

Early Assistance Intakes

From: 11/24/2014

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-242870-000-00-EA	710 NE HOLLADAY ST, 97232		DA - Design Advice Request	11/26/14		Application
	<i>Proposed Oregon Square development - 4 block superblock development on site of the existing Oregon Square block, including 4 apartment towers and a public pedestrian only plaza. Proposing 1030 apartment units, 36000 sf retail, 800 below-grade parking stalls.</i>	1N1E35BC 00300 HOLLADAYS ADD BLOCK 91 LOT 1-3 EXC PT IN ST INC PT VAC ST LOT 4	Applicant: KYLE ANDERSEN GBD Architects Incorporated 1120 NW COUCH SUITE 300 PORTLAND OR 97209		Owner: AAT LLOYD DISTRICT LLC 11455 EL CAMINO REAL #200 SAN DIEGO, CA 92130-2047	
14-241799-000-00-EA	4937 SE DIVISION ST, 97215		EA-Zoning & Inf. Bur.- no mtg	11/24/14		Pending
	<i>Early Assistance Planner + Service Bureaus, No meeting for proposed 134 unit apartment building with retail at ground level.</i>	1S2E06CD 14300 GILHAMS ADD & 2ND BLOCK 2 LOT 1&2	Applicant: REBECCA GRACE SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209		Owner: AARON JONES URBAN IDM 4200 SE COLUMBIA WAY, SUITE F VANCOUVER, WA 98661  Owner: D50 LOFTS LLC 4200 SE COLUMBIA WAY #F VANCOUVER, WA 98661-5572	
14-243165-000-00-EA	7934 SW CAPITOL HILL RD, 97219		EA-Zoning & Inf. Bur.- no mtg	11/26/14		Application
		1S1E21CB 02900 SECTION 21 1S 1E TL 2900 0.73 ACRES	Applicant: CODY JOHNECHECK CONSOLIDATED LAND AND CATTLE LLC 2 CENTERPOINTE DR 210 LAKE OSWEGO OR 97035		Owner: KYMBERLY M RANDOLPH 7934 SW CAPITOL HILL RD PORTLAND, OR 97219-2678  Owner: LARRY J CLEMENSON 7934 SW CAPITOL HILL RD PORTLAND, OR 97219-2678	
14-243024-000-00-EA	6012 SE YAMHILL ST, 97215		PC - PreApplication Conference	11/26/14		Application
	<i>Pre-Application Conference for a Comprehensive Map Amendment</i>	1S2E06AA 14600 LEONARD TR BLOCK 3 LOT 1 EXC PT IN ST LOT 4&6	Applicant: CHRIS HAGERMAN THE BOOKIN GROUP LLC 813 SW Alder Street, Suite 320 PORTLAND, OR 97205		Owner: INSTITUTE OF INTERNAT'L 6012 SE YAMHILL ST PORTLAND, OR 97215  Owner: CHRISTIAN COMMUNICATION INC 6012 SE YAMHILL ST PORTLAND, OR 97215	
14-242574-000-00-EA	1417 NW 20TH AVE, 97209		PC - PreApplication Conference	11/25/14		Application
	<i>New mixed use project including 8 story building with ground floor retail and condominiums and public square.</i>	1N1E33BA 00100 COUCHS ADD BLOCK 290&291 TL 100	Applicant: ALEX YALE YBA ARCHITECTS PC 123 NW 2ND AVE, SUITE 204 PORTLAND OR 97209		Owner: CON-WAY PROPERTIES INC PO BOX 4138 PORTLAND, OR 97208-4138	

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14-242169-000-00-EA	439 W BURNSIDE ST, 97209		PC - PreApplication Conference	11/25/14		Pending
	<i>Pre-Application Conference to discuss Type III Historic Resource Review for the renovation of an existing 3 story building--the Grove Hotel and the construction of a new 9-story , 63,000 square-foot building (replacing the theatre addition). Both buildings will contain hotel uses with ground-floor retail. The site is within the New Chinatown/Japantown Historic District.</i>	1N1E34CA 11000 COUCHS ADD BLOCK 32 LOT 1&2 EXC PT IN ST LOT 4	Applicant: BOB NAITO NAITO DEVELOPMENT LLC 2501 SW 1ST AVE SUITE 390 PORTLAND, OR 97209  Applicant: ERIK MATTHEWS SURROUND ARCHITECTURE, INC. 150 SW Harrison St Portland, OR 97201		Owner: PORTLAND CITY OF(PDC) 222 NW 5TH AVE PORTLAND, OR 97209-3812	
14-243088-000-00-EA			Public Works Inquiry	11/26/14		Application
		1N2E28CA 05901 FERN PK BLOCK 10 LOT 19			Owner: FREDERICK G SHERVEY PO BOX 86320 PORTLAND, OR 97286-0320	

