allows for some relationship between signage size and tenant spaces, while maintaining coherence, relationship to building elements, and relationship to existing signs.

The tenant space labeled FUTURE TENANT is 23,566 square feet and runs the entire depth of the building. A larger sign will reflect the larger tenant presence for the building. In addition, there is no sign proposed on the easternmost visual bay.

The larger sign for the 99 Ranch Market space particularly merits a larger than allowed sign. This is the largest building tenant, at 40,174 square feet and also runs the entire depth of the building. Its building frontage of 60' is disproportionately small, as the tenant space widens behind 3 smaller tenant spaces with frontage directly on the north façade. As mentioned above, given the taller façade and cornice, a smaller sign would be awkward and not relational to the visual signage bay for that space.

A larger sign for the 99 Ranch Market space is also necessary to emphasize this tenant as the prominent tenant in the building. 99 Ranch Market is an established (1984) Asian supermarket chain with stores across 10 states, and this space will be its first Portland location.

99 Ranch Market's success in the supermarket industry has made them more than just a typical grocery chain store as they have become closely associated with Asian American communities. 99 Ranch Market strives to give back and enrich lives with various community involvement programs. We are proud to become the "Gateway to Asia" and provide opportunities for mainstream American families and global customers to experience the authentic flavors of Asian cuisines.

99 Ranch Market's mission is to provide our customers with high quality products at competitive prices while offering a superior shopping experience that's achieved by our effective distribution and merchandising of Asian and American products, strong relationships with local vendors, and a passion for customers.

Allowing a modification for increased signage area increases overall coherency, is reflective of and proportionate to the scale of building elements, and relates to sizes of tenant spaces without being wildly disproportionate to their differing sizes. Larger signs for Future Tenant Space and 99 Ranch Market will reflect their presence as larger tenants. In particular, the larger 99 Ranch Market sign will emphasize the most prominent tenant, and adequately convey the presence of a community-oriented supermarket on the site.

B. . Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested;

Findings: The purpose of sign regulations in Title 32 are stated in PCC 32.30.010.

"The standards contained in Chapters 32.32 through 32.34 encourage signs to be compatible with the distinct character of specific areas of the city by regulating the size, placement, and features of signs by base zone, overlay zone, and plan district. Chapter 32.34 includes standards that encourage signs that further the objectives of certain land use categories."

The purpose of the standards is met since the signs do not appear overly large when viewed from the right of way; the north building façade is approximately 300 feet from SE Washington St., and the overall sign program does not include non-standard placement or features. In addition, the signage is reflective of the suburban nature of the surrounding area, and allows for readability from the further reaches of the parking area and from SE Washington St.

- C. *Mitigation of impacts. Any impacts resulting from the modifications are mitigated to the extent practical.*

Findings: The signage area is not visually overwhelming from either the parking lot or SE Washington St, considering the generous scale of the building architecture and the designated signage areas above the ground level tenant entrances, and the distance from SE Washington St. Specifically, the tapered columns that are 6' wide at the base on either side of each section provides substantial visual anchoring to the north façade of the building. Further, while the ground level wall of the tenant entrances is 12' in height to the architectural rail, the facades above the ground level, including cornices, range from 12' to 22' in above the ground level of the tenant entrances (a total of 24'-34' feet in building height). In addition, the relevant building façade and signage is approximately 300 feet from SE Washington St, so any impacts to the public realm specifically are mitigated by a long sightline to the building from the street. In addition, the parking area is landscaped to mitigate for visual impacts both from SE Washington St and from the parking area.



FUTURE TENANT

T1

99

T2

T3

ZONING CODE SIGNAGE ELEVATION (1.0 SF/ 1 LF)

N.T.S.



FUTURE TENANT

T1

99

T2

T3

PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/16" = 1'-0"

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

Red Mountain Group
1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102

DRAWN BY : TC

CHECKED BY :

DATE :

REVISION :

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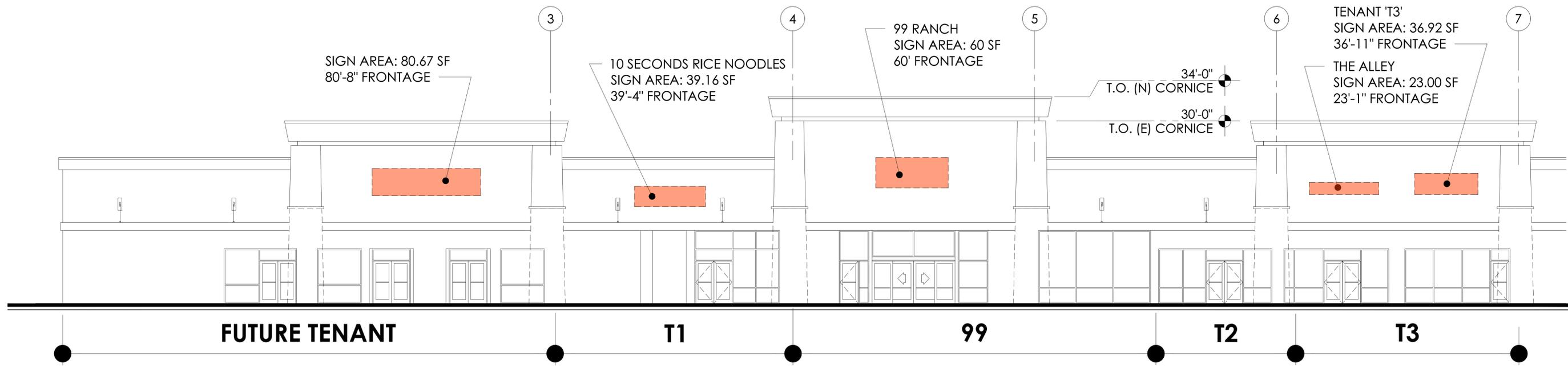


BENNER STANGE ASSOCIATES ARCHITECTS, INC.
THE WATERMAN BUILDING
80 SE MADISON STREET
SUITE 214
PORTLAND, OR 97214
503-670-0234
FAX 503-670-0235
bsa@bsaarch.com

ZONING CODE SIGNAGE ELEVATIONS

S1.0

July 18, 2024



ZONING CODE SIGNAGE ELEVATION (1.0 SF/ 1 LF)

SCALE: 1/8" = 1'-0"

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

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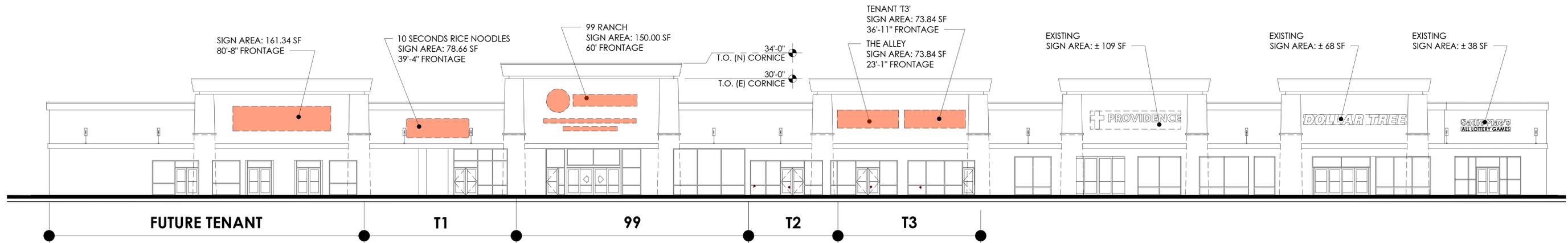


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 THE WATERMAN BUILDING
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ZONING CODE SIGNAGE ELEVATIONS

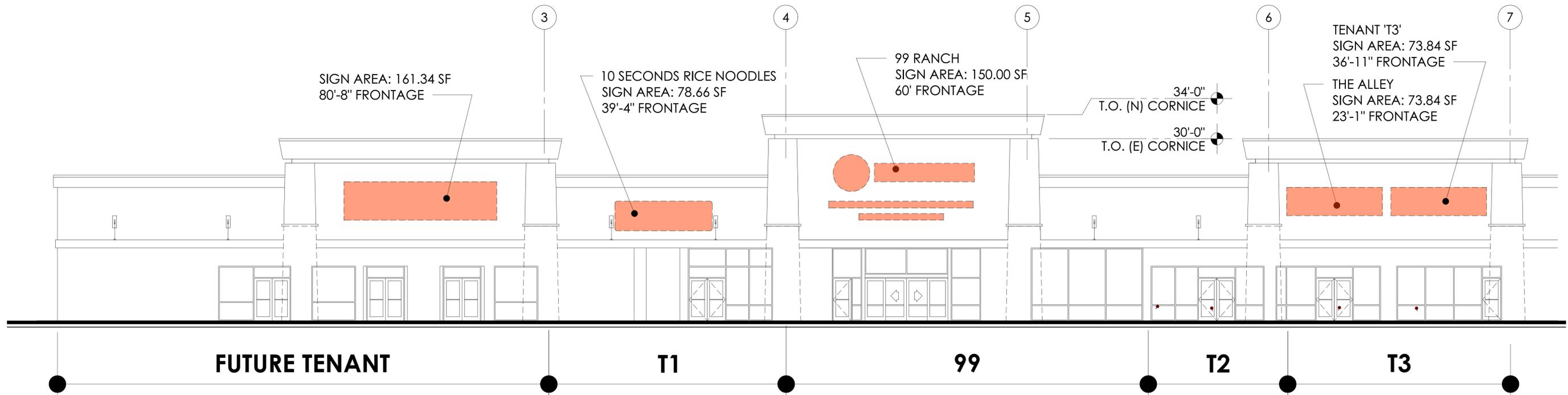
S2.0

July 18, 2024



PROPOSED ZONING CODE SIGNAGE OVERALL ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

Red Mountain Group
1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102

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DATE :

REVISION :

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THE WATERMAN BUILDING
80 SE MADISON STREET
SUITE 214
PORTLAND, OR 97214
503-670-0234
FAX 503-670-0235
bsa@bsaarch.com

PROPOSED ZONING CODE SIGNAGE ELEVATIONS

S3.0

July 18, 2024

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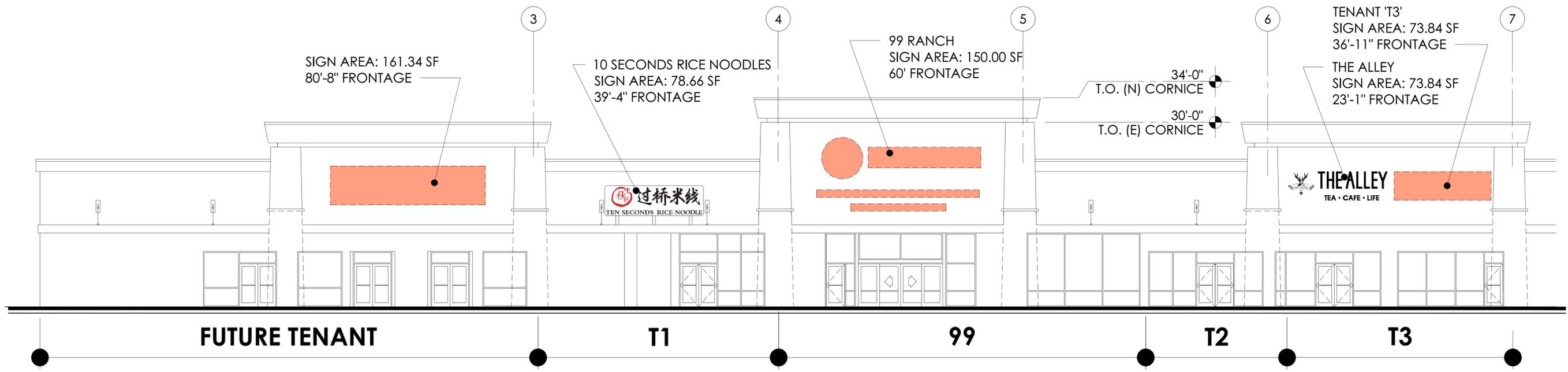
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ZONING CODE
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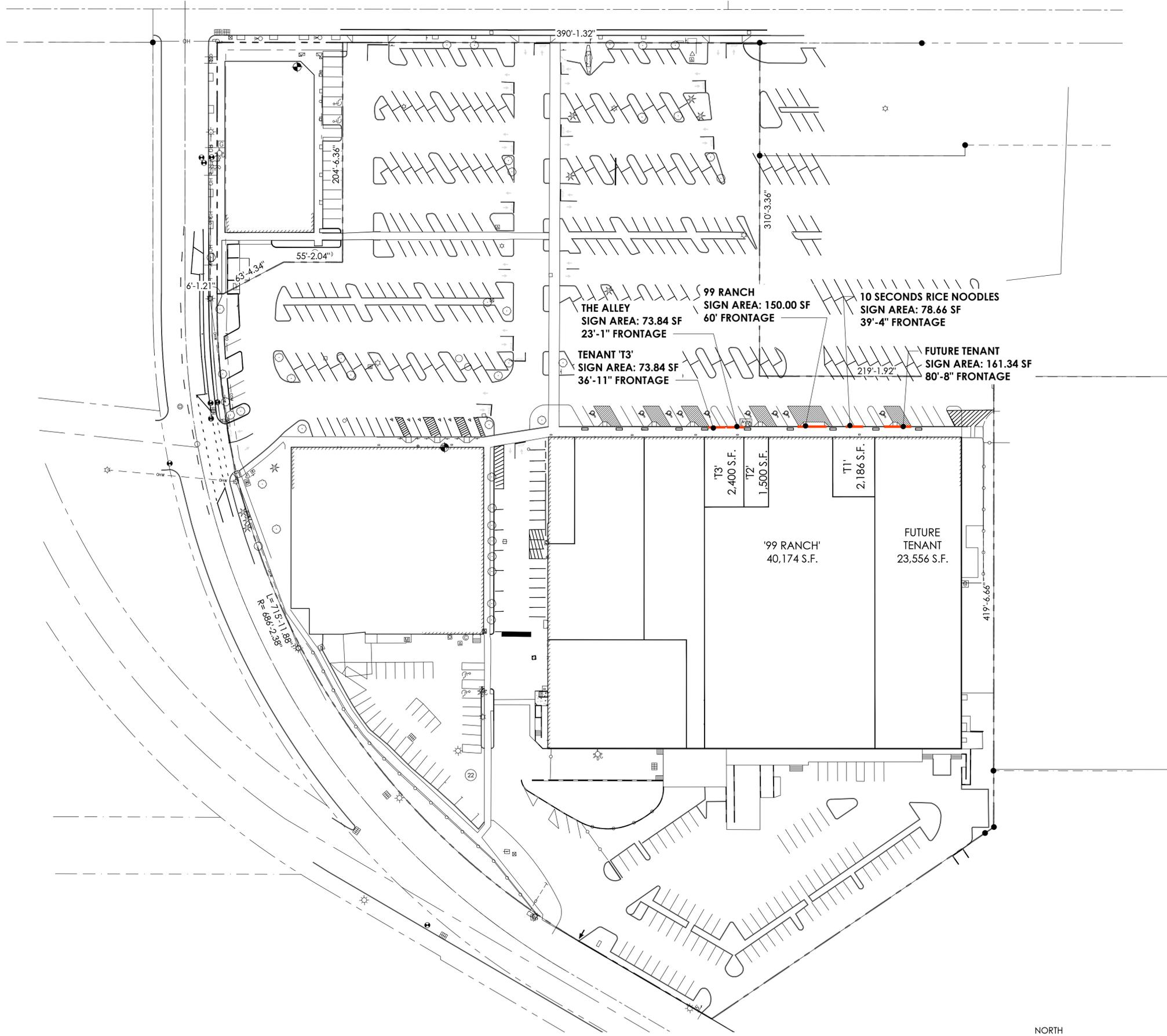
S4.0



PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"

July 18, 2024



PROPOSED ZONING CODE SIGNAGE



PLAZA 205 RETAIL
 SE Washington St., Portland, Oregon 97030
 Red Mountain Group
 1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102
 DRAWN BY : TC
 CHECKED BY :
 DATE :
 REVISION :

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BSAA
 ARCHITECTURE & PLANNING
 BENNER STANGE ASSOCIATES ARCHITECTS, INC.
 THE WATERMAN BUILDING
 80 SE MADISON STREET
 SUITE 214
 PORTLAND, OR 97214
 503-670-0234
 FAX 503-670-0235
 bsa@bsaarch.com

ZONING CODE
 SIGNAGE
 ELEVATIONS

S5.0

July 18, 2024



**FRESH PRODUCE • LIVE SEAFOOD
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FUTURE TENANT

T1

99

T2

T3

EXISTING

ZONING CODE SIGNAGE ELEVATION (1.0 SF/ 1 LF)

N.T.S.



FUTURE TENANT

T1

99

T2

T3

EXISTING

PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/16" = 1'-0"

PLAZA 205 RETAIL

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PROJECT NO. 22-102
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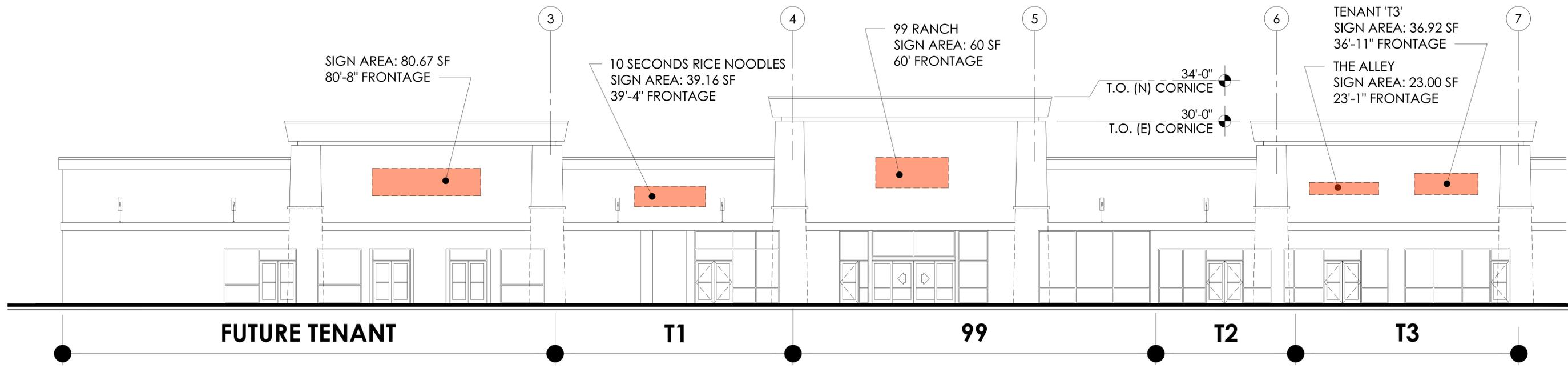


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ZONING CODE SIGNAGE ELEVATIONS

S1.0

October 07, 2024



ZONING CODE SIGNAGE ELEVATION (1.0 SF/ 1 LF)

SCALE: 1/8" = 1'-0"

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030
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 1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO.	22-102
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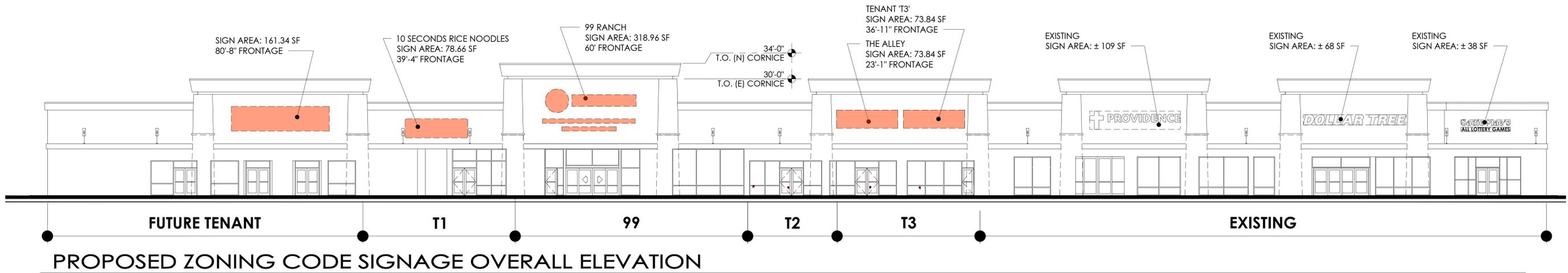


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ZONING CODE SIGNAGE ELEVATIONS

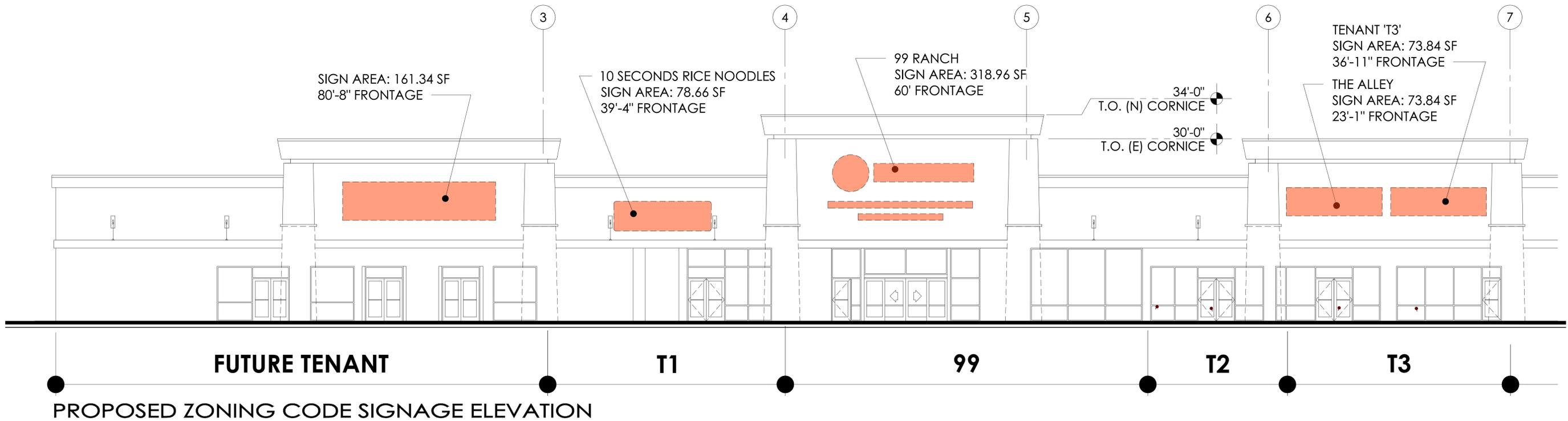
S2.0

October 07, 2024



PROPOSED ZONING CODE SIGNAGE OVERALL ELEVATION

N.T.S.



PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

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1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102

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DATE:

REVISION:

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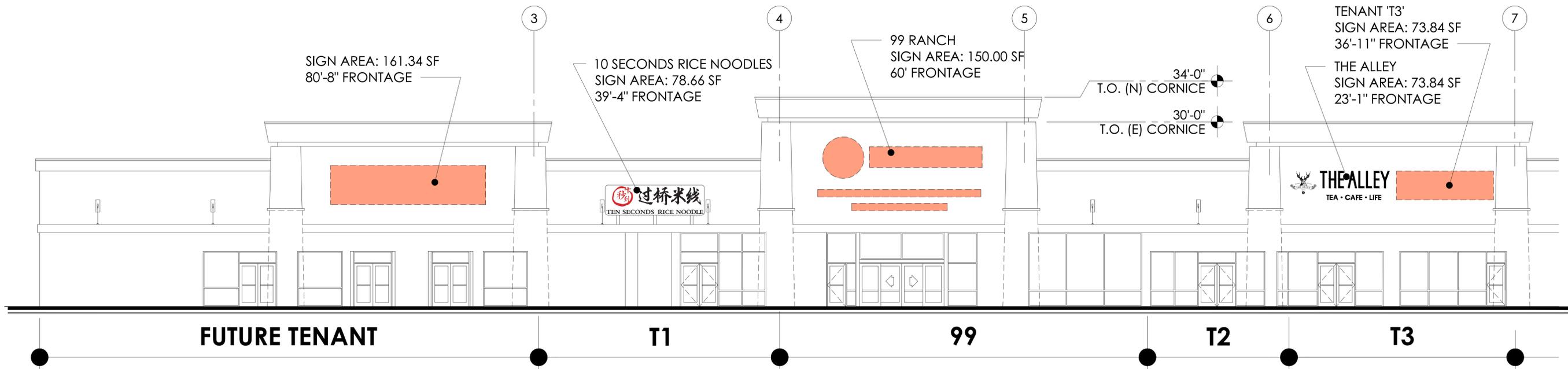


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PROPOSED ZONING CODE SIGNAGE ELEVATIONS

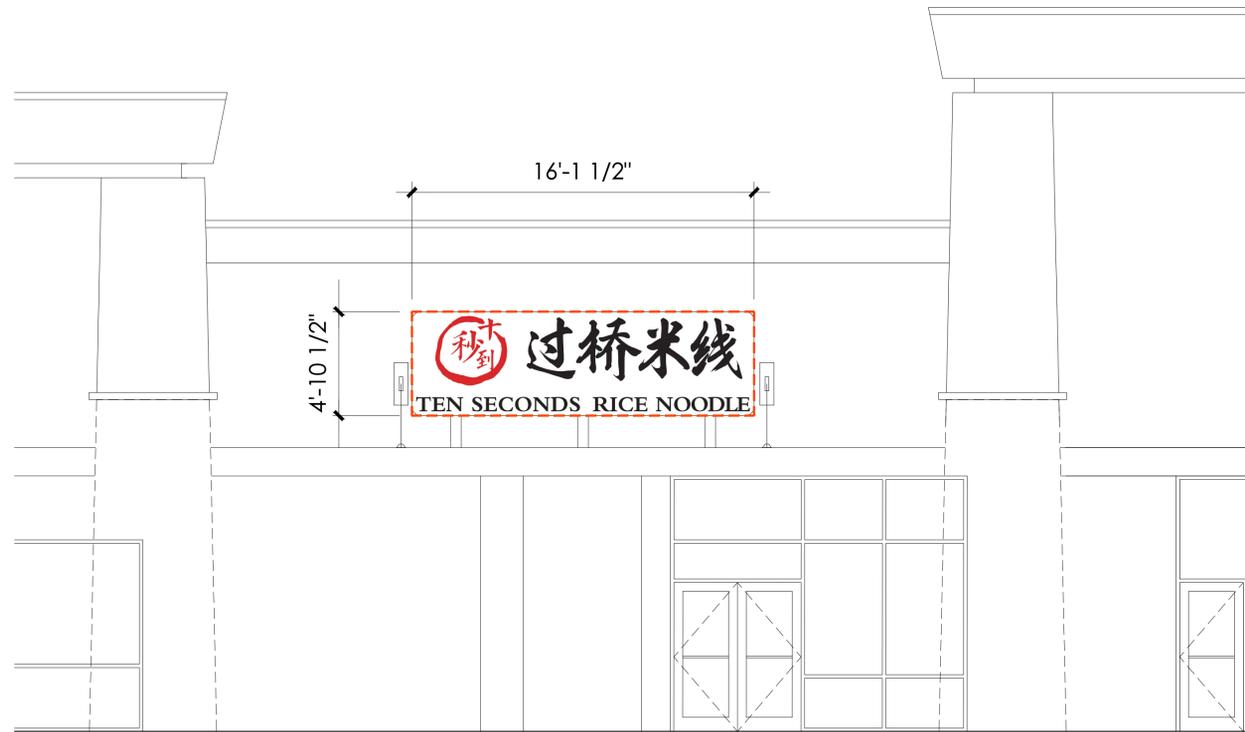
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October 07, 2024



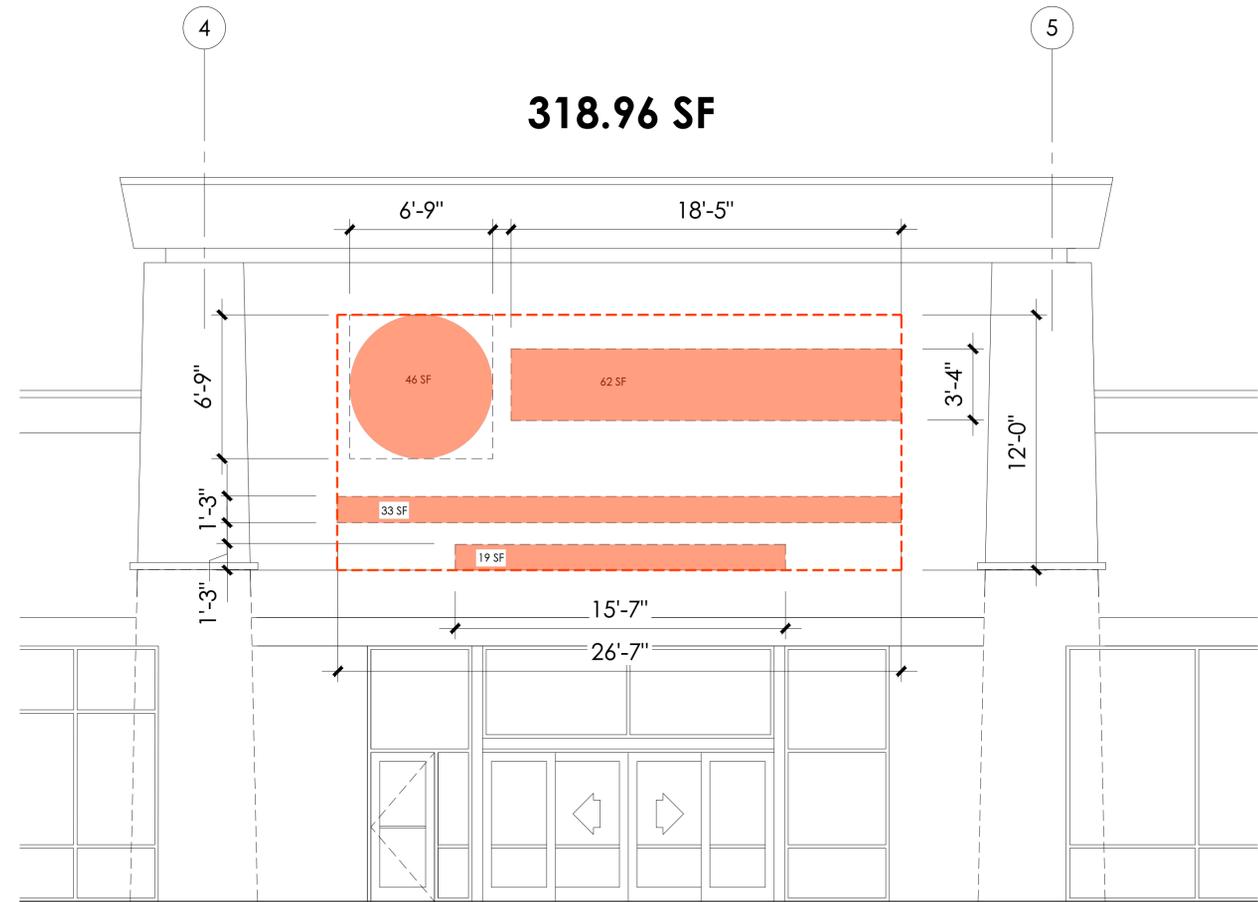
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SCALE: 1/8" = 1'-0"



ENLARGED 'T1' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"



ENLARGED '99 RANCH' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

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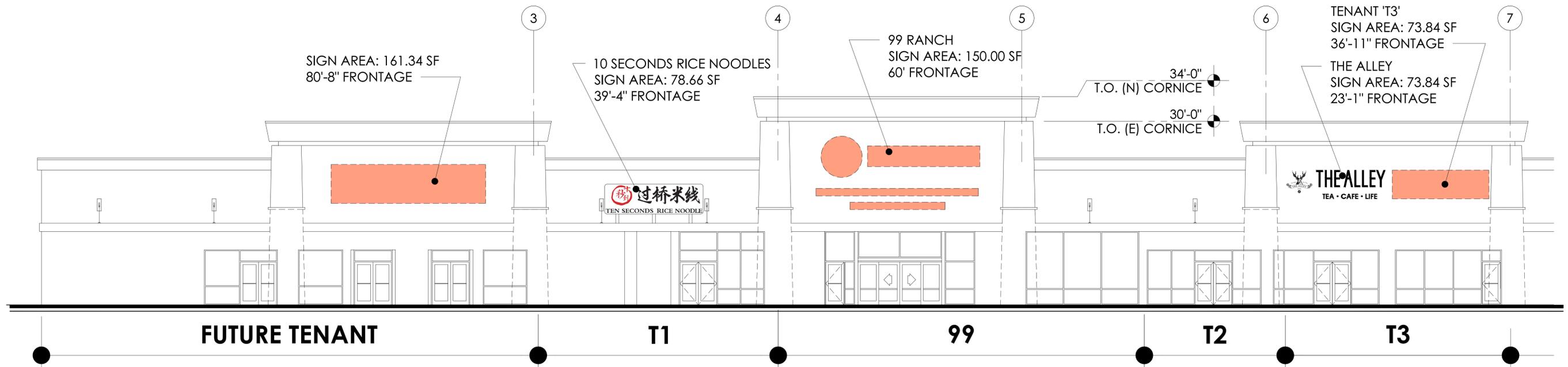


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ZONING CODE SIGNAGE ELEVATIONS

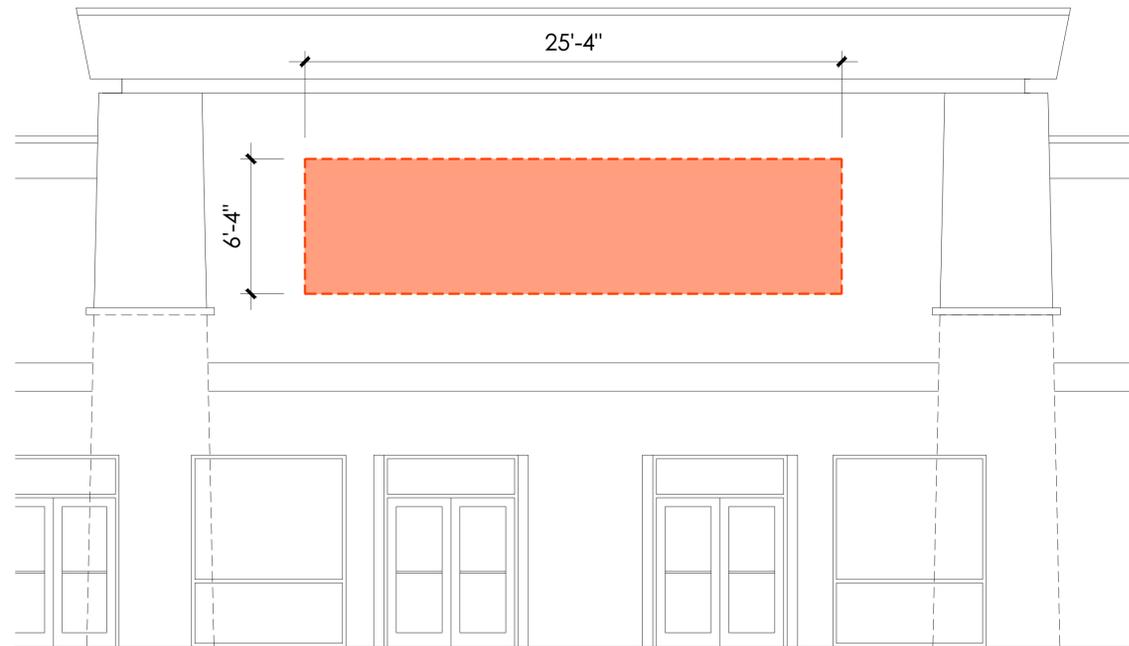
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October 07, 2024



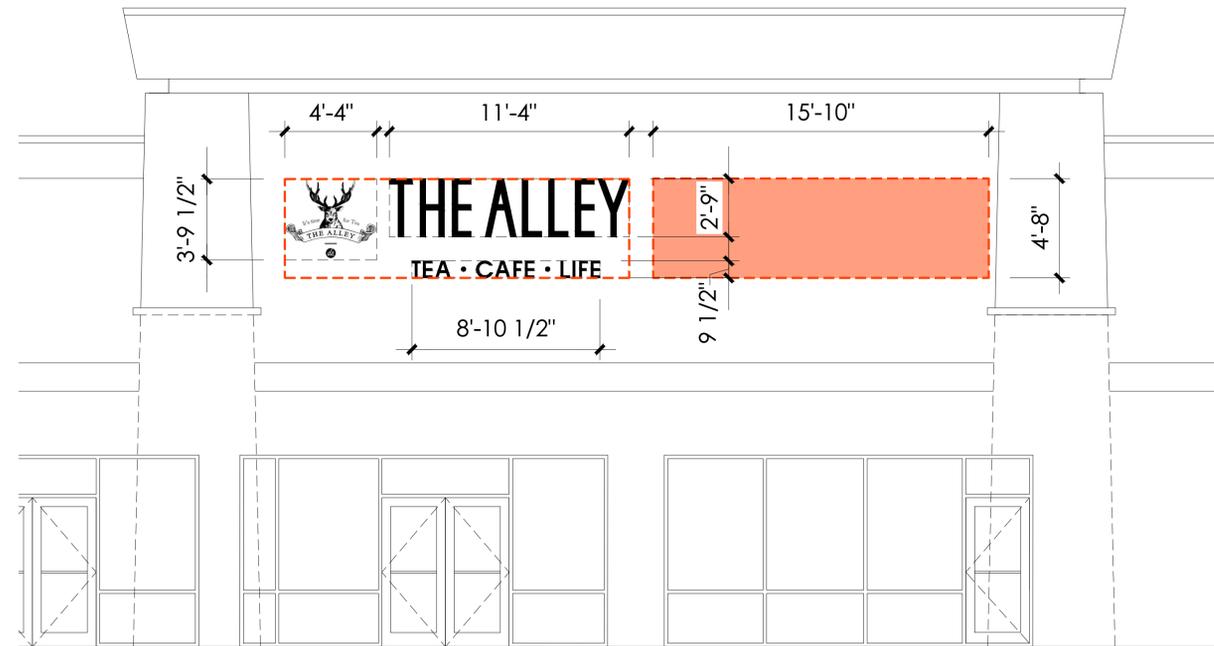
PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"



ENLARGED 'FUTURE TENANT' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"



ENLARGED 'T2' & 'T3' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

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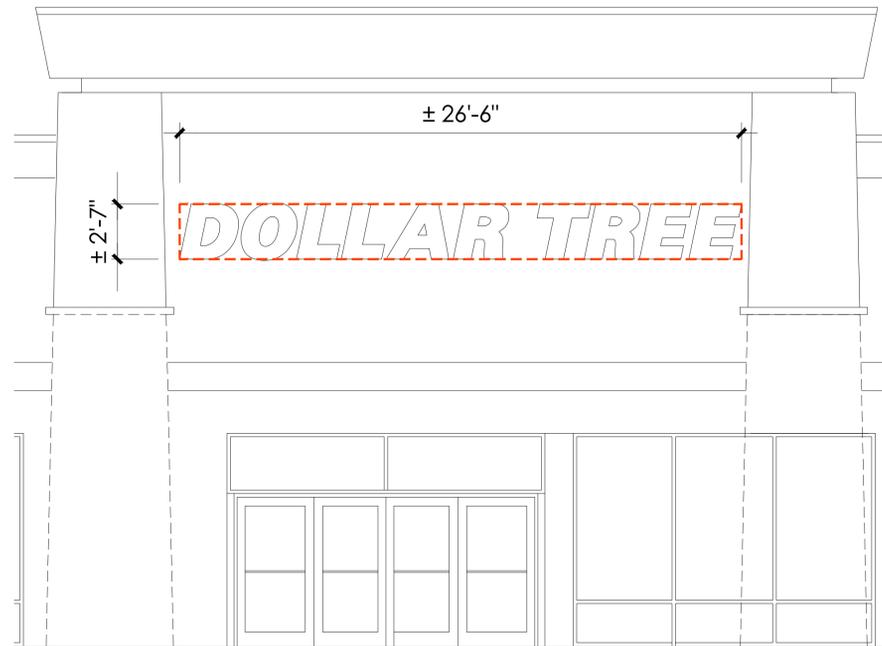
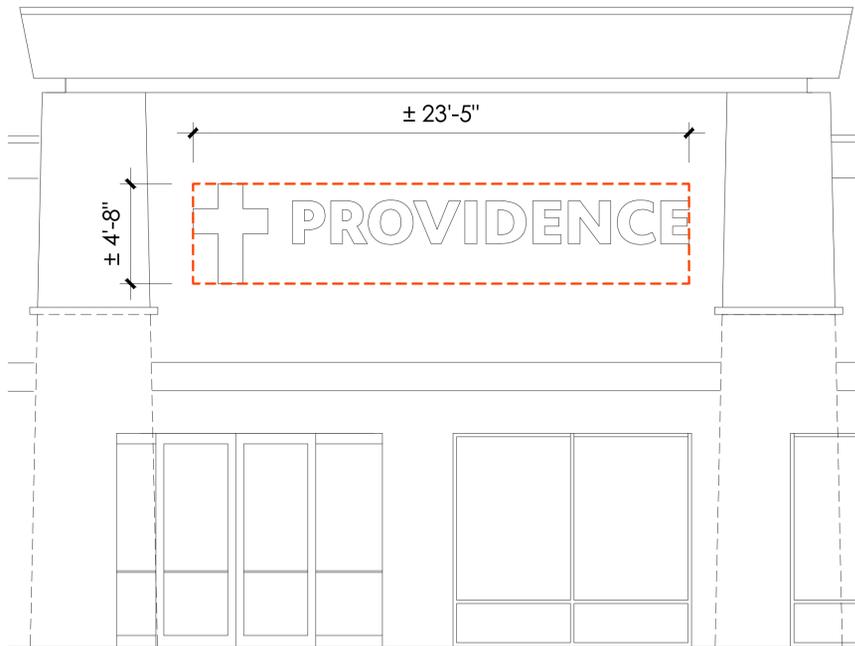
\$5.0

October 07, 2024



EXISTING SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"



ENLARGED 'EXISTING' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

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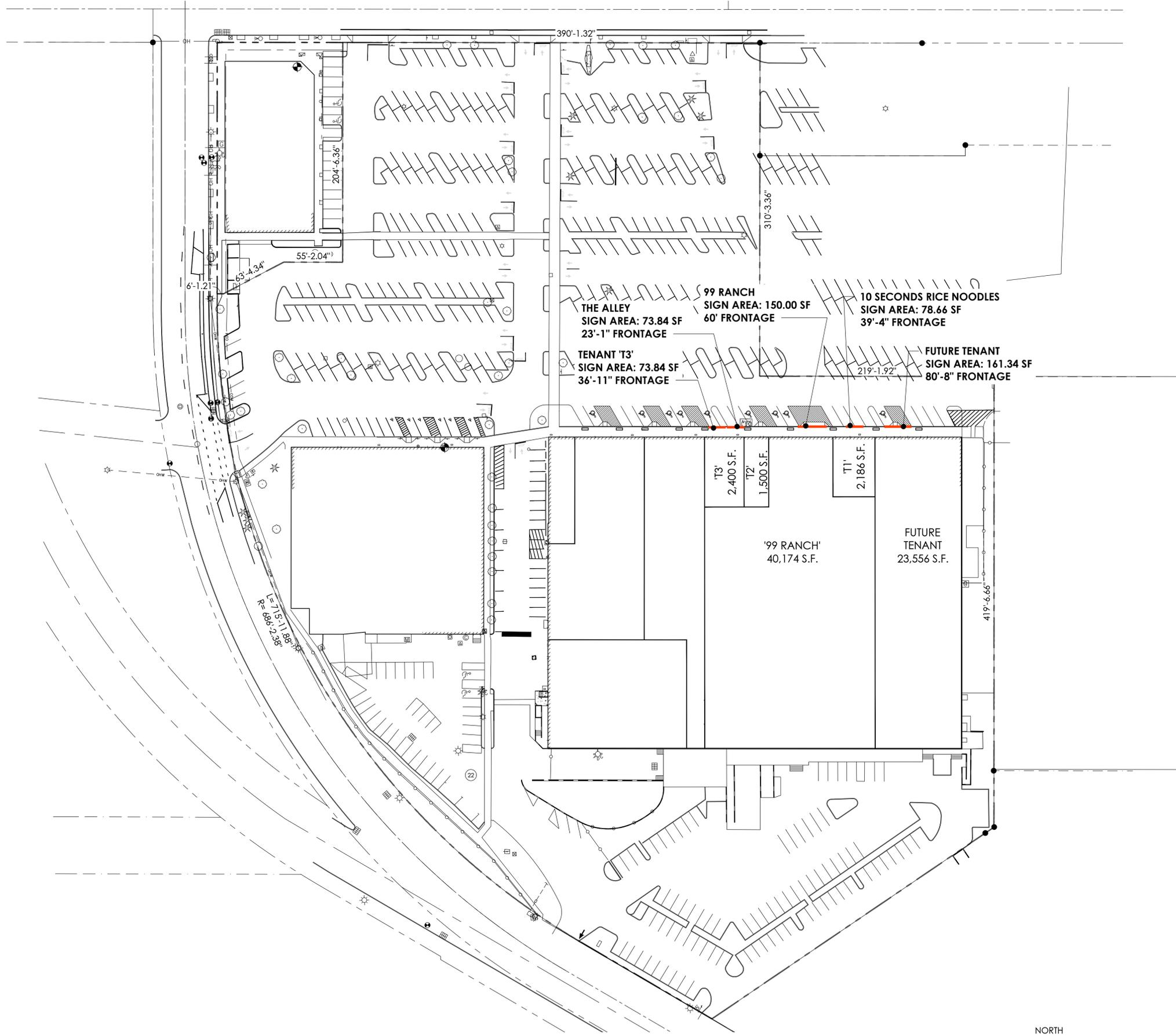


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ZONING CODE
SIGNAGE
ELEVATIONS

S6.0

October 07, 2024



PROPOSED ZONING CODE SIGNAGE



PLAZA 205 RETAIL
 SE Washington St., Portland, Oregon 97030
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 1234 E. 17th Street Santa Ana, CA 92701

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 FAX 503-670-0235
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ZONING CODE
 SIGNAGE
 ELEVATIONS

S7.0

October 07, 2024

Application for Type II Design Review
with Modification to Sign Size

10522-10546 SE Washington St.

