



# City of Coos Bay

## *Public Works & Community Development Dept.*

500 Central Ave., Coos Bay, Oregon 97420

Phone (541) 269-8918 Fax (541) 269-8916

## **STAFF REPORT**

### **Type III - Architectural Design Review**

**STAFF:** Debbie Erler, Planner 1

**REVIEW BODY:** Planning Commission

**DATE & TIME:** October 8, 2019 at 6:00 p.m.

**LOCATION:** Coos Bay City Hall – City Council Chambers  
500 Central Avenue, Coos Bay

**OWNER:** Rich & Ruth Gallagher, 2290 Hayes Street, North Bend, Oregon 97459

**APPLICANT:** Alex Samuels, 920 Newmark Avenue, Coos Bay, OR 97420

**LOCATION:** 920 Newmark Avenue, Coos Bay, Oregon 97420  
(T.25, R.13, S.20BA Tax Lot 8600)  
Lot 8 in Block 29 of the First Addition to Empire

**SUBJECT:** **ARCHITECTURAL DESIGN REVIEW APPLICATION #187-19-067**  
Two new wall mounted signs 4' X 8' and 4' X 16'

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#### **I. REQUEST:**

The applicant is proposing to place two wall mounted signs, one on the west elevation and one on the east elevation. No lighting is proposed.

The property is in the "Empire Settlement" design review area; Therefore, approval of an Architectural Design Review application is required. The property is in the "Empire Settlement" design review area; Therefore, approval of an Architectural Design Review application is required.

## II. APPLICABLE REGULATIONS

Coos Bay Municipal Code Chapter 17.316 Empire Waterfront Settlement Design Review.

## III. HISTORIC DESIGN REVIEW COMMITTEE RECOMMENDATION

The Design Assistance Team (DAT) met on Wednesday, September 25, 2019 to review the request. They made a recommendation to approve the application as submitted.

## IV. DESIGN REVIEW GOALS AND STANDARDS / FINDINGS AND CONCLUSION

The purpose of the Architectural Design review is to guide the construction of private and public development to ensure that structures, landscaping, and other improvements are consistent with the architectural design review goals and standards.

Architectural design review goals are the conceptual framework establishing the underlying objectives to be achieved by development in the design area. Architectural design review standards are the approval criteria developed to implement the architectural design review goals and used to review development.

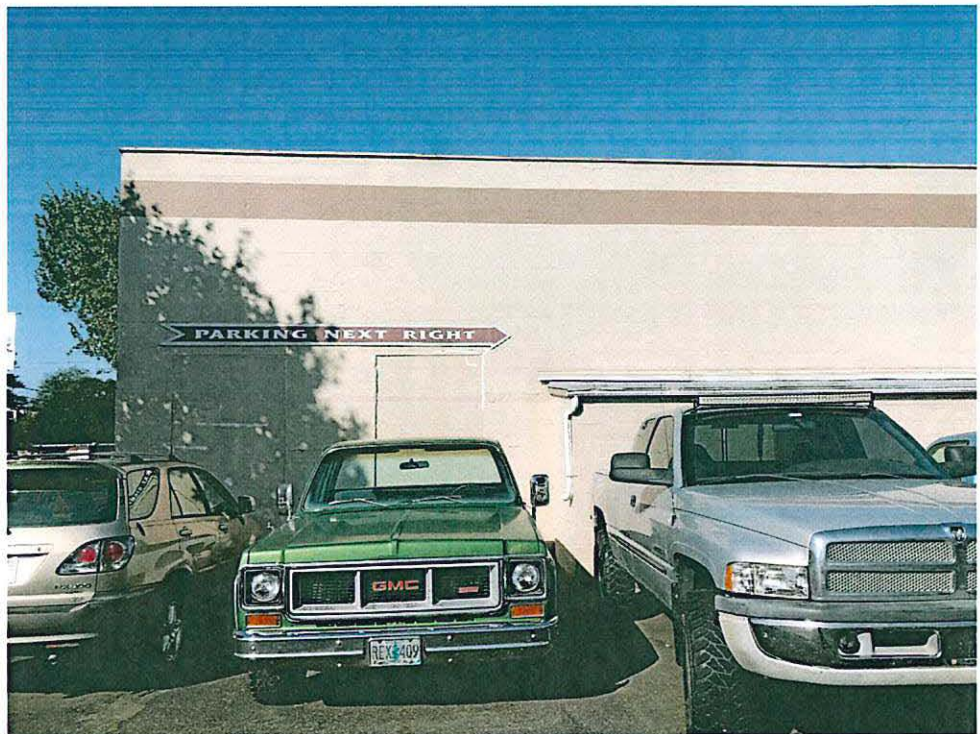
Architectural design review standards are mandatory approval criteria used in the design review process. The review authority shall approve a design review application if it finds the proposal clearly complies with the applicable architectural design review standards; provided, however, the review authority may waive one or more of the architectural design review standards during the design review process if the applicant clearly demonstrates the proposal satisfies the architectural design review goals for the design area.

