

**From:** Brandon Goldman <brandon.goldman@ashland.or.us>  
**Sent:** Thursday, March 21, 2024 5:01:01 PM  
**To:** Dylan Bloom <dylan.bloom@council.ashland.or.us>  
**Cc:** Sabrina Cotta <sabrina.cotta@ashland.or.us>  
**Subject:** RE: Omars Seafood - sign issue

Dylan,

I remember that in 2020, the owner of Omar's asked about expanding their front patio. The primary issue with her expansion plan, as I detailed in my April 2020 email to Jennifer copied below, was not about needing to remove her sign. Instead, her expansion plans encroached beyond her property line into the Siskiyou Boulevard (Hwy 99) Right of Way. The city cannot approve a permit for any permanent structure that would extend into the state highway right of way as was the case with eh Omar's concept plan. This is why the patio was not permitted, not any issue with the existing sign.

Regarding the Omar's neon sign, our previous communications don't indicate she was advised it would need to be removed. Given the iconic nature, and longstanding presence of the Omar's neon sign, this specific sign could likely qualify as a Historic Sign, making it permissible under our sign regulations, which you can find here:  
<https://ashland.municipal.codes/LandUse/18.4.7.130>.

It's regrettable that four years later, Jennifer remains upset about this, especially since she remembers it as a sign issue rather than a property boundary problem. No formal request was made for the patio plan discussed in the email below.

During COVID, we did allow a temporary tent at Omar's for outdoor seating, which has been taken down. Currently, there remains fencing and seating on the ODOT right of way.

Please feel free to direct such questions from the public to the Planning Department so we can address such concerns directly with the complainant.

Thank you Brandon

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Here is the email thread I had with Jennifer in April 2020 where I provided a map for her to illustrate the issue.

**From:** Brandon Goldman <brandon.goldman@ashland.or.us>  
**Sent:** Wednesday, April 15, 2020 10:19 AM  
**To:** Omars Restaurant <omarsrestaurant@gmail.com>  
**Subject:** RE: Side view of overhang for Omars

Jennifer,

Thank you for the illustrations, they were very helpful in visualizing what you are considering. In addition to the elevations, what the Planning, Building, and Fire Departments would need as part of a building permit application review is a scalable site plan that shows where precisely the addition is proposed, where the cooking area would be (including any fuel), and where the (existing) parking is in relation to property lines and existing building.

However, in my cursory review it appears to me that Omar's property does not extend all the way up to the sidewalk, but rather is about 10' to the south of the existing sidewalk's edge. As such the addition you are proposing would extend about 8' into the public right of way of Siskiyou Blvd (Hwy99) and would not be entirely located on your private property..

I recognize that Omar's currently has used this area for both an outdoor area adjacent to the existing entrance, and for the rear portion of some existing parking spaces, however the City cannot newly permit the development of any building structure in this public right-of-way area. Any roof cover extension proposed would have to be contained entirely within the private property.

See aerial with approximate property line locations below:



I am sorry to have to inform you of this property line issue given it will significantly limit what you hope to achieve regarding a covered outdoor seating area. Please feel free to call me directly if you would like to discuss these issues further.

Brandon Goldman, AICP

**Senior Planner**

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**From:** Omars Restaurant <omarsrestaurant@gmail.com>

**Sent:** Wednesday, April 15, 2020 9:50 AM

**To:** Ralph Sartain <ralph.sartain@ashland.or.us>; building <building@ashland.or.us>; planning <planning@ashland.or.us>

**Subject:** Side view of overhang for Omars

[EXTERNAL SENDER]



My apologies, I forgot to attach this with it

**Brandon Goldman, AICP**

**Director of Community Development**

Pronouns: he, him, his



**City of Ashland**

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**From:** Dylan Bloom <[dylan.bloom@council.ashland.or.us](mailto:dylan.bloom@council.ashland.or.us)>

**Sent:** Thursday, March 21, 2024 3:43 PM

**To:** Brandon Goldman <[brandon.goldman@ashland.or.us](mailto:brandon.goldman@ashland.or.us)>

**Cc:** Sabrina Cotta <[sabrina.cotta@ashland.or.us](mailto:sabrina.cotta@ashland.or.us)>

**Subject:** Omars Seafood - sign issue

Hi Brandon,

I spoke with the owner of Omar's today and she is quite upset with the City of Ashland. She says that during COVID she got some grant money to expand the patio in front of the building. She reached out to the City and was told that if she made any changes she would have to remove the neon sign. Could you shed some light on this and what options she might have to make improvements without taking this step? This establishment is the oldest restaurant between Redding and Portland, so I'm guessing there are maybe some historical building restrictions?

She is quite upset about the whole ordeal and is at the point publicly admonishing CoA for not supporting businesses. I would like to get some clarity so I can navigate this issue and maybe shed some light for her on proper processes.