Attachments:

- A. Application
 - A.1 Application Form 8.21.24
 - A.2 Application Narrative (this document)
 - A.3 Updated Narrative (this document) 10.3.24
- B. Plans
 - B.1 Site Plan and Elevations 8.21.24
 - B.2 Typical Sign Profile 8.21.24
 - B.3 99 Ranch Market Sign Rendering 8.21.24
 - B.4 Updated Site Plan and Elevations 10.7.24
- C. Select Land Use Review History
 - C.1 02-00712 DMZ AD
 - C.2 08-133831 DZ

Site:

10522-10546 SE Washington St.
Tax account: R332143
Zone: CXd, Gateway Plan District
Lot size: 10.47 acres

Site and Project Description

The site is located in the CX zone, in a “d” Design overlay zone, and in the Gateway Plan District. The site is located in a pedestrian district per the Portland Transportation System Plan (TSP). The relevant building is the easternmost building on the site. The signs are on the building frontage facing SE Washington Street. The building on the westernmost part of the site is not part of this proposal. Also note, taxlot R149777, at 10300 SE Washington St. is in the same ownership, but is not part of the site subject to this review.

The relevant building is undergoing substantial remodel and has several building permits in varying stages of review and inspection. Three existing signs for the three westernmost tenants-- one each for Providence, Dollar Tree, and Sadie Mae's- are existing and not part of this proposal. The proposal pertains to 5 signs for the 5 easternmost tenant spaces. There is a freestanding sign on the site near the SE Washington right of way. All 5 signs are proposed to exceed the maximum size allowed in the CX zone, as further described below. However 2 of the signs are in such proximity to each other that they are considered 1 sign face area per the measurements section in Title 32. The north façade of the building and its signs are approximately 380 feet from the SE Washington St. right of way.

A Design Review for 5 signs with Modifications to sign size for all 5 signs is requested.

Applicable Regulations

Title 33, Gateway Plan District (Chapter 33.526)

There are no regulations pertaining to signs in the Gateway Plan District in PCC 33.526. Sign regulations specific to Gateway Plan District are in Title 32, Signs and related Regulations.

Title 33, Design Overlay (Chapter 33.420)

The design overlay applies to alterations to the existing building per PCC 33.420.041.B. The proposed signs are not exempt from the Chapter under any exemptions listed in 33.420.045. The proposed signs are eligible to use Design Standards, in lieu of Design Review, per 33.420.050.A and Table 420-1. Further, the proposal can use Design Standards in lieu of Design Review as limited by 33.420.050.B.2, which states that in the Gateway Plan District, Design Standards cannot be used if:

b. New development and alterations to existing development when any portion of the new development or alteration exceeds 35 feet in height not including additional height allowed through a height exception in the base zone; and

In this case, the building on which the signs will be placed does not exceed 35' in height. Therefore, Design Standards may be used in lieu of Design Review.

Per 33.420.050, the design standards for signs are stated in Title 32, Signs and related Regulations.

Title 32, Additional Regulations In Overlay Zones (32.24.020)

This section contains the Design Standards for signs in a Design Overlay Zone. Proposals that are not eligible to use the Design Standards, that do not meet the Design Standards, or where the applicant prefers more flexibility, must go through the design review process.

32.24.020.B.3.c

In the C, E, and I zones, signs must meet the sign regulations of the RX zone. Signs with a sign face area of over 32 square feet may not face an abutting regional trafficway or any Environmental Protection Overlay Zone, Environmental Conservation Overlay Zone, or River Natural Greenway Overlay Zone that is within 1,000 feet of the proposed site.

Response: The signs do not meet the requirements of the RX zone and therefore cannot meet Design Standards for signs in the design overlay zone. Design Review is required.

Title 32, Additional Regulations in Plan Districts (32.24.030)

This section contains regulations for signs in specific plan districts. There are no regulations specific to the Gateway Plan District.

Title 32, Standards in the Commercial/Mixed Use, Campus Institution 2, Employment, and Industrial Zones (32.32.020) The standards for signs attached to buildings are stated in Table 2. A partial excerpt of that table is shown here. There is an existing freestanding sign on-site, at the entrance to the parking lot from SE Washington Street.

Table 2 Standards for Permanent Signs in Nonresidential Zones and RX Zone [1]			
-	CE, CM3, EG1&2, EX, IG1&2, IH	CI2, CM2, CX	CM1, RX
Signs Attached to Buildings			
Size Allocation	<ul style="list-style-type: none">• 1 sq. ft. per 1 ft. of primary bldg. wall if a freestanding sign is also on the same street frontage• 1-1/2 sq. ft. per 1 ft. of primary bldg. wall if there is no freestanding sign on the same street frontage	Same	Same
Maximum Number	No limit within size allocation	Same	Same
Maximum Area Per Sign	200 sq. ft.	100 sq. ft.	50 sq. ft.
Min. Guaranteed Sign Area For A Ground Floor Tenant Space	32 sq. ft.	Same	Same

The regulations for sign size in CX zone are:

- Size allocation: 1 sq. ft. per 1 ft. of primary building wall
- Maximum area per sign: 100 sq. ft.

All 5 signs exceed the maximum signage area allowed, and as further described below. Therefore, a modification to sign size is requested.

Procedure Type

The total new signage area requested is 537.68 square feet. Per PCC Table 825-1, this proposal is reviewed as a Type II Procedure.

Land Use Review History

The following table shows land use review and corresponding sign permit history since 2001. Not all land use review cases pertained to signs. Only land use cases that pertain to signs on the north façade of the relevant building are captured here.

Land Use Review	Description of Approval
01-00712 DZM	Approval of Design Review and Modification to the maximum sign area allowed on the north wall, to increase the sign area from 388 SF to 540 square feet, and to allow one sign to be 140 square feet rather than the maximum of 100 SF for an individual sign.
08-133831 DZ	Approval of a Design Review for an aluminum cabinet sign composed of individual letters pin-mounted to the facade, measuring 20'-0" wide, 3'-10" tall and 0'-7" deep (76.67 square feet). (Note: This is for the previous Big Lots Sign at easternmost tenant space: Future Tenant on Attachment B.4)

Design Review Approval Criteria

Per PCC 33.825.065, the applicable Design Guidelines are the Gateway Regional Center Design Guidelines, 2004. Per page 17, the applicable guidelines within the Gateway Regional Design Guidelines for signs are:

- B1: Convey Design Quality and Building Permanence
- B2: Integrate Ground Level Building Elements
- B3: Design for Coherency
- B4: Integrate Encroachments, and
- C6: Build on View Opportunities

Guideline B1: Convey Design Quality and Building Permanence

Use design principles and building materials that convey quality and permanence.

Findings: All new signage will consist of internally illuminated individual pan channel letters. Signs, letterforms, logos will be shaped using 3” or 5” channel returns (edges) attached to a backer in the shape of the element. LED are contained within the elements to create the back lighting. Low voltage wires penetrate the building wall and are connected to a 12v or 24v LED Power Supply. The face of the forms will generally be white acrylic, in some cases with a translucent colored vinyl applied to the first surface. The acrylic letterforms, logo faces are wrapped with an aluminum core, plastic trim cap which is glued to the perimeter of the acrylic and serves as the attachment to the elements/letterforms. All electrical conduit is hidden from view behind the individual cabinets, and each cabinet is attached directly to the façade with lag bolts anchored to the wall. **See attachment B.2, Typical Cross Section Detail.**

The signs will be permanently affixed to the building (not temporary in nature) and are consistent with existing signage on the building. They will be made of durable materials.

Guideline B2: Integrate Ground Level Building Elements

Integrate the different ground-level building elements with the building’s architecture.

Findings: The signage is proposed in spaces designed for signage, distinguished by visual bay, with columns on each side, and raised façade and parapet and cornices at periodic, rhythmic intervals. The signage areas are also vertically delineated from the ground level floor and tenant entries by an architectural rail located just above the entries and extending the length of the building. The signage is centered within each visual section between columns, which are separated by tapered columns 6’ wide at the base, and above ground level tenant entries separated by the architectural rail. This is consistent with previously approved signage areas in LU 01-00712 DZM. While the building is one story, the signage is clearly located in areas designated for signage above the ground level tenant entrances.

Guideline B3: Design for Coherency

Integrate the different parts of a building to achieve a coherent design.

Findings: The signage is centered over each visual bay separated by substantial columns, and relate to tenant entrances to achieve a coherent design relationship between the building and the signs. The signage is in areas clearly designated for signage above the ground level tenant entrances. There are two tenant spaces within the section labeled T3 on Attachment B.4, Updated Site Plan and Elevations, to serve two separate tenants in this area. However, these signs are centered within the bay and are identical in size for coherency even though their tenant frontages differ. In addition, the proposed signage materials and mounting are consistent with existing building signage on the three westernmost tenant spaces.

Guideline B4: Integrate Encroachments

Size and place encroachments to enhance the pedestrian environment. Where permitted, integrate skybridges that are visually level and transparent toward the middle of the block, where they will be most unobtrusive.

Findings: This proposal does not include any encroachments into the public right of way or pedestrian access. This guideline does not apply.

Guideline C6: Build on View Opportunities

Incorporate semipublic building spaces to facilitate views to and from public amenities. Develop new buildings to emphasize pedestrian views down streets or corridors at focal points or wayfinding markers.

Findings: There are no public amenities on site or nearby. No new buildings are developed with this proposal. This guideline does not apply.

Modification Request

A modification to sign size is requested as described here.

Per City staff 5 total modifications are required:

- One modification for overall building signage area
 - One modification for each of the 5 new signs that exceed signage area allowed by right.
- However, note that the signs for T2 and T3 are considered to have one sign face area per the measurement detailed in PCC 32.24.010.F, therefore 4 modifications are required for individual signage areas.

The following table illustrates the signage area allowed by right for each of the tenants, vs. the signage area requested through a modification. Tenant names are labeled on **Attachment B.4, Updated Site Plan and Elevations**.

New Signage Area

Tenant	Building Frontage	Allowed Signage Area	Modified Signage Area	Proposed Signage Dimensions
Future Tenant	80'8"	80.6 sq. ft.	161.34 sq. ft.	6'4" x 25'4"
T1(10 Seconds Rice Noodles)	39'4"	39.3 sq. ft.	78.66 sq. ft.	4'10.5" x 16'1.5"
99 (99 Ranch Market)	60'	60 sq. ft.	318.96 sq. ft.	12' x 26'7"
T2/T3 (The Alley)	23'1"	23 sq. ft.	73.84 sq. ft.	4'8" x 15'10"
T3 (TBD)	36'11"	36.9 sq. ft.	73.84 sq. ft.	4'8" x 15'10"
Combined Total T2/T3 as one sign face	60 ft.	60 sq. ft.	147.53	4'8" x 31'8"
Total	240 ft.	240 sq. ft.	706.49 sq. ft.	

The following table shows the 3 existing signs on the easternmost part of the building. These are also shown on the elevations in **Attachment B.4, Updated Site Plan and Elevations**.

Existing Signage Area

Tenant/Sign	Building Frontage	Existing Signage Area	Existing Signage Dimensions
Providence		Approx. 109 sq. ft.	4'8" x 23'5"
Dollar Tree		Approx. 68 sq. ft.	2'7" x 26'6"
Sadie Mae's		Approx 38 sq. ft.	3' x 12'8"
Total	148 ft.	215 sq. ft.	

Together, the total building frontage is 388 ft. in length allowing for a total signage area by-right of 388 square feet. The total existing and proposed signage area is 921.5 square feet, a ratio of 2.37 square feet to 1 lineal foot.

33.825.040 Modifications That Will Better Meet Design Review Requirements.

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. The review body may not consider modifications to standards for which adjustments are prohibited. Modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or other standards that are calculated based upon the size or intensity of the use such as the quantity of parking and loading spaces) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. *Better meets design guidelines. The resulting development will better meet the applicable design guidelines;*

Findings: The applicable design guidelines are referenced above, and are Guidelines B.1, B.2, and B.3 of the Gateway Regional Center Design Guidelines. The requested modification will better meet Design Guideline B.1, and does not affect Guidelines B.2 and B.3.

The signage size allowance by-right is partially limited due to the presence of a free-standing sign on the site. If there were no freestanding sign, the allowed signage ration would be 1.5 lineal feet of building frontage to 1 square foot of signage area (maximum 100 square feet). However, that sign is located near the right of way of SE Washington St, approximately 350 feet from the north façade of the building. While the proposal does exceed the 1.5:1 ratio, it should be noted that the presence of both free-standing sign and building mounted signs at this site do not result in overall signage clutter, due to the distance between the free-standing sign and the building mounted signs, with parking area, and parking area landscaping in the intervening distance.

Attachment B.4, Updated Site Plans and Elevations, contain a plan for reference showing the allowed signage area if signage area met the limit of 1:1 ratio of square footage to lineal feet of building frontage, and in no case more than 100 square feet allowed in the CX zone. In that scenario, the signage areas are inconsistent, and less relational to both the existing signage in the westernmost 3 tenant spaces, and to the designated signage areas above the ground floor tenant entrances. In particular, the two signs in the area of T2/T3, would be differing sizes, reducing coherency. The sign for the 99 Ranch Market space is the largest and tallest visual bay, and a sign at 1:1 ratio is awkwardly small as compared to designated signage area.

The modification also allows for some relationship between signage size and tenant spaces, while maintaining coherence, relationship to building elements, and relationship to existing signs.

The tenant space labeled FUTURE TENANT is 23,566 square feet and runs the entire depth of the building. A larger sign will reflect the larger tenant presence for the building. In addition, there is no sign proposed on the easternmost visual bay.

The larger sign for the 99 Ranch Market space particularly merits a larger than allowed sign. This is the largest building tenant, at 40,174 square feet and also runs the entire depth of the building. Its building frontage of 60' is disproportionately small, as the tenant space widens behind 3 smaller tenant spaces that have frontage directly on the north façade. As mentioned above, given the taller façade and cornice and marquee, a smaller sign would be awkward and not relational to the visual signage bay for that space. In addition, the 99 Ranch sign has multiple cabinets, separated by areas of white space. While technically the sign face area is just under 319 square feet, the sign is 160 square feet in area if the white space is excluded. See attachment **B.4, Updated Site Plan and Elevations** for a breakdown of height, width and area of the individual cabinets that make up the 99 Ranch Market sign.

A larger sign for the 99 Ranch Market space is also necessary to emphasize this tenant as the prominent tenant in the building. 99 Ranch Market is an established (1984) Asian supermarket chain with stores across 10 states, and this space will be its first Portland location.

99 Ranch Market's success in the supermarket industry has made them more than just a typical grocery chain store as they have become closely associated with Asian American communities. 99 Ranch Market strives to give back and enrich lives with various community involvement programs. We are proud to become the "Gateway to Asia" and provide opportunities for mainstream American families and global customers to experience the authentic flavors of Asian cuisines.

99 Ranch Market's mission is to provide our customers with high quality products at competitive prices while offering a superior shopping experience that's achieved by our effective distribution and merchandising of Asian and American products, strong relationships with local vendors, and a passion for customers.

Allowing a modification for increased signage area increases overall coherency, is reflective of and proportionate to the scale of building elements, and relates to sizes of tenant spaces without being wildly disproportionate to their differing sizes. Larger signs for Future Tenant Space and 99 Ranch Market will reflect their presence as larger tenants. In particular, the larger 99 Ranch Market sign will emphasize the most prominent tenant, and adequately convey the presence of a community-oriented supermarket on the site.

B. . Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested;

Findings: The purpose of sign regulations in Title 32 are stated in PCC 32.30.010.

“The standards contained in Chapters 32.32 through 32.34 encourage signs to be compatible with the distinct character of specific areas of the city by regulating the size, placement, and features of signs by base zone, overlay zone, and plan district. Chapter 32.34 includes standards that encourage signs that further the objectives of certain land use categories.”

The purpose of the standards is met since the signs do not appear overly large when viewed from the right of way; the north building façade is approximately 300 feet from SE Washington St., and the overall sign program does not include non-standard placement or features. In addition, the signage is reflective of the suburban nature of the surrounding area, and allows for readability from the further reaches of the parking area and from SE Washington St.

- C. *Mitigation of impacts. Any impacts resulting from the modifications are mitigated to the extent practical.*

Findings: The signage area is not visually overwhelming from either the parking lot or SE Washington St, considering the generous scale of the building architecture and the designated signage areas above the ground level tenant entrances, and the distance from SE Washington St. Specifically, the tapered columns that are 6’ wide at the base on either side of each section provides substantial visual anchoring to the north façade of the building. Further, while the ground level wall of the tenant entrances is 12’ in height to the architectural rail, the facades above the ground level, including cornices, range from 12’ to 22’ in above the ground level of the tenant entrances (a total of 24’-34’ feet in building height). In addition, the relevant building façade and signage is approximately 380 feet from SE Washington St, so any impacts to the public realm specifically are mitigated by a long sightline to the building from the street. In addition, the parking area is landscaped to mitigate for visual impacts both from SE Washington St and from the parking area.



FUTURE TENANT

T1

99

T2

T3

ZONING CODE SIGNAGE ELEVATION (1.0 SF/ 1 LF)

N.T.S.