**GOAL #3: Signage** Design for signs should emulate signage that existed during the designated historic period.

**Standard:** Signs must be consistent with the character of the facade, the building on which they are situated and the abutting and adjacent area. Review for consistency includes, but is not limited to, evaluation of size, shape, position, materials and illumination in relationship to the facade and abutting and adjacent developments. Signs on a business front are limited to a building sign on each building face (identifying the building name), a sign for each business entry (vehicular or pedestrian), and interior painting of street front windows. Signs shall have a minimum clearance of eight feet above a pedestrian walkway and 15 feet above a public street or alley, driveway, or parking lot. Signs shall not be closer than two feet to any curb line. A projecting sign shall not project more than eight feet beyond the property line. All signs shall be of an appropriate size and design; be sited sympathetically on the building; not obscure or remove detailing on the building; be designed as part of the building and not treated as an unrelated addition; and be related to the style and character of the building or area.

### **STATEMENTS OF FACT, FINDINGS AND CONCLUSION:**

- C1. The signage is consistent in size, shape, position and material of the structure. Illumination is not proposed.



- C2. One sign is proposed on the west face and one sign is proposed on the south face of the building. The signage identifies the business name and specialty.
- C3. The proposed signage is wall mounted and will be placed above eight-feet above grade. The signage will not extend over a vehicular or pedestrian pathway and will not project beyond the property line.

- C4. The proposed signage is of an appropriate size and design. The proposed signage is sited sympathetically on the building and does not obscure detailing on the building.



1/3 @ architects unlimited.com

**RECOMMENDATION:**

Based on the applicant's submittal, the statement of facts, findings and conclusions approve Architectural Design Review #187-19-067, authorizing the wall mounted signage as proposed, subject to the following condition:

*The applicant must secure all required development permits applicable to the project.*

  
Debbie Erler, Planner 1

DATE: October 1, 2019

Attachments: A - Applicant submittal  
B - Location map

c: Applicant and owner

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**CITY OF COOS BAY**  
 Public Works & Community Development Department  
 500 Central Avenue, Coos Bay, Oregon 97420  
 Phone 541-269-8918 Fax 541-269-8916

Permit No. 187-ZON-19-000 0 67-PLNG  
 Date Received: 9-6-19

## LAND USE DEVELOPMENT REVIEW APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT NO(S).

**Type of Review** (Please check all that apply):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Annexation                             | <input type="checkbox"/> Home Occupation            | <input type="checkbox"/> Subdivision   |
| <input type="checkbox"/> Appeal and Review                      | <input type="checkbox"/> Legislative/Text Amendment | <input type="checkbox"/> Temporary Use |
| <input checked="" type="checkbox"/> Architectural Design Review | <input type="checkbox"/> Lot Line Adjustment        | <input type="checkbox"/> Vacation      |
| <input type="checkbox"/> Conditional Use                        | <input type="checkbox"/> Partition                  | <input type="checkbox"/> Variance      |
| <input type="checkbox"/> Cultural Resources                     | <input type="checkbox"/> Planned Unit Development   | <input type="checkbox"/> Zone Change   |
| <input type="checkbox"/> Estuarine Use/Activities               | <input type="checkbox"/> Site Plan Review           | <input type="checkbox"/> Other _____   |

Pre-Application applications require a different application form available on the City website or at City Hall.