FUTURE TENANT

T1

99

T2

T3

PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/16" = 1'-0"

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

Red Mountain Group
1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102

DRAWN BY : TC

CHECKED BY :

DATE :

REVISION :

22-102_S1.3 [SIGN]2.dwg

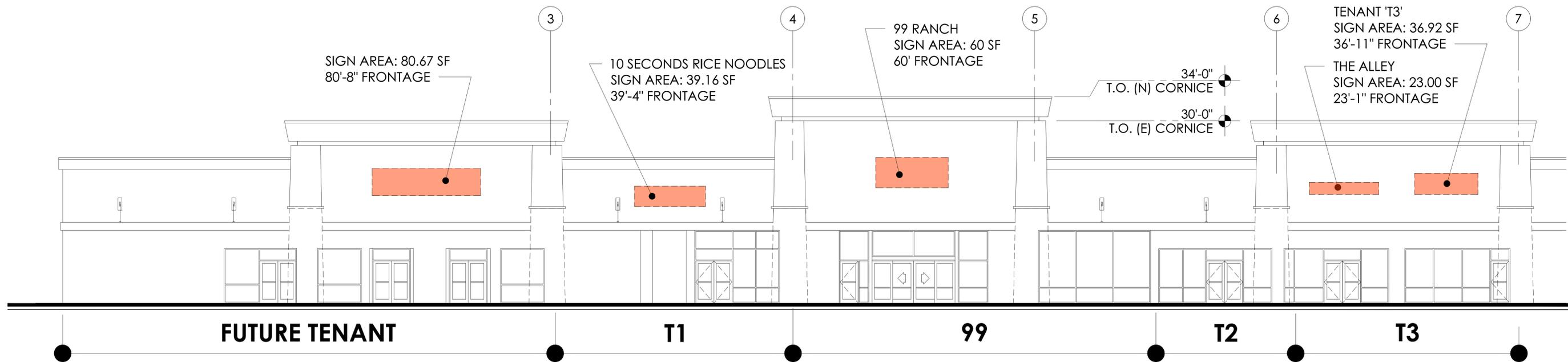


BENNER STANGE ASSOCIATES ARCHITECTS, INC.
THE WATERMAN BUILDING
80 SE MADISON STREET
SUITE 214
PORTLAND, OR 97214
503-670-0234
FAX 503-670-0235
bsa@bsaarch.com

ZONING CODE SIGNAGE ELEVATIONS

S1.0

July 18, 2024



FUTURE TENANT

T1

99

T2

T3

ZONING CODE SIGNAGE ELEVATION (1.0 SF/ 1 LF)

SCALE: 1/8" = 1'-0"

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

Red Mountain Group
1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO.	22-102
DRAWN BY :	TC
CHECKED BY :	
DATE :	
REVISION :	

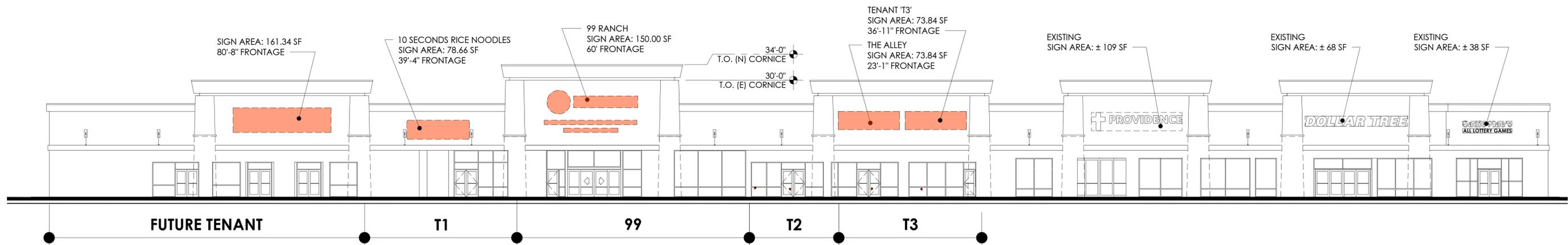


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ZONING CODE SIGNAGE ELEVATIONS

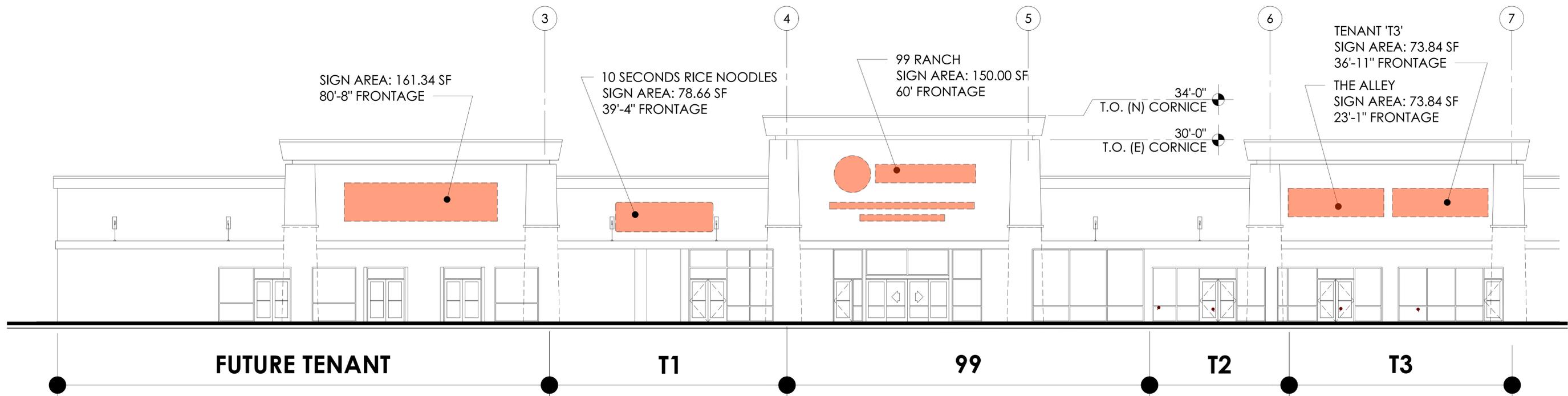
S2.0

July 18, 2024



PROPOSED ZONING CODE SIGNAGE OVERALL ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

Red Mountain Group
1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102

DRAWN BY : TC

CHECKED BY :

DATE :

REVISION :

22-102_S1.3 [SIGN]2.dwg



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PROPOSED ZONING CODE SIGNAGE ELEVATIONS

S3.0

July 18, 2024

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

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1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102
DRAWN BY: TC
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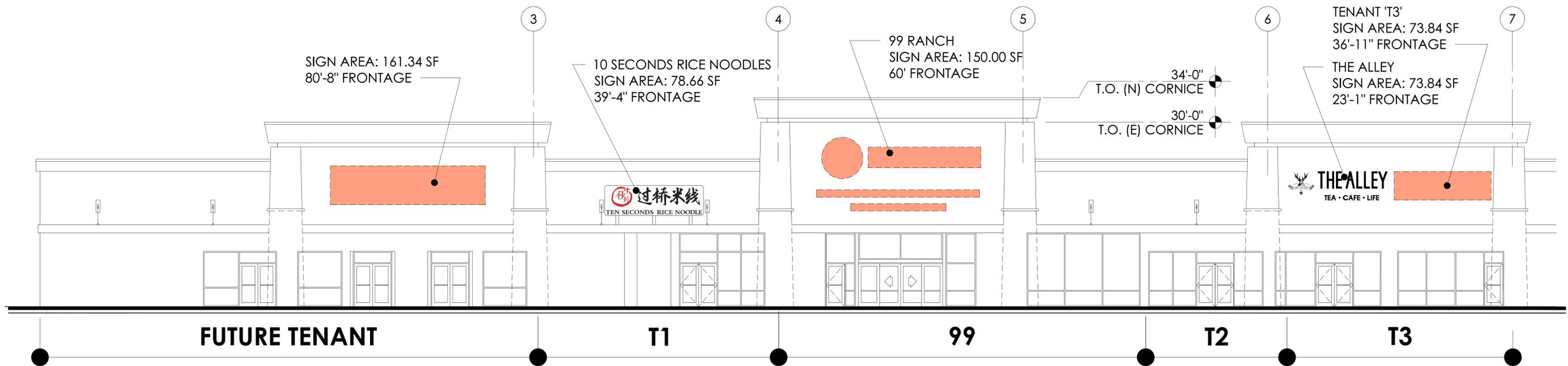
22-102_S1.3 [SIGN]2.dwg



BENNER STANGE ASSOCIATES ARCHITECTS, INC.
THE WATERMAN BUILDING
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503-670-0234
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ZONING CODE SIGNAGE ELEVATIONS

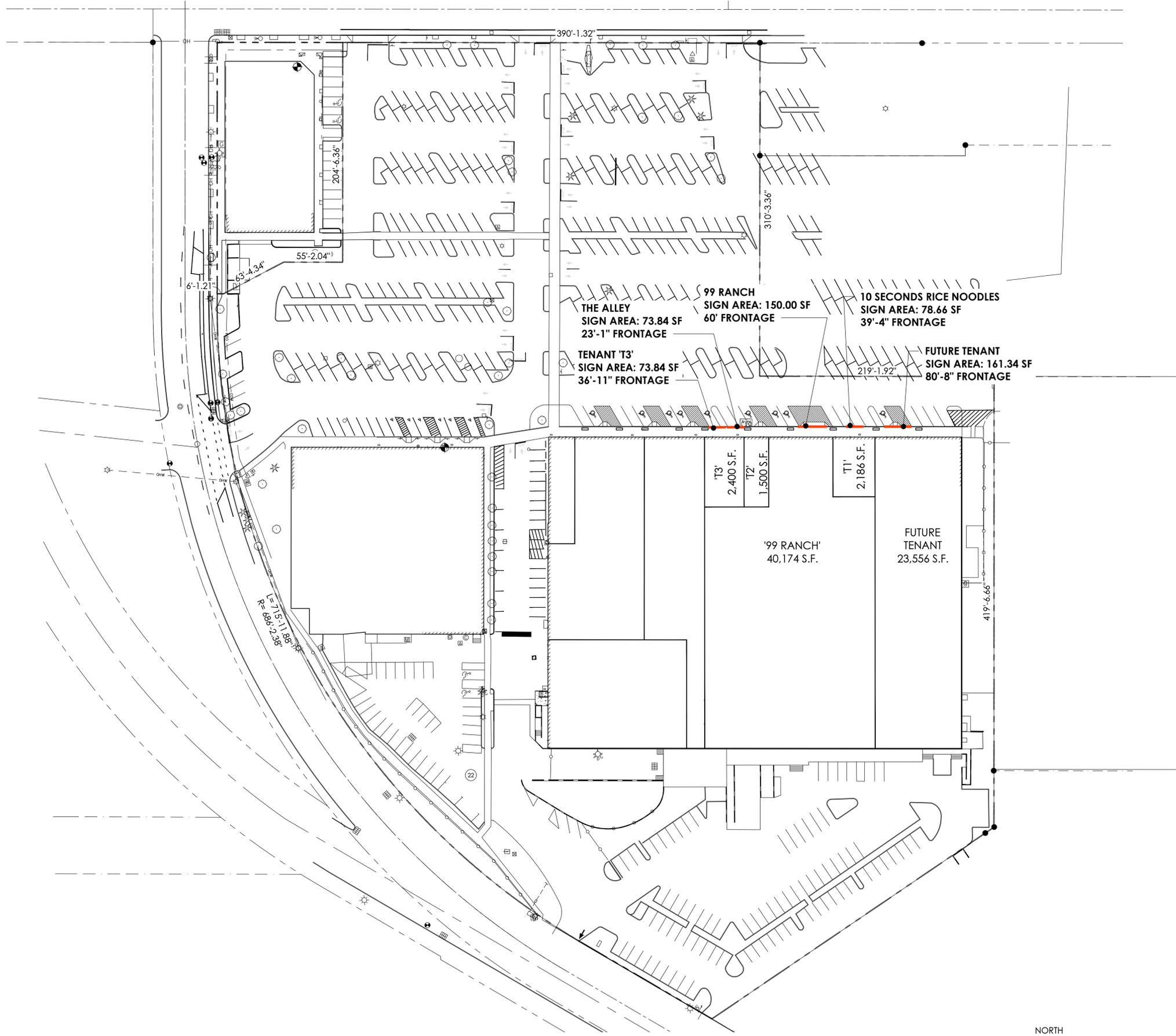
S4.0



PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"

July 18, 2024



PROPOSED ZONING CODE SIGNAGE



PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

Red Mountain Group
1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO.	22-102
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ZONING CODE
SIGNAGE
ELEVATIONS

S5.0

July 18, 2024



Request for Extension of 120-Day Review Period

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law (ORS 227.178) also allows the applicant to request in writing an extension of the 120-day review period for up to an additional 245 days. When extensions are requested, it is important to ensure that there is adequate time to accommodate review of new material, drafting the decision, and any required hearings (including appeals) within the extended review period. Generally, a decision must be rendered approximately 75 days prior to the end of the review period in order to accommodate appeals.

If requesting an extension of the 120-day review period, please sign this form and return it to Portland Permitting & Development (PP&D) planner assigned to your case.

Case Information

1. Applicant Name: Emily Sandy
2. Land Use Case Number: LU # 24-073292 DZM
3. PP&D Planner Name: Tanya Paglia

Extension Request

Please check one of the following:

Extend the 120-day review period for an additional 5 days.
(insert number)

Maximum allowed extension: 245 days

The total number of extensions requested cannot exceed 245 days.

By checking the box below, I acknowledge that I am requesting the 120-day review period for my land use review application to be extended for the number of days specified.

Typed Name: Emily Sandy Date 11.22.24

I acknowledge the typed name above as my signature.



Request for Extension of 120-Day Review Period

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law (ORS 227.178) also allows the applicant to request in writing an extension of the 120-day review period for up to an additional 245 days. When extensions are requested, it is important to ensure that there is adequate time to accommodate review of new material, drafting the decision, and any required hearings (including appeals) within the extended review period. Generally, a decision must be rendered approximately 75 days prior to the end of the review period in order to accommodate appeals.

If requesting an extension of the 120-day review period, please sign this form and return it to Portland Permitting & Development (PP&D) planner assigned to your case.

Case Information

1. Applicant Name: Emily Sandy
2. Land Use Case Number: LU # 24-073292 DZM
3. PP&D Planner Name: Tanya Paglia

Extension Request

Please check one of the following:

Extend the 120-day review period for an additional 7 days.
(insert number)

Maximum allowed extension: 245 days

The total number of extensions requested cannot exceed 245 days.

By checking the box below, I acknowledge that I am requesting the 120-day review period for my land use review application to be extended for the number of days specified.

Typed Name: Emily Sandy Date 12.9.24

I acknowledge the typed name above as my signature.



Request for Extension of 120-Day Review Period

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law (ORS 227.178) also allows the applicant to request in writing an extension of the 120-day review period for up to an additional 245 days. When extensions are requested, it is important to ensure that there is adequate time to accommodate review of new material, drafting the decision, and any required hearings (including appeals) within the extended review period. Generally, a decision must be rendered approximately 75 days prior to the end of the review period in order to accommodate appeals.

If requesting an extension of the 120-day review period, please sign this form and return it to Portland Permitting & Development (PP&D) planner assigned to your case.

Case Information

1. Applicant Name: Emily Sandy, Strata Land Use Planning, LLC
2. Land Use Case Number: LU # 24-073292 DZM
3. PP&D Planner Name: Tanya Paglia

Extension Request

Please check one of the following:

Extend the 120-day review period for an additional 5 days.
(insert number)

Maximum allowed extension: 245 days

The total number of extensions requested cannot exceed 245 days.

By checking the box below, I acknowledge that I am requesting the 120-day review period for my land use review application to be extended for the number of days specified.

Typed Name: Emily Sandy Date 12.16.24

I acknowledge the typed name above as my signature.



Request for Extension of 120-Day Review Period

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law (ORS 227.178) also allows the applicant to request in writing an extension of the 120-day review period for up to an additional 245 days. When extensions are requested, it is important to ensure that there is adequate time to accommodate review of new material, drafting the decision, and any required hearings (including appeals) within the extended review period. Generally, a decision must be rendered approximately 75 days prior to the end of the review period in order to accommodate appeals.

If requesting an extension of the 120-day review period, please sign this form and return it to Portland Permitting & Development (PP&D) planner assigned to your case.

Case Information

1. Applicant Name: Emily Sandy, Strata Land Use Planning, LLC
2. Land Use Case Number: LU # 24-073292 DZM
3. PP&D Planner Name: Tanya Paglia

Extension Request

Please check one of the following:

Extend the 120-day review period for an additional 5 days.
(insert number)

Maximum allowed extension: 245 days

The total number of extensions requested cannot exceed 245 days.

By checking the box below, I acknowledge that I am requesting the 120-day review period for my land use review application to be extended for the number of days specified.

Typed Name: Emily Sandy Date 12.20.24

I acknowledge the typed name above as my signature.



Request for Extension of 120-Day Review Period

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law (ORS 227.178) also allows the applicant to request in writing an extension of the 120-day review period for up to an additional 245 days. When extensions are requested, it is important to ensure that there is adequate time to accommodate review of new material, drafting the decision, and any required hearings (including appeals) within the extended review period. Generally, a decision must be rendered approximately 75 days prior to the end of the review period in order to accommodate appeals.

If requesting an extension of the 120-day review period, please sign this form and return it to Portland Permitting & Development (PP&D) planner assigned to your case.

Case Information

1. Applicant Name: Emily Sandy, Strata Land Use Planning, LLC
2. Land Use Case Number: LU # 24-073292 DZM
3. PP&D Planner Name: Tanya Paglia

Extension Request

Please check one of the following:

Extend the 120-day review period for an additional 10 days.
(insert number)

Maximum allowed extension: 245 days

The total number of extensions requested cannot exceed 245 days.

By checking the box below, I acknowledge that I am requesting the 120-day review period for my land use review application to be extended for the number of days specified.

Typed Name: Emily Sandy Date 12.30.24

I acknowledge the typed name above as my signature.



Request for Extension of 120-Day Review Period

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law (ORS 227.178) also allows the applicant to request in writing an extension of the 120-day review period for up to an additional 245 days. When extensions are requested, it is important to ensure that there is adequate time to accommodate review of new material, drafting the decision, and any required hearings (including appeals) within the extended review period. Generally, a decision must be rendered approximately 75 days prior to the end of the review period in order to accommodate appeals.

If requesting an extension of the 120-day review period, please sign this form and return it to Portland Permitting & Development (PP&D) planner assigned to your case.

Case Information

1. Applicant Name: Emily Sandy, Strata Land Use Planning, LLC
2. Land Use Case Number: LU # 24-073292 DZM
3. PP&D Planner Name: Tanya Paglia

Extension Request

Please check one of the following:

Extend the 120-day review period for an additional 10 days.
(insert number)

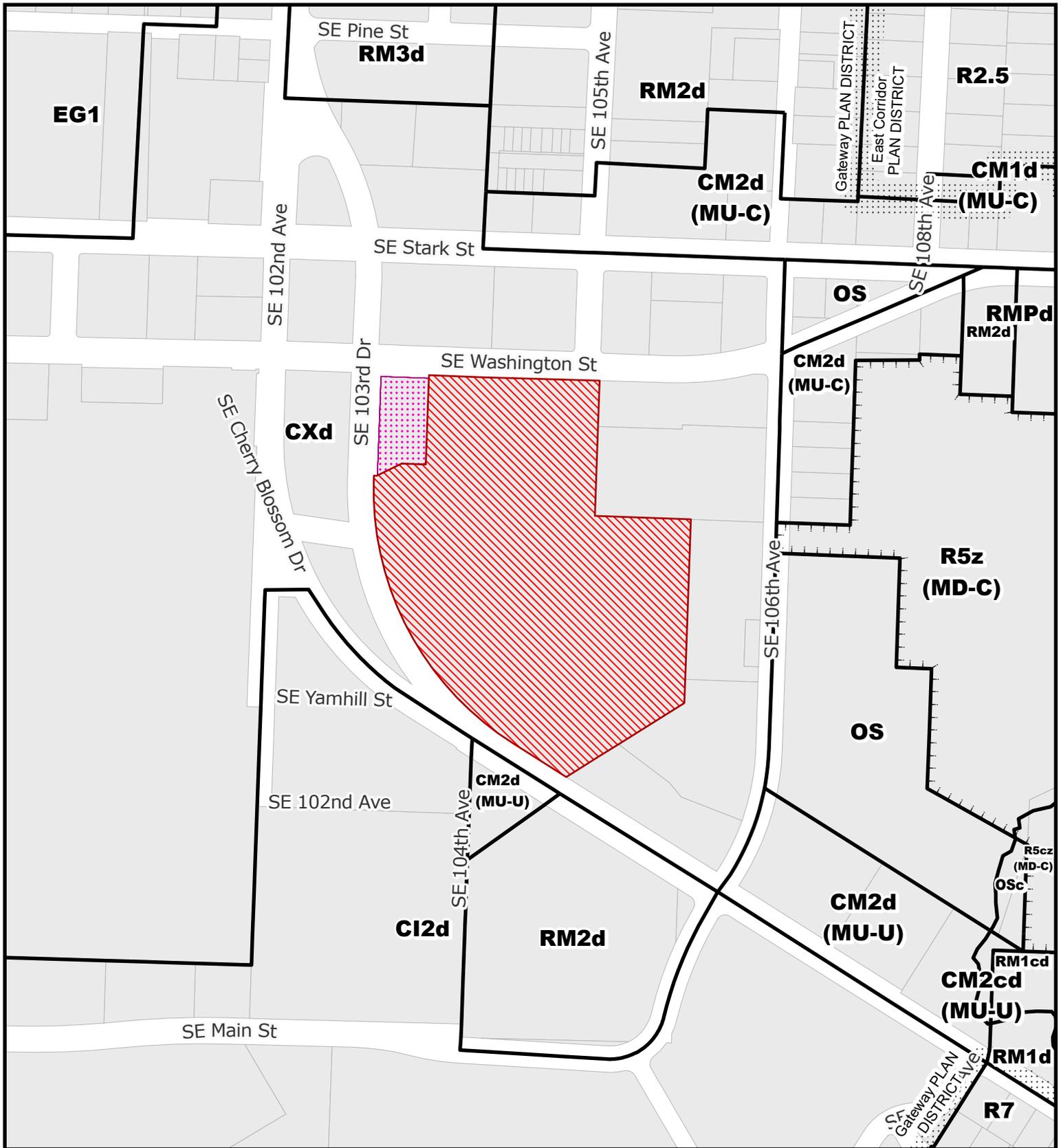
Maximum allowed extension: 245 days

The total number of extensions requested cannot exceed 245 days.

By checking the box below, I acknowledge that I am requesting the 120-day review period for my land use review application to be extended for the number of days specified.

Typed Name: Emily Sandy Date 1.8.25

I acknowledge the typed name above as my signature.



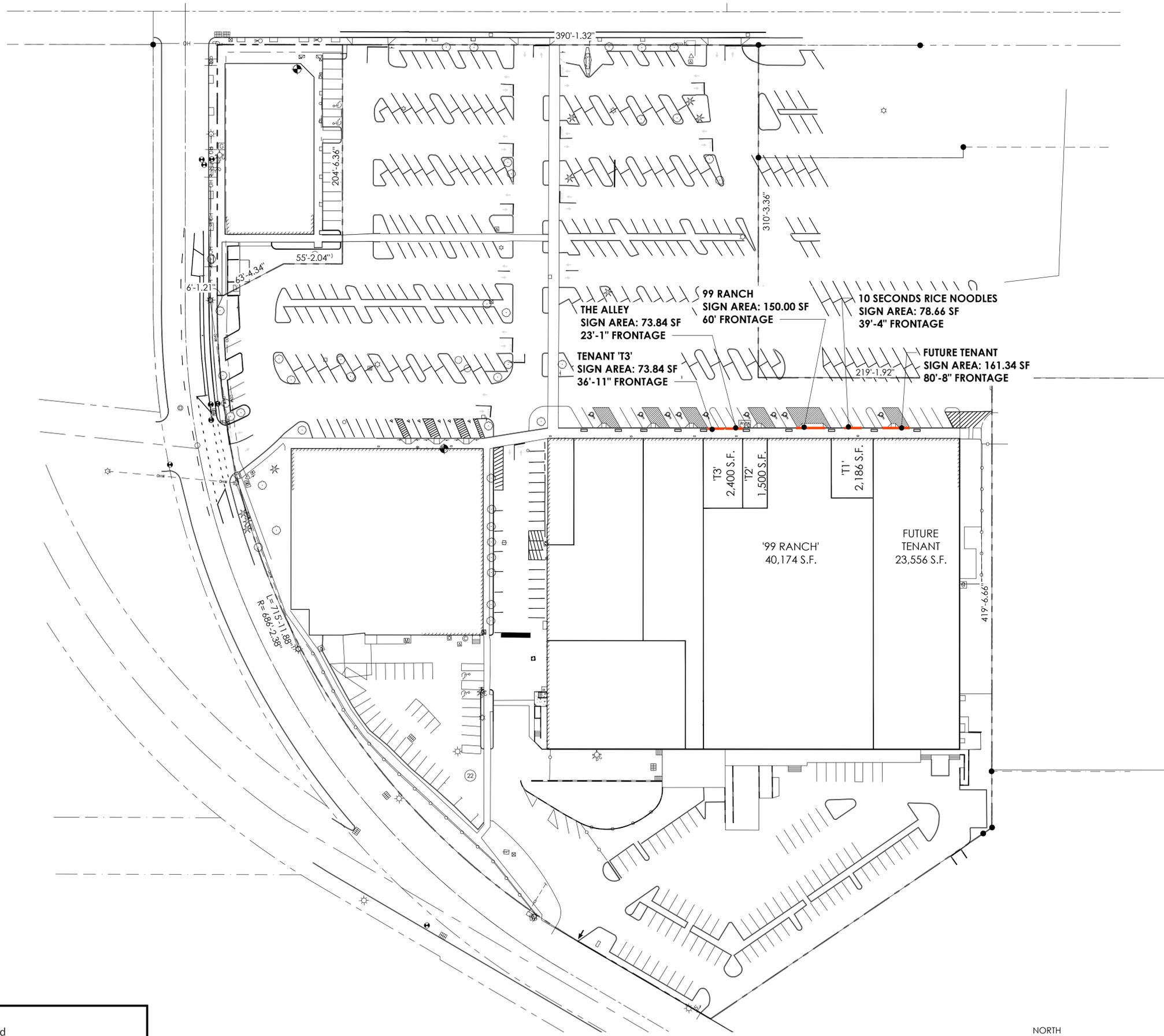
For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
GATEWAY PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Plan District

File No.	<u>LU 24 - 073292 DZM</u>
1/4 Section	<u>3141</u>
Scale	<u>1 inch = 300 feet</u>
State ID	<u>1S2E03BB 1100</u>
Exhibit	<u>B</u> <u>Aug 23, 2024</u>



PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030
 Red Mountain Group
 1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102
 DRAWN BY: TC
 CHECKED BY:
 DATE:
 REVISION:

BENNER STANGE ASSOCIATES ARCHITECTS, INC.
 THE WATERMAN BUILDING
 80 SE MADISON STREET
 SUITE 214
 PORTLAND, OR 97214
 503-670-0234
 FAX 503-670-0235
 bsa@bsaarch.com

ZONING CODE
 SIGNAGE
 ELEVATIONS

Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Paglia
 Date 1-24-2025
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PROPOSED ZONING CODE SIGNAGE



S7.0

October 07, 2024



FUTURE TENANT

T1

99

T2

T3

EXISTING

ZONING CODE SIGNAGE ELEVATION (1.0 SF/ 1 LF)

N.T.S.



FUTURE TENANT

T1

99

T2

T3

EXISTING

PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/16" = 1'-0"

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

Red Mountain Group
1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102
DRAWN BY : TC
CHECKED BY :
DATE :
REVISION :

22-102 S1.3 (SIGN)_WR_UseThis_2024-11-11



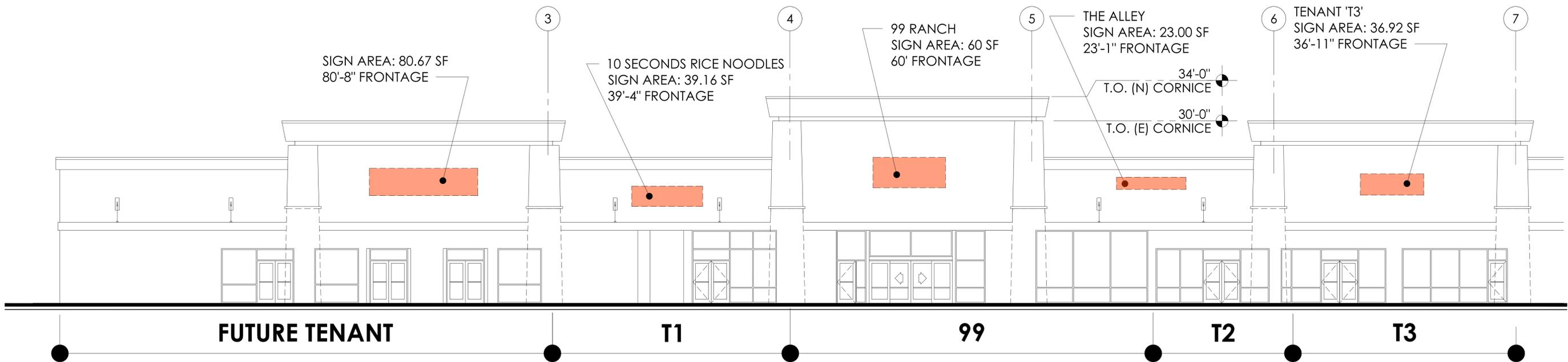
BENNER STANGE ASSOCIATES ARCHITECTS, INC.
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PORTLAND, OR 97214
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ZONING CODE SIGNAGE ELEVATIONS

Approved
City of Portland
Portland Permitting and Development
Planner Tanya Paglia
Date 1-24-2025
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply .

S1.0

October 07, 2024



ZONING CODE SIGNAGE ELEVATION (1.0 SF/ 1 LF)

SCALE: 1/8" = 1'-0"

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

Red Mountain Group
1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO.	22-102
DRAWN BY :	TC
CHECKED BY :	
DATE :	
REVISION :	

22-102_S1.3 (SIGN)_WR_UseThis_2024-11-11



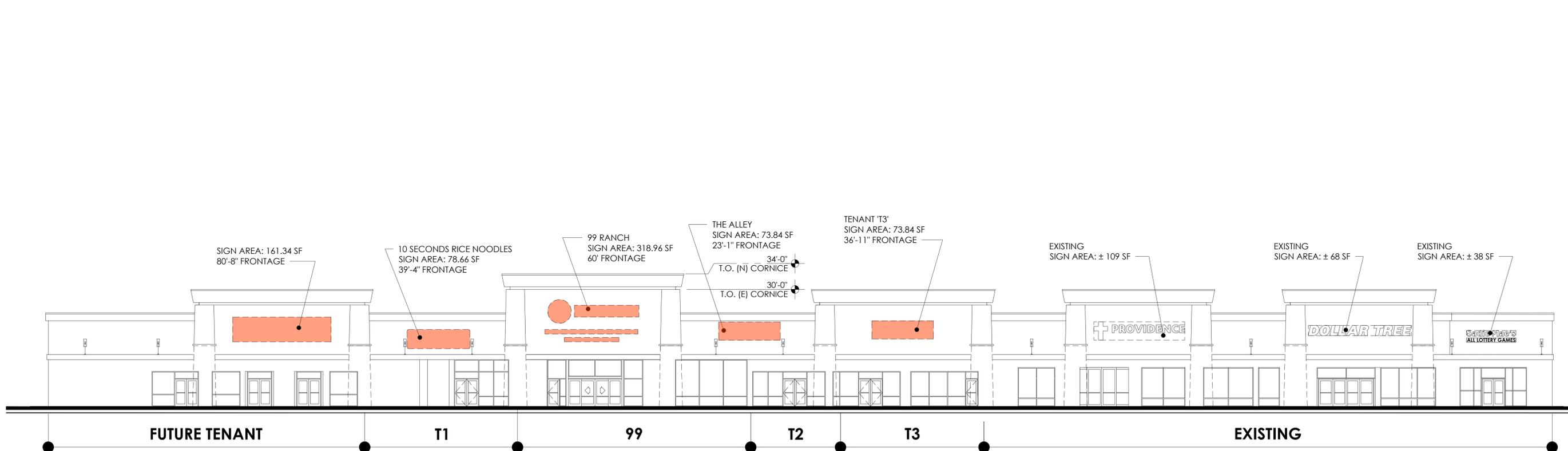
BENNER STANGE ASSOCIATES ARCHITECTS, INC.
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ZONING CODE SIGNAGE ELEVATIONS

Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Paglia
 Date 1-24-2025
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply .

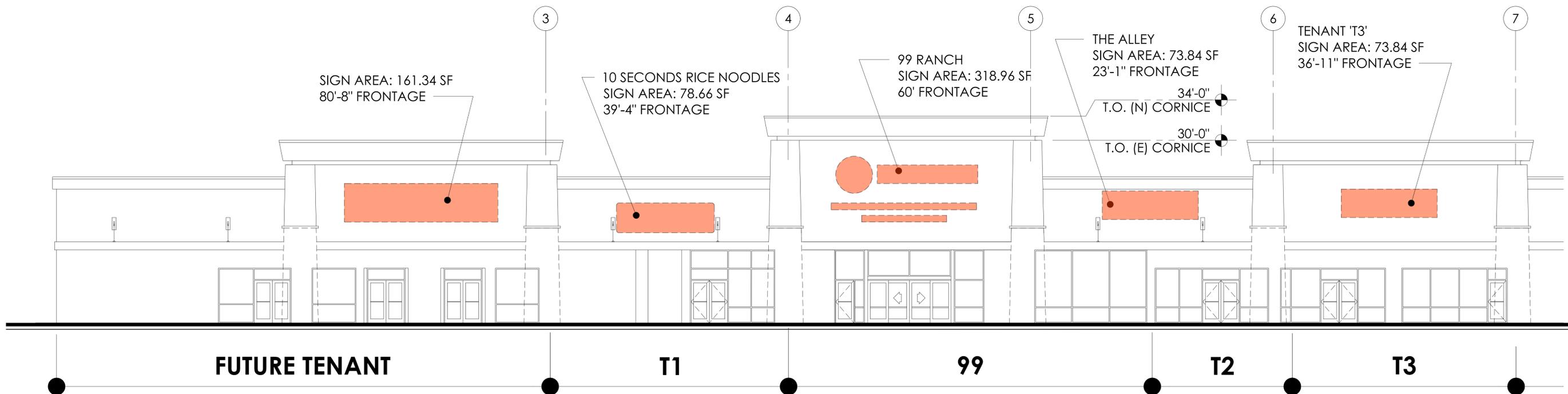
S2.0

October 07, 2024



PROPOSED ZONING CODE SIGNAGE OVERALL ELEVATION

N.T.S.



PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"

Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Paglia
 Date 1-24-2025
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030
 Red Mountain Group
 1234 E. 17th Street Santa Ana, CA 92701

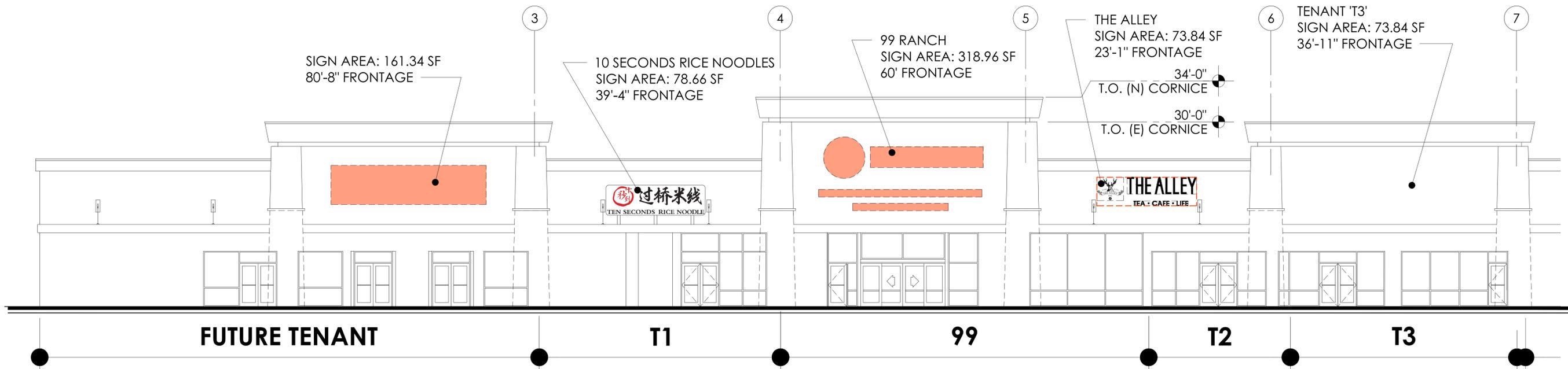
PROJECT NO. 22-102
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BSAA
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 BENNER STANGE ASSOCIATES ARCHITECTS, INC.
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PROPOSED ZONING CODE SIGNAGE ELEVATIONS

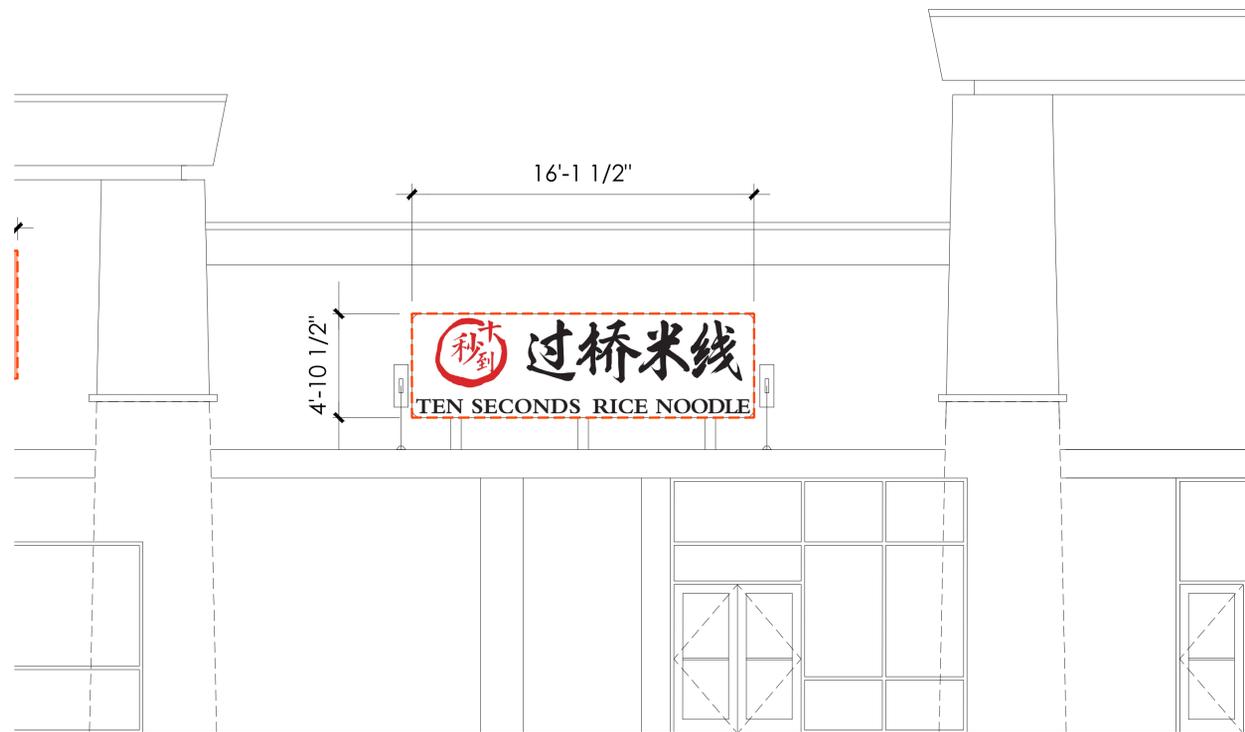
S3.0

October 07, 2024



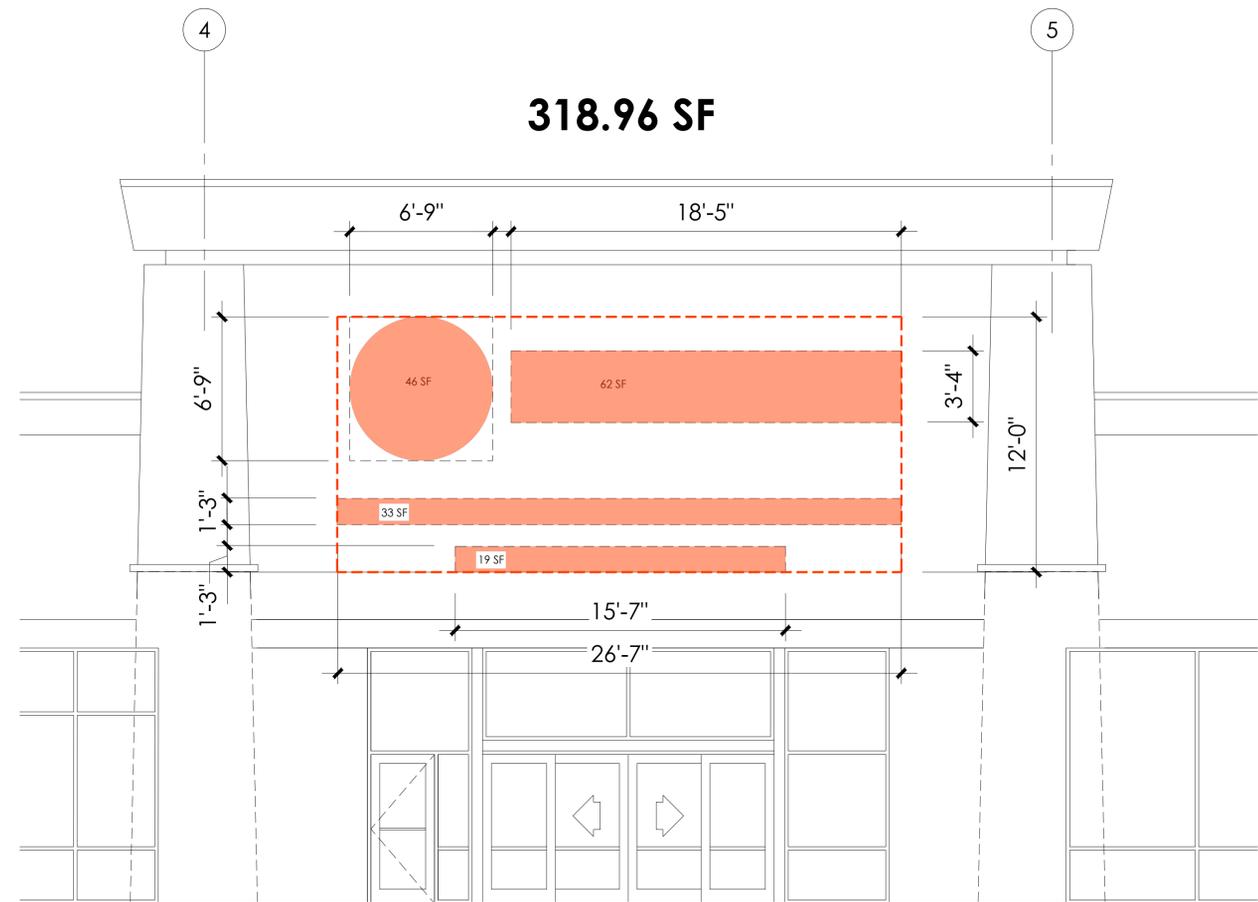
PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"



ENLARGED 'T1' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"



ENLARGED '99 RANCH' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Paglia
 Date 1-24-2025
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PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

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1234 E. 17th Street Santa Ana, CA 92701