<b>Site Location/Address:</b> <u>920 NEWMARK COOS BAY, OR 97420</u>	Assessor's Map No./Tax Lot(s): <u>2551320BA 08600</u>
	Zoning: <u>C</u>
	Total Land Area: <u>6600 S.F. ±</u>

**Detailed Description of Proposal:**

SIGN #1: 4' x 16' LONG; WALL MOUNT; NO LIGHT  
SIGN #2: 4' x 8' LONG; WALL MOUNT; NO LIGHT

r Raiders.INVEST@mail.com

<b>Applicant/Owner Name:</b> <small>(please print)</small>	<u>ALEX SAMUELS RICH &amp; RUTH</u>	Phone: <u>541-808-0450</u>
Address:	<u>920 NEWMARK GALLAGHER</u>	Email: <u><del>alex@samuelsautomotive.com</del></u>
City State Zip:	<u>COOS BAY, OR 97420</u>	<u>2290 HAYES ST, NORTH BEND, OR 97459</u>

<b>Applicant's Representative:</b> <small>(please print)</small>	<u>ALEX SAMUELS</u>	Phone: <u>541-808-0450</u>
Address:	<u>920 NEWMARK</u>	Email: <u>Samuelsautomotive@gmail.com</u>
City State Zip:	<u>COOS BAY, OR 97420</u>	

1. Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application.
2. Copy of the deed for the subject property.
3. Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
4. Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
5. Type II requires three (3) **complete hard-copy sets** (single sided) of application & submitted documents must be included with this application. **One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.
6. Type III requires **Ten (10) complete hard-copy sets** (single sided) of application & submitted documents must be included with this application. **One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.

Per City of Coos Bay Resolution 17-03, a 5% Technology Fee will be assessed on all permit and plan review fees.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

<u></u>	<u>9-4-19</u>	<u></u>	<u>9-4-19</u>
Applicant's signature	Date	Owner's signature (required)	Date

**From:** [Patrick Erm](#)  
**To:** [Debbie Erler](#)  
**Subject:** Re: 920 Newmark Avenue - Sign information  
**Date:** Tuesday, September 24, 2019 7:10:28 AM  
**Attachments:** [image001.png](#)

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Hey Deb

the font used on this sign is Impact

'Samuels Automotive' is 8" tall

the phone number is 4.5"

and the tag line on the lower part, "Asian & Domestic" is all 4" tall

the wrench is 3 1/2' tall

Colors correlate with the same colours used on the building (whatever those are)

these are the colors and typestyles of this customer's logo.

Patrick Erm  
Artworks Unlimited  
541-404-7325

Sent from [Outlook](#)

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**From:** Debbie Erler <derler@coosbay.org>  
**Sent:** Monday, September 23, 2019 9:44 PM  
**To:** artworksunlimited@outlook.com <artworksunlimited@outlook.com>  
**Subject:** RE: 920 Newmark Avenue - Sign information

Pat, Can I get details on the proposed signage. I need proposed font details, size of letters, colors.

Thank you,

*Debbie Erler, Planner*  
Community Development Department  
City of Coos Bay  
P 541.269.1181 X 2259  
F 541-259-8916  
[derler@coosbay.org](mailto:derler@coosbay.org)



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# SAMUELS AUTOMOTIVE

541-808-0450

*Asian & Domestic  
Automotive Repair*



1/9 @artworks unlimited.com



TL  
9400

TL  
8700

TL  
8600

TL  
8500

920

← SIGN # 2

SIGN # 1 →



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Date: 8/14/2019

Image Date: 3/6/2018



1 inch = 20 feet



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Image Date: 3/6/2018



Date: 9/17/2019

1 inch = 100 feet