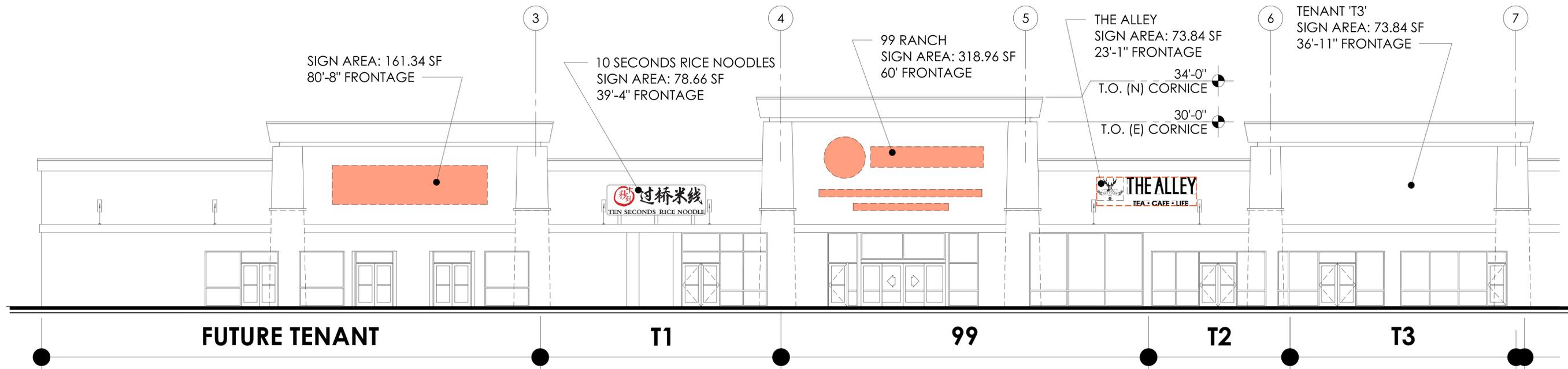
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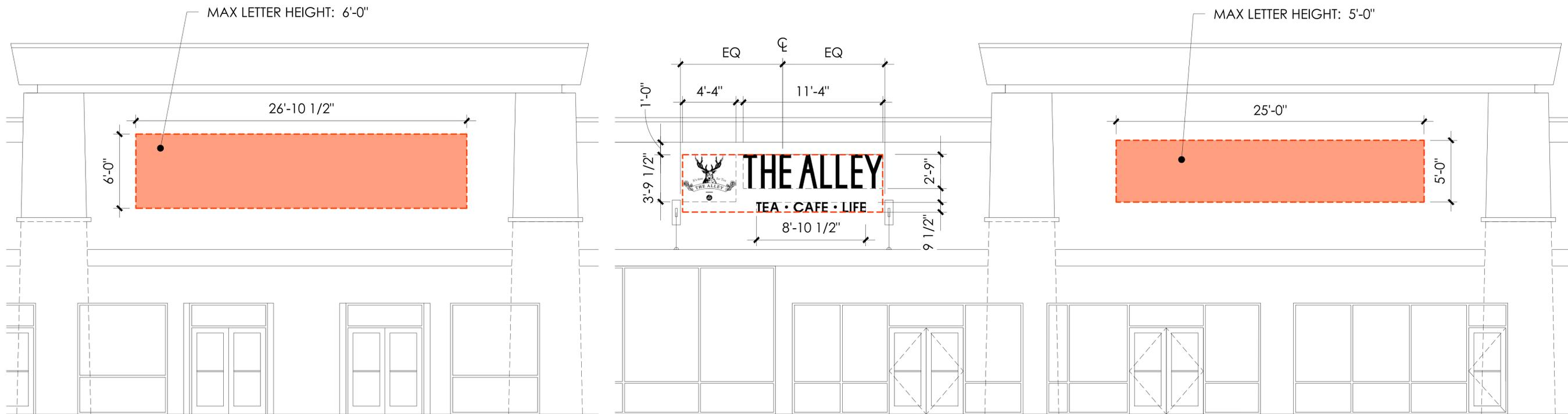
ZONING CODE SIGNAGE ELEVATIONS

S4.0
 October 07, 2024
 ANY REPRODUCTION AND/OR MODIFICATION IN ANY FORM OF THIS DOCUMENT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BENNER STANGE ASSOCIATES ARCHITECTS, INC.
 LU 24-073292 DZM C-5



PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"



ENLARGED 'FUTURE TENANT' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

ENLARGED 'T2' & 'T3' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Paglia
 Date 1-24-2025

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

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030
 Red Mountain Group
 1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102
 DRAWN BY: TC
 CHECKED BY:
 DATE:
 REVISION:

22-102 S1.3 (SIGN)_WR_UseThis_2024-11-11



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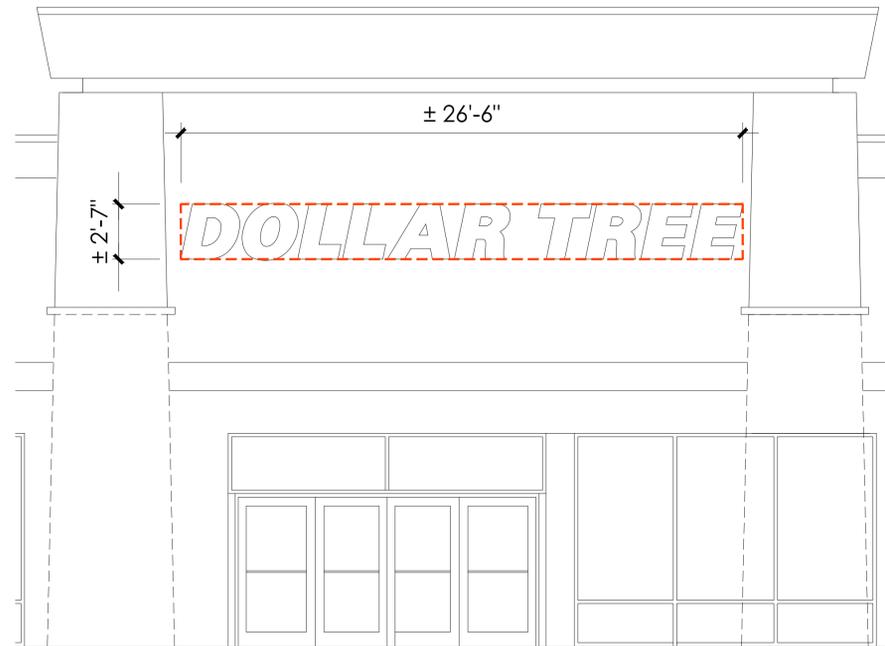
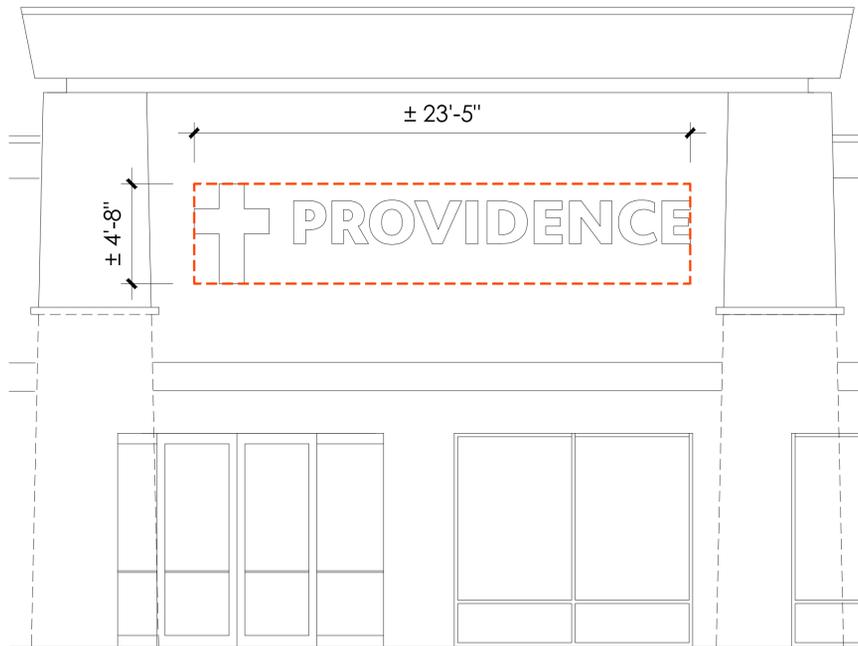
\$5.0

October 07, 2024



EXISTING SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"



ENLARGED 'EXISTING' SIGNAGE ELEVATION

SCALE: 1/4" = 1'-0"

Approved
 City of Portland
 Portland Permitting and Development
 Planner Tanya Paglia
 Date 1-24-2025

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

PLAZA 205 RETAIL

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 Red Mountain Group
 1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102
 DRAWN BY : TC
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 REVISION :

22-102 S1.3 (SIGN)_WR_UseThis_2024-11-11



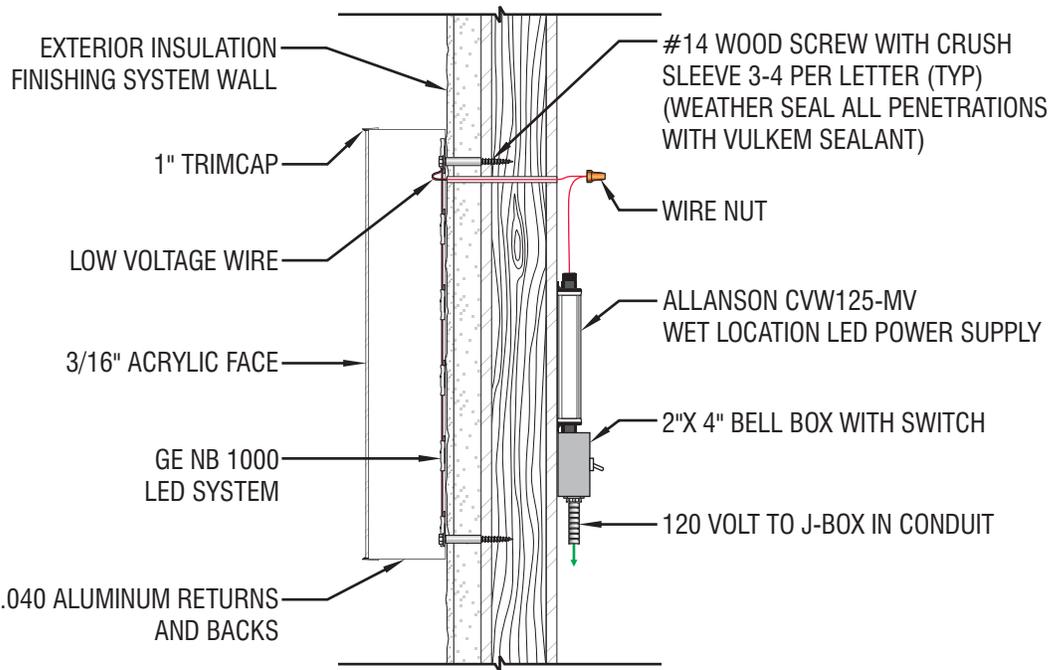
BSAA
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ZONING CODE
 SIGNAGE
 ELEVATIONS

S6.0

October 07, 2024

**CROSS SECTION DETAIL OF FLUSH MOUNTED, FACE LIT
CHANNEL LETTER WITH REMOTE MOUNTED LED DRIVER**



SCALE: 1" = 1'-0"

Approved

City of Portland
Portland Permitting and Development

Planner Tanya Paglia

Date 1-24-2025

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

LU 24-073292 DZM C-8

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED	1S2E03BB 1000	ADVOCATES FOR LIFE SKILLS &	OPPORTUNITIES INC	10525-10541 SE CHERRY BLOSSOM DR	PORTLAND OR 97216
3	RETURN SERVICE REQUESTED	1S2E03BB 1100	DOLLAR TREE STORES INC	RYAN PTS DEPT 120	PO BOX 460389	HOUSTON TX 77056
4	RETURN SERVICE REQUESTED	1S2E03BB 1100	PROVIDENCE DIAGNOSTIC	IMAGING-SOUTHEAST	PO BOX 331848	NASHVILLE TN 37203
5	RETURN SERVICE REQUESTED		1S2E03BB 1100	RHOARM LLC	10530 SE WASHINGTON ST STE 101A	PORTLAND OR 97216
6	RETURN SERVICE REQUESTED	1S2E03BB 1100	HABITAT FOR HUMANITY PORTLAND/	METRO EAST	1478 NE KILLINGSWORTH ST	PORTLAND OR 97211
7	RETURN SERVICE REQUESTED		1S2E03BB 1100	HANNAH'S LLC	10526 SE WASHINGTON ST #A103	PORTLAND OR 97216-2809
8	RETURN SERVICE REQUESTED		1S2E03BB 1100	OCB RESTAURANT COMPANY LLC	120 CHULA VISTA	HOLLYWOOD PARK TX 78232
9	RETURN SERVICE REQUESTED		1S2E03BB 1200	INTERDENT SERVICE CORPORATION	9800 S LA CIENEGA BLVD #800	INGLEWOOD CA 90301
10	RETURN SERVICE REQUESTED		1S2E03BB 1200	OLD CHICAGO OREGON LLC	19219 KATY FWY STE 500	HOUSTON TX 77094-1053
11	RETURN SERVICE REQUESTED		1S2E03BB 1200	RODDA PAINT CO INC	6107 N MARINE DR STE 3	PORTLAND OR 97203
12	RETURN SERVICE REQUESTED		1S2E03BB 1300	G I HANSEN TR	14889 S SUNTERRA LOOP	OREGON CITY OR 97045
13	RETURN SERVICE REQUESTED		1S2E03BB 1300	SUNRISE RESTAURANTS LLC	5856 CORPORATE AVE #6800	CYPRESS CA 90630-4754
14	RETURN SERVICE REQUESTED		1S2E03BB 1400	WELLS FARGO BANK	PO BOX 2609	CARLSBAD CA 92018-2609
15	RETURN SERVICE REQUESTED		1S2E03BB 1400	FIRST INTERSTATE BANK OF OR	PO BOX 2609	CARLSBAD CA 92018-2609
16	RETURN SERVICE REQUESTED		1S2E03BB 1600	UNITED STATES NATIONAL BANK OF OR	PO BOX 460169	HOUSTON TX 77056-8169
17	RETURN SERVICE REQUESTED		1S2E03BB 1700	PORTLAND CITY OF	1120 SW 5TH AVE #730	PORTLAND OR 97204
18	RETURN SERVICE REQUESTED		1S2E03BB 1901	DE PAUL QALICB INC	830 SE 102ND AVE	PORTLAND OR 97216-2815
19	RETURN SERVICE REQUESTED		1S2E03BB 300	JAMES E BERREY L L C	25999 SW CANYON CREEK RD STE E	WILSONVILLE OR 97070
20	RETURN SERVICE REQUESTED		1S2E03BB 300	CHIROPRACTIC AUTO INJURY CLINIC PC	10555 SE WASHINGTON ST	PORTLAND OR 97216
21	RETURN SERVICE REQUESTED		1S2E03BB 400	NORTHWEST GROUP INC	7150 SW FIR LOOP #202	TIGARD OR 97223-8070
22	RETURN SERVICE REQUESTED		1S2E03BB 400	UNANDER SIGFRID & UNANDER ASTRID	PO BOX 4900	SCOTTSDALE AZ 85261-4900
23	RETURN SERVICE REQUESTED		1S2E03BB 600	WHA GATEWAY BUILDING LLC	7650 SW BEVELAND RD STE 200	PORTLAND OR 97223-8692
24	RETURN SERVICE REQUESTED		1S2E03BB 600	WOMEN'S HEALTHCARE ASSOCIATES LLC	7650 SW BEVELAND RD STE 200	PORTLAND OR 97223-8692
25	RETURN SERVICE REQUESTED		1S2E03BB 700	AJPM3 LLC	10584 SE WASHINGTON ST	PORTLAND OR 97216
26	RETURN SERVICE REQUESTED		1S2E03BB 700	MIKE MOE ENTERPRISES INC	10231 NE CLACKAMAS ST #B	PORTLAND OR 97220-3915
27	RETURN SERVICE REQUESTED		1S2E03BB 700	PINNACLE HOSPICE CARE INC	10570 SE WASHINGTON ST RM 207	PORTLAND OR 97216
28	RETURN SERVICE REQUESTED		1S2E03BB 700	U S BANK NATIONAL ASSOCIATION	1310 MADRID ST #100	MARSHALL MN 56258
29	RETURN SERVICE REQUESTED	1S2E03BB 700	VIKING ENGINEERING &	CONSTRUCTION LLC	PO BOX 382	GRESHAM OR 97030
30	RETURN SERVICE REQUESTED		1S2E03BB 700	CAPITOL INVESTIGATION COMPANY LTD	PO BOX 3225	PORTLAND OR 97208
31	RETURN SERVICE REQUESTED		1S2E03BB 700	OREGON CHIROPRACTIC ASSOCIATION	10580 SE WASHINGTON ST	PORTLAND OR 97216
32	RETURN SERVICE REQUESTED		1S2E03BB 700	ROWELL ENGINEERING LLC	10570 SE WASHINGTON ST #212	PORTLAND OR 97216-2846
33	RETURN SERVICE REQUESTED		1S2E03BB 700	SKINNER MARC	10576 SE WASHINGTON ST	PORTLAND OR 97216-2809
34	RETURN SERVICE REQUESTED		1S2E03BB 700	VOLUNTEERS OF AMERICA	3910 SE STARK ST	PORTLAND OR 97214-2278
35	RETURN SERVICE REQUESTED		1S2E03BB 700	WESTON INVESTMENT CO LLC	2154 NE BROADWAY #200	PORTLAND OR 97232-1561
36	RETURN SERVICE REQUESTED		1S2E03BB 800	PORTLAND CITY OF	1111 SW 2ND AVE	PORTLAND OR 97204
37	RETURN SERVICE REQUESTED	1S2E03BB 801	PORTLAND CITY OF	LEASE-FLOYD LIGHT APARTMENTS LLC	4150 S MOODY AVE	PORTLAND OR 97239-4417
38	RETURN SERVICE REQUESTED		1S2E03BC 400	BENY APARTMENTS LIMITED PARTNERSHIP	PO BOX 648	ORINDA CA 94563
39	RETURN SERVICE REQUESTED		1S2E03BC 500	MILLER SALLY	15224 S THAYER RD	OREGON CITY OR 97045
40	RETURN SERVICE REQUESTED		1S2E03BC 500	HOUSTON MIMOSA LANE APARTMENTS I LP	PO BOX 648	ORINDA CA 94563
41				CURRENT RESIDENT	1005 SE 106TH AVE #H	PORTLAND OR 97216
42				CURRENT RESIDENT	1005 SE 106TH AVE #J	PORTLAND OR 97216
43				CURRENT RESIDENT	1019 SE 106TH AVE #F	PORTLAND OR 97216
44				CURRENT RESIDENT	10230 SE CHERRY BLOSSOM DR	PORTLAND OR 97216
45				CURRENT RESIDENT	1025 SE 106TH AVE #A	PORTLAND OR 97216
46				CURRENT RESIDENT	1025 SE 106TH AVE #B	PORTLAND OR 97216
47				CURRENT RESIDENT	1025 SE 106TH AVE #F	PORTLAND OR 97216
48				CURRENT RESIDENT	1031 SE 106TH AVE #E	PORTLAND OR 97216
49				CURRENT RESIDENT	1031 SE 106TH AVE #I	PORTLAND OR 97216
50				CURRENT RESIDENT	10312 SE WASHINGTON ST	PORTLAND OR 97216
51				CURRENT RESIDENT	10414 SE WASHINGTON ST	PORTLAND OR 97216
52				CURRENT RESIDENT	10424 SE CHERRY BLOSSOM DR #B	PORTLAND OR 97216
53				CURRENT RESIDENT	10445 SE CHERRY BLOSSOM DR	PORTLAND OR 97216
54				CURRENT RESIDENT	10542 SE WASHINGTON ST	PORTLAND OR 97216
55				CURRENT RESIDENT	10568 SE WASHINGTON ST	PORTLAND OR 97216
56				CURRENT RESIDENT	10570 SE CHERRY BLOSSOM DR #4	PORTLAND OR 97216
57				CURRENT RESIDENT	10570 SE CHERRY BLOSSOM DR #5	PORTLAND OR 97216
58				CURRENT RESIDENT	10570 SE WASHINGTON ST #200	PORTLAND OR 97216
59				CURRENT RESIDENT	10570 SE WASHINGTON ST #201	PORTLAND OR 97216
60				CURRENT RESIDENT	10572 SE CHERRY BLOSSOM DR #9	PORTLAND OR 97216
61				CURRENT RESIDENT	10574 SE CHERRY BLOSSOM DR #20	PORTLAND OR 97216
62				CURRENT RESIDENT	10574 SE CHERRY BLOSSOM DR #21	PORTLAND OR 97216
63				CURRENT RESIDENT	10574 SE CHERRY BLOSSOM DR #25	PORTLAND OR 97216
64				CURRENT RESIDENT	10574 SE CHERRY BLOSSOM DR #27	PORTLAND OR 97216
65				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #100	PORTLAND OR 97216
66				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #104	PORTLAND OR 97216

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67				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #87	PORTLAND OR 97216
68				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #92	PORTLAND OR 97216
69				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #95	PORTLAND OR 97216
70				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #108	PORTLAND OR 97216
71				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #113	PORTLAND OR 97216
72				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #119	PORTLAND OR 97216
73				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #121	PORTLAND OR 97216
74				CURRENT RESIDENT	10580 SE CHERRY BLOSSOM DR #80	PORTLAND OR 97216
75				CURRENT RESIDENT	10580 SE CHERRY BLOSSOM DR #84	PORTLAND OR 97216
76				CURRENT RESIDENT	10582 SE CHERRY BLOSSOM DR #73	PORTLAND OR 97216
77				CURRENT RESIDENT	10582 SE CHERRY BLOSSOM DR #75	PORTLAND OR 97216
78				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #45	PORTLAND OR 97216
79				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #54	PORTLAND OR 97216
80				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #55	PORTLAND OR 97216
81				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #30	PORTLAND OR 97216
82				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #40	PORTLAND OR 97216
83				CURRENT RESIDENT	10590 SE CHERRY BLOSSOM DR #59	PORTLAND OR 97216
84				CURRENT RESIDENT	10592 SE WASHINGTON ST	PORTLAND OR 97216
85				CURRENT RESIDENT	10594 SE CHERRY BLOSSOM DR #65	PORTLAND OR 97216
86				CURRENT RESIDENT	10594 SE CHERRY BLOSSOM DR #70	PORTLAND OR 97216
87				CURRENT RESIDENT	737 SE 106TH AVE	PORTLAND OR 97216
88				CURRENT RESIDENT	849 SE 106TH AVE #B	PORTLAND OR 97216
89				CURRENT RESIDENT	849 SE 106TH AVE #F	PORTLAND OR 97216
90				CURRENT RESIDENT	1005 SE 106TH AVE #D	PORTLAND OR 97216
91				CURRENT RESIDENT	1005 SE 106TH AVE #E	PORTLAND OR 97216
92				CURRENT RESIDENT	1005 SE 106TH AVE #K	PORTLAND OR 97216
93				CURRENT RESIDENT	1005 SE 106TH AVE #L	PORTLAND OR 97216
94				CURRENT RESIDENT	1011 SE 106TH AVE #B	PORTLAND OR 97216
95				CURRENT RESIDENT	10220 SE WASHINGTON ST	PORTLAND OR 97216
96				CURRENT RESIDENT	1025 SE 106TH AVE #D	PORTLAND OR 97216
97				CURRENT RESIDENT	10300 SE WASHINGTON ST	PORTLAND OR 97216
98				CURRENT RESIDENT	1031 SE 106TH AVE #D	PORTLAND OR 97216
99				CURRENT RESIDENT	1031 SE 106TH AVE #F	PORTLAND OR 97216
100				CURRENT RESIDENT	1031 SE 106TH AVE #H	PORTLAND OR 97216
101				CURRENT RESIDENT	1031 SE 106TH AVE #L	PORTLAND OR 97216
102				CURRENT RESIDENT	10428 SE STARK ST	PORTLAND OR 97216
103				CURRENT RESIDENT	10526 SE WASHINGTON ST	PORTLAND OR 97216
104				CURRENT RESIDENT	10548 SE WASHINGTON ST	PORTLAND OR 97216
105				CURRENT RESIDENT	10564 SE WASHINGTON ST	PORTLAND OR 97216
106				CURRENT RESIDENT	10566 SE WASHINGTON ST	PORTLAND OR 97216
107				CURRENT RESIDENT	10570 SE CHERRY BLOSSOM DR #1	PORTLAND OR 97216
108				CURRENT RESIDENT	10570 SE CHERRY BLOSSOM DR #8	PORTLAND OR 97216
109				CURRENT RESIDENT	10570 SE WASHINGTON ST #202	PORTLAND OR 97216
110				CURRENT RESIDENT	10570 SE WASHINGTON ST #204	PORTLAND OR 97216
111				CURRENT RESIDENT	10570 SE WASHINGTON ST #205	PORTLAND OR 97216
112				CURRENT RESIDENT	10570 SE WASHINGTON ST #206	PORTLAND OR 97216
113				CURRENT RESIDENT	10570 SE WASHINGTON ST #213	PORTLAND OR 97216
114				CURRENT RESIDENT	10572 SE CHERRY BLOSSOM DR #10	PORTLAND OR 97216
115				CURRENT RESIDENT	10572 SE CHERRY BLOSSOM DR #15	PORTLAND OR 97216
116				CURRENT RESIDENT	10572 SE CHERRY BLOSSOM DR #17	PORTLAND OR 97216
117				CURRENT RESIDENT	10572 SE WASHINGTON ST	PORTLAND OR 97216
118				CURRENT RESIDENT	10574 SE CHERRY BLOSSOM DR #22	PORTLAND OR 97216
119				CURRENT RESIDENT	10574 SE CHERRY BLOSSOM DR #24	PORTLAND OR 97216
120				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #101	PORTLAND OR 97216
121				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #88	PORTLAND OR 97216
122				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #99	PORTLAND OR 97216
123				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #105	PORTLAND OR 97216
124				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #106	PORTLAND OR 97216
125				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #110	PORTLAND OR 97216
126				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #111	PORTLAND OR 97216
127				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #112	PORTLAND OR 97216
128				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #114	PORTLAND OR 97216
129				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #115	PORTLAND OR 97216
130				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #116	PORTLAND OR 97216
131				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #120	PORTLAND OR 97216
132				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #122	PORTLAND OR 97216

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133				CURRENT RESIDENT	10580 SE CHERRY BLOSSOM DR #79	PORTLAND OR 97216
134				CURRENT RESIDENT	10580 SE CHERRY BLOSSOM DR #81	PORTLAND OR 97216
135				CURRENT RESIDENT	10580 SE CHERRY BLOSSOM DR #82	PORTLAND OR 97216
136				CURRENT RESIDENT	10580 SE CHERRY BLOSSOM DR #85	PORTLAND OR 97216
137				CURRENT RESIDENT	10582 SE CHERRY BLOSSOM DR #74	PORTLAND OR 97216
138				CURRENT RESIDENT	10582 SE CHERRY BLOSSOM DR #77	PORTLAND OR 97216
139				CURRENT RESIDENT	10582 SE CHERRY BLOSSOM DR #78	PORTLAND OR 97216
140				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #44	PORTLAND OR 97216
141				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #47	PORTLAND OR 97216
142				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #50	PORTLAND OR 97216
143				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #56	PORTLAND OR 97216
144				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #29	PORTLAND OR 97216
145				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #37	PORTLAND OR 97216
146				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #38	PORTLAND OR 97216
147				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #39	PORTLAND OR 97216
148				CURRENT RESIDENT	10590 SE CHERRY BLOSSOM DR #57	PORTLAND OR 97216
149				CURRENT RESIDENT	10590 SE CHERRY BLOSSOM DR #58	PORTLAND OR 97216
150				CURRENT RESIDENT	10590 SE CHERRY BLOSSOM DR #62	PORTLAND OR 97216
151				CURRENT RESIDENT	10594 SE CHERRY BLOSSOM DR #66	PORTLAND OR 97216
152				CURRENT RESIDENT	10594 SE CHERRY BLOSSOM DR #67	PORTLAND OR 97216
153				CURRENT RESIDENT	735 SE 106TH AVE	PORTLAND OR 97216
154				CURRENT RESIDENT	849 SE 106TH AVE #C	PORTLAND OR 97216
155				CURRENT RESIDENT	849 SE 106TH AVE #D	PORTLAND OR 97216
156				CURRENT RESIDENT	849 SE 106TH AVE #H	PORTLAND OR 97216
157				CURRENT RESIDENT	849 SE 106TH AVE #I	PORTLAND OR 97216
158				CURRENT RESIDENT	1005 SE 106TH AVE #I	PORTLAND OR 97216
159				CURRENT RESIDENT	1011 SE 106TH AVE #E	PORTLAND OR 97216
160				CURRENT RESIDENT	1019 SE 106TH AVE #D	PORTLAND OR 97216
161				CURRENT RESIDENT	1019 SE 106TH AVE #E	PORTLAND OR 97216
162				CURRENT RESIDENT	10538 SE WASHINGTON ST	PORTLAND OR 97216
163				CURRENT RESIDENT	10570 SE CHERRY BLOSSOM DR #3	PORTLAND OR 97216
164				CURRENT RESIDENT	10570 SE CHERRY BLOSSOM DR #6	PORTLAND OR 97216
165				CURRENT RESIDENT	10570 SE WASHINGTON ST #207	PORTLAND OR 97216
166				CURRENT RESIDENT	10570 SE WASHINGTON ST #210	PORTLAND OR 97216
167				CURRENT RESIDENT	10570 SE WASHINGTON ST #211	PORTLAND OR 97216
168				CURRENT RESIDENT	10572 SE CHERRY BLOSSOM DR #11	PORTLAND OR 97216
169				CURRENT RESIDENT	10572 SE CHERRY BLOSSOM DR #18	PORTLAND OR 97216
170				CURRENT RESIDENT	10574 SE CHERRY BLOSSOM DR #23	PORTLAND OR 97216
171				CURRENT RESIDENT	10574 SE CHERRY BLOSSOM DR #26	PORTLAND OR 97216
172				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #103	PORTLAND OR 97216
173				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #89	PORTLAND OR 97216
174				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #90	PORTLAND OR 97216
175				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #98	PORTLAND OR 97216
176				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #107	PORTLAND OR 97216
177				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #117	PORTLAND OR 97216
178				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #118	PORTLAND OR 97216
179				CURRENT RESIDENT	10580 SE CHERRY BLOSSOM DR #86	PORTLAND OR 97216
180				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #43	PORTLAND OR 97216
181				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #48	PORTLAND OR 97216
182				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #49	PORTLAND OR 97216
183				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #31	PORTLAND OR 97216
184				CURRENT RESIDENT	10590 SE CHERRY BLOSSOM DR #61	PORTLAND OR 97216
185				CURRENT RESIDENT	10594 SE CHERRY BLOSSOM DR #68	PORTLAND OR 97216
186				CURRENT RESIDENT	10594 SE CHERRY BLOSSOM DR #69	PORTLAND OR 97216
187				CURRENT RESIDENT	849 SE 106TH AVE #A	PORTLAND OR 97216
188				CURRENT RESIDENT	849 SE 106TH AVE #G	PORTLAND OR 97216
189				CURRENT RESIDENT	1005 SE 106TH AVE #A	PORTLAND OR 97216
190				CURRENT RESIDENT	1005 SE 106TH AVE #B	PORTLAND OR 97216
191				CURRENT RESIDENT	1005 SE 106TH AVE #C	PORTLAND OR 97216
192				CURRENT RESIDENT	1005 SE 106TH AVE #F	PORTLAND OR 97216
193				CURRENT RESIDENT	1005 SE 106TH AVE #G	PORTLAND OR 97216
194				CURRENT RESIDENT	1011 SE 106TH AVE #A	PORTLAND OR 97216
195				CURRENT RESIDENT	1011 SE 106TH AVE #C	PORTLAND OR 97216
196				CURRENT RESIDENT	1011 SE 106TH AVE #D	PORTLAND OR 97216
197				CURRENT RESIDENT	1011 SE 106TH AVE #F	PORTLAND OR 97216
198				CURRENT RESIDENT	1019 SE 106TH AVE #A	PORTLAND OR 97216

	A	B	C	D	E	F
199				CURRENT RESIDENT	1019 SE 106TH AVE #B	PORTLAND OR 97216
200				CURRENT RESIDENT	1019 SE 106TH AVE #C	PORTLAND OR 97216
201				CURRENT RESIDENT	1025 SE 106TH AVE #C	PORTLAND OR 97216
202				CURRENT RESIDENT	1025 SE 106TH AVE #E	PORTLAND OR 97216
203				CURRENT RESIDENT	10305 SE WASHINGTON ST	PORTLAND OR 97216
204				CURRENT RESIDENT	1031 SE 106TH AVE #A	PORTLAND OR 97216
205				CURRENT RESIDENT	1031 SE 106TH AVE #B	PORTLAND OR 97216
206				CURRENT RESIDENT	1031 SE 106TH AVE #C	PORTLAND OR 97216
207				CURRENT RESIDENT	1031 SE 106TH AVE #G	PORTLAND OR 97216
208				CURRENT RESIDENT	1031 SE 106TH AVE #J	PORTLAND OR 97216
209				CURRENT RESIDENT	1031 SE 106TH AVE #K	PORTLAND OR 97216
210				CURRENT RESIDENT	10534 SE WASHINGTON ST	PORTLAND OR 97216
211				CURRENT RESIDENT	10544 SE WASHINGTON ST	PORTLAND OR 97216
212				CURRENT RESIDENT	10546 SE WASHINGTON ST	PORTLAND OR 97216
213				CURRENT RESIDENT	10570 SE CHERRY BLOSSOM DR #2	PORTLAND OR 97216
214				CURRENT RESIDENT	10570 SE CHERRY BLOSSOM DR #7	PORTLAND OR 97216
215				CURRENT RESIDENT	10570 SE WASHINGTON ST #203	PORTLAND OR 97216
216				CURRENT RESIDENT	10572 SE CHERRY BLOSSOM DR #12	PORTLAND OR 97216
217				CURRENT RESIDENT	10572 SE CHERRY BLOSSOM DR #16	PORTLAND OR 97216
218				CURRENT RESIDENT	10574 SE CHERRY BLOSSOM DR #19	PORTLAND OR 97216
219				CURRENT RESIDENT	10574 SE CHERRY BLOSSOM DR #28	PORTLAND OR 97216
220				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #102	PORTLAND OR 97216
221				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #91	PORTLAND OR 97216
222				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #93	PORTLAND OR 97216
223				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #94	PORTLAND OR 97216
224				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #96	PORTLAND OR 97216
225				CURRENT RESIDENT	10576 SE CHERRY BLOSSOM DR #97	PORTLAND OR 97216
226				CURRENT RESIDENT	10578 SE CHERRY BLOSSOM DR #109	PORTLAND OR 97216
227				CURRENT RESIDENT	10580 SE CHERRY BLOSSOM DR #83	PORTLAND OR 97216
228				CURRENT RESIDENT	10582 SE CHERRY BLOSSOM DR #71	PORTLAND OR 97216
229				CURRENT RESIDENT	10582 SE CHERRY BLOSSOM DR #72	PORTLAND OR 97216
230				CURRENT RESIDENT	10582 SE CHERRY BLOSSOM DR #76	PORTLAND OR 97216
231				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #46	PORTLAND OR 97216
232				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #51	PORTLAND OR 97216
233				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #52	PORTLAND OR 97216
234				CURRENT RESIDENT	10586 SE CHERRY BLOSSOM DR #53	PORTLAND OR 97216
235				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #32	PORTLAND OR 97216
236				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #33	PORTLAND OR 97216
237				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #34	PORTLAND OR 97216
238				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #35	PORTLAND OR 97216
239				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #36	PORTLAND OR 97216
240				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #41	PORTLAND OR 97216
241				CURRENT RESIDENT	10588 SE CHERRY BLOSSOM DR #42	PORTLAND OR 97216
242				CURRENT RESIDENT	10588 SE WASHINGTON ST	PORTLAND OR 97216
243				CURRENT RESIDENT	10590 SE CHERRY BLOSSOM DR #60	PORTLAND OR 97216
244				CURRENT RESIDENT	10594 SE CHERRY BLOSSOM DR #63	PORTLAND OR 97216
245				CURRENT RESIDENT	10594 SE CHERRY BLOSSOM DR #64	PORTLAND OR 97216
246				CURRENT RESIDENT	500 SE 105TH AVE	PORTLAND OR 97216
247				CURRENT RESIDENT	849 SE 106TH AVE #E	PORTLAND OR 97216
248		APPLICANT	EMILY SANDY	STRATA LAND USE PLANNING	PO BOX 90833	PORTLAND OR 97290
249		PARTY OF INTEREST	TOM GAST	GAST RETAL	1234 E 17TH ST	SANTA ANA CA 92701
250		OWNERS AGENT	MICHAEL MUGEL	PLAZA 205 PORTLAND LLC ET AL	1234 E 17TH ST	SANTA ANA CA 92701
251	RETURN SERVICE REQUESTED	1S2E03BB 1100	OWNER	PLAZA 205 PORTLAND LLC ET AL	1234 E 17TH ST	SANTA ANA CA 92701
252	RETURN SERVICE REQUESTED		DISTRICT 1 NEIGHBORHOOD COALITION	ALLISON STOLL	4415 NE 87TH AVE	PORTLAND OR 97220
253	RETURN SERVICE REQUESTED		HAZELWOOD NEIGHBORHOOD ASSOCIATION	ARLENE KIMURA	4415 NE 87TH AVE	PORTLAND OR 97220
254	RETURN SERVICE REQUESTED		MILL PARK NEIGHBORHOOD ASSOCIATION	TREVOR HOPPER	1840 SE 117TH	PORTLAND OR 97216
255	RETURN SERVICE REQUESTED		NIDAL KAHL	GATEWAY AREA BA	11124 NE HALSEY ST PMB 478	PORTLAND OR 97220
256	RETURN SERVICE REQUESTED	LAND USE CONTACT	PORTLAND METRO REGIONAL SOLUTIONS	C/ DLCD REGIONAL REP	1600 SW 4TH AVE #109	PORTLAND OR 97201
257	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	403 NW 11TH	PORTLAND OR 97209
258	RETURN SERVICE REQUESTED		LAND USE CONTACT	RESTORE OREGON	1130 SW MORRISON ST STE 318	PORTLAND OR 97205
259	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
260	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
261	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
262	RETURN SERVICE REQUESTED		DOUG KLOTZ	DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
263			LAND USE CONTACT	LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
264			LAND USE CONTACT	LAND USE CONTACT	PORTLAND PARK TRAIL	B106/R1302

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265					BRANDON SPENCER-HARTLE	B299/R7000



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

Date: 10/22/2024
To: Interested Person
From: Tanya Paglia, Land Use Services
503-865-6518/Tanya.Paglia@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 development 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.

Public comments must be received within 21 days of the mail date of this notice. If you would like to submit written comments, they must be received by 5 p.m. on 11/12/2024. Your comments must be emailed to the assigned planner listed above; please include the Case File Number, LU 24-073292 DZM, in your email. If you do not have access to email, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 24-073292 DZM – 5 NEW SIGNS

Applicant: Emily Sandy | Strata Land Use Planning
Po Box 90833 | Portland OR 97290
emily@stratalanduse.com | 503-317-3548

Owner's Rep: Michael Mugel | Plaza 205 Portland LLC Et Al
1234 E 17th St | Santa Ana, CA 97201
mmugel@rmrginc.com | 714-245-7400

Owner: Plaza 205 Portland LLC Et Al
1234 E 17th St | Santa Ana, CA 92701

Party of Interest: Tom Gast | Gast Retail Group
1234 E 17th St | Santa Ana, CA 92701
tom@gastretailgroup.com | 714-777-9779

Site Address: 10542 SE WASHINGTON ST

Legal Description: TL 1100 10.47 ACRES LAND & IMPS SEE R589267 (R992032581) FOR OTHER IMPS, SECTION 03 1S 2E

Tax Account No.: R992032580

State ID No.: 1S2E03BB 01100

Quarter Section: 3141

Neighborhood: Hazelwood, contact Ann McMullen at ann@mediasharkinc.com & Mill Park, contact Trevor Hopper at mill.park.pdx.chair@gmail.com

Business District: Gateway Area Business Association, contact Nidal Kahl at gabapdxboard@gmail.com
District Coalition: District 1, contact Alison Stoll at alisons@cnncolalition.org
Plan District: Gateway
Zoning: **CXd**, Central Commercial with design overlay
Case Type: **DZM**, Design Review with Modification
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

Design Review approval is requested for five new wall signs on a building located in the Gateway Plan District. While the signage will include five individual signs on the north elevation, the Sign Code (Title 32) considers the total number to be four signs. This is because two pairs of these signs (Tenants “T2” and “T3”) are located less than two times the length of the signs away from each other. Per the Sign Code 32.24 *Measurement Figure 6*, each of these pairs are considered one sign.

Modification requests [PZC 33.825.040]:

1. Modification 1 – Modification of Size Allocation for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2
 Increase the size allocation above the 1 SF of signage allowed per 1 linear foot of primary building wall on the north wall from the allowed 388 SF of sign area to the proposed 706.49 SF of sign area.
2. Modification 2 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2
 To allow the Future Tenant Sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 161.34 SF proposed.
3. Modification 3 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2
 To allow the 99 Ranch Market sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 318.96 SF proposed.
4. Modification 4 – Modification of Maximum Area Per Sign for Signs Attached to Buildings – Portland Sign Code 32.32.020.A/Table 2
 To allow the combined T2 / T3 sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 147.53 SF proposed. Note: per the measurements chapter of the sign code, the two sign elements are considered one sign (Portland Sign Code 32.24.010.F *Individual elements*: “Sign elements will be measured as one unit when the distance between the elements is less than two times the dimension of each element”)

Because the proposal is for signage greater than 32 SF in a design overlay zone, Design Review is required.

Relevant Approval Criteria:

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

- Gateway Regional Center Design Guidelines
- 33.825.040 Modifications that will better meet Design Review Requirements

The Portland Zoning Code is available online at <https://www.portland.gov/code/33>.

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 August 21, 2024 and determined to be complete on 10/17/2024.

DECISION MAKING PROCESS

Portland Permitting & Development 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 Portland Permitting & Development. 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.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents.

APPEAL PROCESS

If you disagree with Portland Permitting & Development 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.

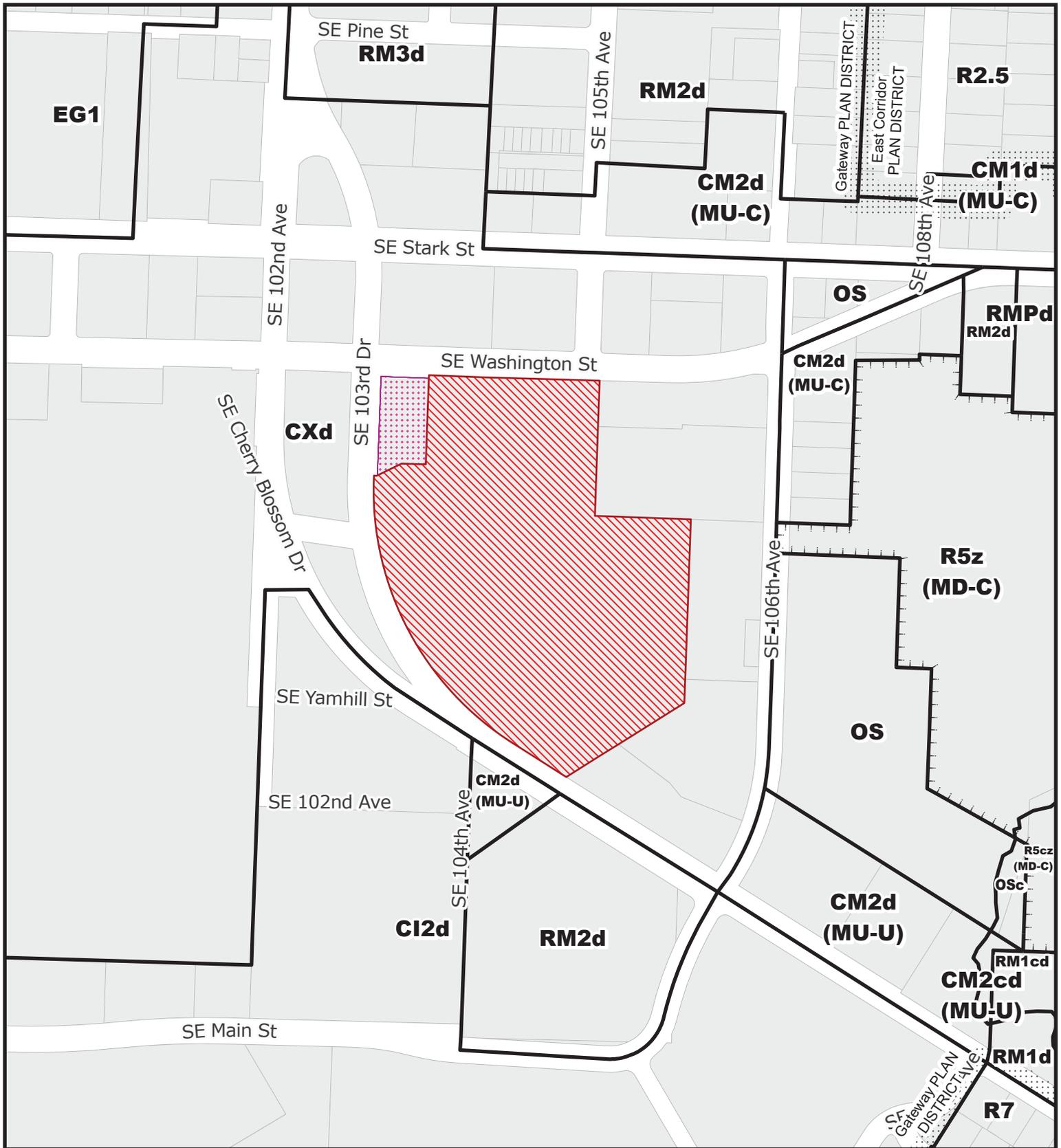
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 Portland Permitting & Development an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

Portland Permitting & Development 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; Proposed Elevation with Signage



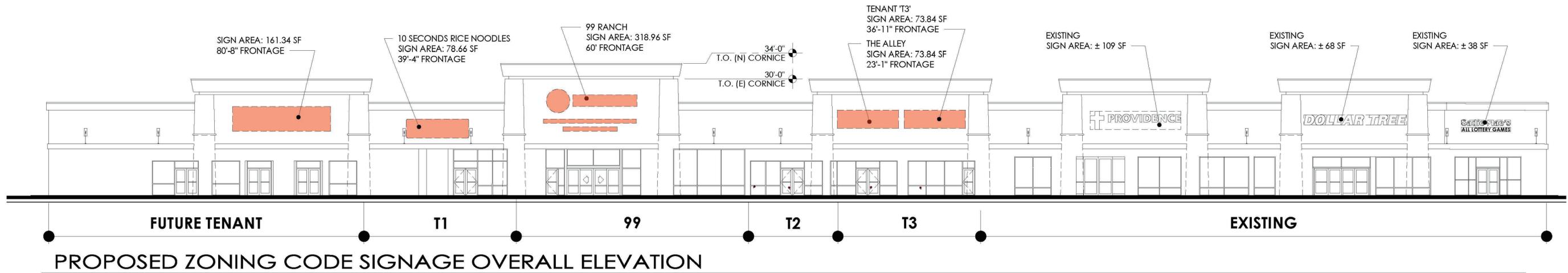
For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
GATEWAY PLAN DISTRICT

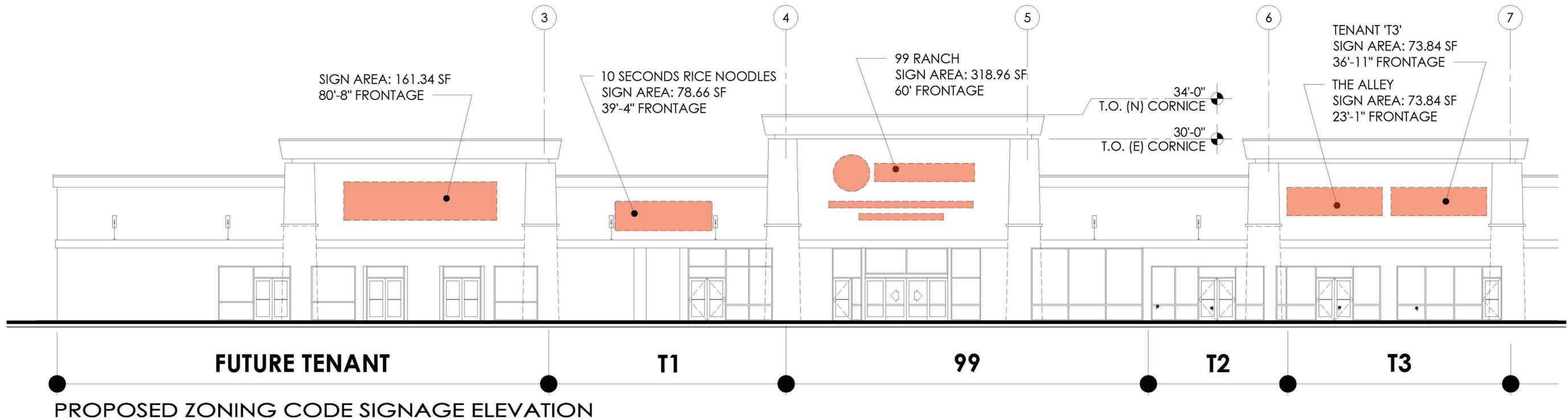
-  Site
-  Also Owned Parcels
-  Plan District

File No.	<u>LU 24 - 073292 DZM</u>
1/4 Section	<u>3141</u>
Scale	<u>1 inch = 300 feet</u>
State ID	<u>1S2E03BB 1100</u>
Exhibit	<u>B Aug 23, 2024</u>



PROPOSED ZONING CODE SIGNAGE OVERALL ELEVATION

N.T.S.



PROPOSED ZONING CODE SIGNAGE ELEVATION

SCALE: 1/8" = 1'-0"

PLAZA 205 RETAIL

SE Washington St., Portland, Oregon 97030

Red Mountain Group
1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102
DRAWN BY: TC
CHECKED BY:
DATE:
REVISION:

22-102_S1.3_SIGN2.dwg

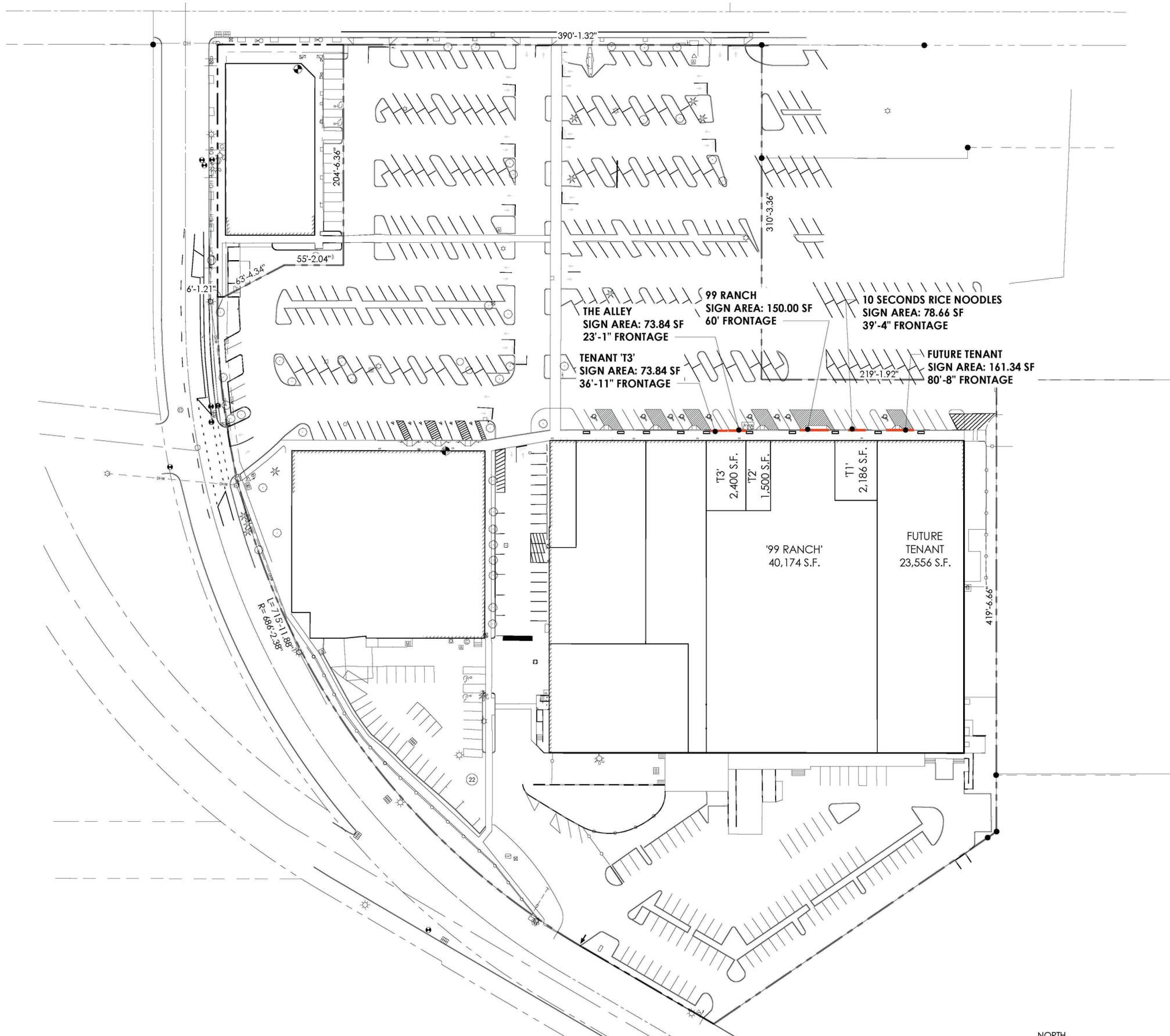


BENNER STANGE ASSOCIATES ARCHITECTS, INC.
THE WATERMAN BUILDING
80 SE MADISON STREET
SUITE 214
PORTLAND, OR 97214
503-670-0234
FAX 503-670-0235
bsa@bsaarch.com

PROPOSED ZONING CODE SIGNAGE ELEVATIONS

S3.0

October 07, 2024



PROPOSED ZONING CODE SIGNAGE



PLAZA 205 RETAIL
 SE Washington St., Portland, Oregon 97030
 Red Mountain Group
 1234 E. 17th Street Santa Ana, CA 92701

PROJECT NO. 22-102
 DRAWN BY : TC
 CHECKED BY :
 DATE :
 REVISION :

22-102 S1.3 [SIGN]2.dwg

BSAA
 ARCHITECTURE & PLANNING
 BENNER STANGE ASSOCIATES ARCHITECTS, INC.
 THE WATERMAN BUILDING
 80 SE MADISON STREET
 SUITE 214
 PORTLAND, OR 97214
 503-670-0234
 FAX 503-670-0235
 bsa@bsaarch.com

ZONING CODE
 SIGNAGE
 ELEVATIONS

S7.0



**Land Use Review Response
Transportation**

LU: 24-073292-000-00-LU Date: November 7, 2024

To: Tanya Paglia, Portland Permitting & Development, B299/R5000

From: Tammy Boren-King, PP&D, Public Infrastructure Review- Transportation
503-823-2948, tammy.boren-king@portlandoregon.gov

Applicant: Strata Land Use Planning *Emily Sandy*
STRATA LAND USE PLANNING
PO BOX 90833
PORTLAND OR 97290
USA

Location: 10542 SE WASHINGTON ST

TYPE OF REQUEST: Type 2 procedure DZM - Design Review w/ Modifications

DESCRIPTION OF PROJECT

Design Review approval is requested for five new wall signs on a building located in the Gateway Plan District. While the signage will include five individual signs on the north elevation, the Sign Code (Title 32) considers the total number to be four signs. This is because two pairs of these signs (Tenants T2 and T3) are located less than two times the length of the signs away from each other. Per the Sign Code 32.24 Measurement Figure 6, each of these pairs are considered one sign. Modification requests [PZC 33.825.040]:

1. Modification 1 -Modification of Size Allocation for Signs Attached to Buildings -Portland Sign Code 32.32.020.A/Table 2 Increase the size allocation above the 1 SF of signage allowed per 1 linear foot of primary building wall on the north wall from the allowed 388 SF of sign area to the proposed 706.49 SF of sign area.
2. Modification 2 - Modification of Maximum Area Per Sign for Signs Attached to Buildings. Portland Sign Code 32.32.020.A/Table 2 To allow the Future Tenant Sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 161.34 SF proposed.
3. Modification 3 - Modification of Maximum Area Per Sign for Signs Attached to Buildings. Portland Sign Code 32.32.020.A/Table 2 To allow the 99 Ranch Market sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 318.96 SF proposed.
4. Modification 4 - Modification of Maximum Area Per Sign for Signs Attached to Buildings. Portland Sign Code 32.32.020.A/Table 2 To allow the combined T2 / T3 sign to exceed the 100 SF of maximum area per sign allowed for signs in the CX zone to the 147.53 SF proposed. Note: per the measurements chapter of the sign code, the two sign elements are considered one sign (Portland Sign Code 32.24.010.F Individual elements: Sign elements will be measured as one unit when the distance between the elements is less than two times the dimension of each element.)

Because the proposal is for signage greater than 32 SF in a design overlay zone, Design Review is required.

RESPONSE

Portland Transportation/Development Review has reviewed the application for its potential impacts

regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

Design Review Approval Criteria – 33.825.040, Design Guidelines, and Modification of 33.32.020.A/Table 2

There are no applicable transportation-related approval criteria associated with the Design Guidelines under which modification requests are reviewed. There are other City requirements which can affect a project's ability to meet the Design Guidelines which do at times require a transportation response. For this request, the proposal is to change commercial signage on an existing building that is set back from the right-of-way by over 300-ft. There are no encroachments proposed and no changes to access locations. The proposal should have no impact on the public right-of-way.

Street Classification & Code/Title 17 Requirements

The proposal is to change commercial signage on an existing building. This is not anticipated to trigger either of the thresholds for when public improvements are required. (17.88.020 and TRN 10.30)

RECOMMENDATION

Transportation staff have no objection to the request.



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

To: Tanya Paglia
From: Chanel Horn, Life Safety Plans Examiner
Date: November 4, 2024
RE: 10542 SE WASHINGTON ST, 24-073292-LU

LIFE SAFETY PLAN REVIEW RESPONSE

The following comments are based on the plans and documents provided to the Life Safety Plan reviewer. They are intended to provide the applicant with preliminary Building Code information that could affect the Land Use Review, Public Records request and/or future Building Permit reviews. The comments may not identify all conflicts between the Land Use proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal at which time any additional Building Code issues will be noted. The comments are based on the Oregon Structural Specialty Code (OSSC), the International Existing Building Code (IEBC), the Oregon Mechanical Specialty Code (OMSC), or the Oregon Residential Specialty Code (ORSC).

RESPONSE SUMMARY

- Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.
- Life Safety Plan Review does not object to the approval of this proposal. This approval is conditional on the finalization of the property line adjustment approved through this LUR/PR. If this public record is not finalized, a Covenant Not to Sell the Properties Separately must be established for this project. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.
- Life Safety Plan Review does not object to the approval of this proposal. Prior to Life Safety approval of the final plat or Land Use proposal, the applicant must address the Building Code issues listed as part of the **GENERAL LIFE SAFETY COMMENTS** below.
- Life Safety Plan Review cannot support approval of the current Land Use proposal. Prior to Life Safety approval of the final plat, the applicant must address the Building Code issues listed as part of the **GENERAL LIFE SAFETY COMMENTS** below.

Item #	GENERAL LIFE SAFETY COMMENTS
1	Sign Permits Required - Separate Sign Permits are required for the work proposed and the proposals must be designed to meet all applicable building codes and ordinances. Information about submitting a permit application request is available online at https://www.portland.gov/ppd/sign-permits .



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Land Use Review Application

File Number: LU 24-073292 DZM

FOR INTAKE, STAFF USE ONLY

Date Rec 8/21/24 by ejd

Type I Type Ix Type II Type IIx Type III Type IV ELD

LU Reviews DZM (Tier E)

[Y] [N] Unincorporated MC

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

[Y] [N] Combined Flood Hazard Area

[Y] [N] DOGAMI

Qtr Sec Map(s) 3141 Zoning CXd

Plan District Gateway

Historic and/or Design District Gateway Regional

Neighborhood Hazelwood/Mill Park

District Coalition District 1

Business Assoc Gateway Area

Related File # _____

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

Development Site Address or Location 10522-10546 SE Washington St.

Cross Street _____ Sq. ft./Acreage 10.47 ac

Site tax account number(s)

R R332143 R R

R R R

Describe project (attach additional page if necessary)

Design Review for 5 signs on the north facade. Modification to sign size.

Describe proposed stormwater disposal methods

n/a

Identify requested land use reviews

Type II Design Review with Modification to Sign Size

• **Design & Historic Reviews** - For **new development**, provide project valuation.

For **renovation**, provide exterior alteration value.

AND provide total project valuation.

\$ _____

\$ 78,666

\$ _____

• **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

yes no

yes no N/A

• **Affordable Housing** - For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name Emily Sandy I acknowledge this typed name as my signature
 Company/Organization Strata Land Use Planning, LLC
 Mailing Address PO Box 90833
 City Portland State OR Zip Code 97290
 Day Phone 503-317-3548 FAX _____ email emily@stratalanduse.com

Check all that apply Applicant Owner Other

Typed Full Name Michael Mugel I acknowledge this typed name as my signature
 Company/Organization PLAZA 205 PORTLAND LLC ET AL
 Mailing Address 1234 E 17TH ST
 City SANTA ANA State CA Zip Code 92701
 Day Phone 714-245-7400 FAX _____ email mmugel@rmrginc.com

Check all that apply Applicant Owner Other owner's rep

Typed Full Name Tom Gast I acknowledge this typed name as my signature
 Company/Organization Gast Retail Group
 Mailing Address 1234 E 17TH ST
 City Santa Ana State CA Zip Code 92701
 Day Phone (714) 777-9779 FAX _____ email tom@gastretailgroup.com

Check all that apply Applicant Owner Other Additional contact person/party of interest

Typed Full Name _____ I acknowledge this typed name as my signature
 Company/Organization _____
 Mailing Address _____
 City _____ State _____ Zip Code _____
 Day Phone _____ FAX _____ email _____

Check all that apply Applicant Owner Other

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

Emily Sandy Date: August 21, 2024

Phone number: 503-317-3548 | Email this application and supporting documents to LandUseIntake@portlandoregon.gov | Submittal of locked or password protected documents will delay intake of your application. **2**



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

Date: September 4, 2024

To: Emily Sandy | Strata Land Use Planning
PO BOX 90833 | Portland, OR 97290 | emily@stratalanduse.com

cc: Michael Mugel | Plaza 205 Portland LLC Et Al
1234 E 17th St | Santa Ana, CA 97201 | 714-245-7400 | mmugel@rmrginc.com

From: Tanya Paglia, City Planner | 503-865-6518, Tanya.Paglia@portlandoregon.gov

Case File: LU 24-073292 DZM – 5 New Signs

The Portland Permitting & Development received your application for a Design Review w/ Modifications for 10542 SE WASHINGTON ST on August 21, 2024. I have reviewed the materials you submitted and identified additional materials you must submit to make your application complete in Section I, below. Once you submit this information, I will deem your application complete and proceed with a full review of your proposal. At that time, other City agencies may request additional materials to conduct their review.

Please send the requested information directly to me by email. Please label all correspondence and materials you submit with the case number LU 24-073292 DZM. Please email me for file dropbox instructions if document or drawing file sizes are greater than 10MB.

The missing information identified below must be submitted within 180 days of the date you submitted the application. The deadline to make your application complete is **Monday, February 17, 2025**. If your application is not complete by this deadline, it will be voided, and the application fee will not be refunded (Zoning Code Section 33.730.060.A.2.d).

The application will be deemed complete when you have submitted:

- All of the requested information included in Section I, below. If you cannot provide all of the requested information at one time and intend to submit additional information, please include a written statement with each separate submittal indicating that you still intend to provide the additional missing information by the **Monday, February 17, 2025** deadline, **or**
- Some of the requested information included in Section I, below, and a written statement that no additional information will be provided; **or**
- A written statement that none of the requested information included in Section I, below, will be provided.

Since it's the applicant's responsibility to demonstrate that all relevant approval criteria are met, and since the requested information is needed to demonstrate this, not submitting the requested information may result in your application being denied.

I. Information Necessary to Complete Application

Please address the following to make your application complete:

1. **Sign Elevations.** Please provide drawings of each proposed sign with measurements.

2. **Modifications Added to the Application.** Three additional Modifications to Sign Code standards will be required. The application already includes a Modification request to increase the overall size allocation which is required for the current proposal; however, three more Modifications are also required.

Modifications need to be added to proposals before the public notice is sent to avoid a need for re-notification later in the review (resulting in delay and a re-notification fee). Thus, the required fees must be paid to make the application complete.

Unless the sign designs are revised, the following 4 Modifications to the Sign Code Standards are required (only 1 of which is currently included in the application):

- **All Signage.** The signage does not meet the following Sign Code Standards:

- Portland Sign Code 32.32.020.A/Table 2 – Size Allocation:

In the CX zone, the size allocation allows 1 SF of signage allowed per 1' of primary building wall.

The application already includes a Modification request to increase the size allocation above the 1 SF of signage per 1 linear foot of primary building wall on the north wall from the allowed 388 SF of sign area to the proposed 753 SF of sign area.

- **Future Tenant Sign.** The sign does not meet the following Sign Code Standards:

- Portland Sign Code 32.32.020.A/Table 2 – Maximum Area per Sign:

In the CX zone, the maximum area per sign for signs attached to buildings in the CX zone is 100 SF.

The Future Tenant Sign is proposed to be 161.34 SF and thus requires a Modification.

- **99 Ranch Market Sign.** The sign does not meet the following Sign Code Standards:

- Portland Sign Code 32.32.020.A/Table 2 – Maximum Area per Sign:

In the CX zone, the maximum area per sign for signs attached to buildings in the CX zone is 100 SF.

The 99 Ranch Market Sign is proposed to be 150 SF and thus requires a Modification.

- **T3 Sign.** The sign does not meet the following Sign Code Standards:

- Portland Sign Code 32.32.020.A/Table 2 – Maximum Area per Sign:

In the CX zone, the maximum area per sign for signs attached to buildings in the CX zone is 100 SF.

Each of the individual T3 Sign is below 100 SF, however, they would be considered one sign and thus would be above the threshold and require a Modification. Per the measurements chapter of the sign code, the two sign elements are considered one sign as they will be located less than two times the length of the signs away from each other:

Portland Sign Code 32.24.010.F *Individual elements*: “Sign elements will be measured as one unit when the distance between the elements is less than two times the dimension of each element” (See Figure 6)