**Total # of Early Assistance intakes: 7**

**Final Plat Intakes**

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
13-167780-000-00-FP	4934 NE 41ST AVE, 97211	FP - Final Plat Review		11/24/14		Application

*Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 standard lots, as illustrated with Exhibit C.3, subject to the following conditions:*

*A. The following must occur prior to Final Plat approval:*

**Streets**

*1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage. The applicant shall submit an application for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental Services for required street frontage improvements.*

**Utilities**

*2. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public sewer main in NE 41st Avenue. The public sewer extension requires a Public Works Permit or BES Simplified Permit. The applicant shall complete either a or b:  
a) submit engineering plans, a financial guarantee, and fees to the satisfaction of BES under a Public Works Permit; or  
b) construct and obtain BES inspection approval of the sewer extension through a Simplified Permit.*

*3. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning of the existing sanitary sewer system on the site.*

*4. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate residential hydrant spacing. The applicant must provide verification to the Fire Bureau that Appendix C of the Fire Code is met or purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.*

*5. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.*

**Existing Development**

*6. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures.*

*7. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 2. Alternately, the applicant can execute a covenant with the City stating that the structures will be removed if a primary structure has not received final inspection on the lot(s) with the accessory structure(s) within two years of final plat approval. The covenant must be recorded with Multnomah County prior to final plat approval.*

1N1E24AD 00800

SECTION 24 1N 1E  
TL 800 0.23 ACRES

Applicant:  
ROB HUMPHREY  
FASTER PERMITS  
14334 NW EAGLERIDGE LANE  
PORTLAND, OR 97229

Owner:  
MARK CONNELLY  
8014 NE GLISAN ST  
PORTLAND, OR 97213-7042

8. The applicant must remove the shed on Parcel 2. The applicant must submit before and after photos of the removal (with the same perspective). Alternately, the applicant can execute a covenant with the City stating that the structures will be removed if a primary structure has not received final inspection on the lot(s) with the accessory structure(s) within two years of final plat approval. The covenant must be recorded with Multnomah County prior to final plat approval.

B. The following conditions are applicable to site preparation and the development of individual lots:

1. The applicant must meet the addressing requirements of the Fire Bureau. The location of the address sign must be shown on the building permit.

2. If determined necessary, the applicant will be required to meet any conditions imposed through a Fire Code Appeal. Please refer to the final plat approval report for details on whether or not this requirement applies.

3. The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for

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**Total # of FP FP - Final Plat Review permit intakes: 1**

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**Total # of Final Plat intakes: 1**

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-241892-000-00-LU	6400 SW CANYON CT, 97221 <i>AD to height for future multi-dwelling development</i>	AD - Adjustment	Type 2 procedure	11/24/14		Pending
		1S1E06CB 01600 SECTION 06 1S 1E TL 1600 3.46 ACRES	Applicant: THOMAS CLAREY SYLVAN OFFICE PARK, LLC 1200 SW 66TH AVE, SUITE 300 PORTLAND, OR 97225		Owner: SYLVAN OFFICE PARK LLC 1200 SW 66TH AVE #300 PORTLAND, OR 97225	
14-242218-000-00-LU	3202 SW HAMILTON CT, 97201 <i>Adjustment request to 33.266.120. to allow additional parking space within setback</i>	AD - Adjustment	Type 2 procedure	11/25/14		Application
		1S1E17AB 00800 SECTION 17 1S 1E TL 800 1.18 ACRES	Applicant: CHARLES H BEASLEY 3202 SW HAMILTON CT PORTLAND, OR 97239-1218		Owner: CHARLES H BEASLEY 3202 SW HAMILTON CT PORTLAND, OR 97239-1218  Owner: MELINDA O'SULLIVAN 3202 SW HAMILTON CT PORTLAND, OR 97239-1218	
14-241621-000-00-LU	240 SE CLAY ST, 97214 <i>Adjustments to eliminate perimeter parking lot landscaping and reduce size of loading space</i>	AD - Adjustment	Type 2 procedure	11/24/14		Pending
		1S1E03DA 01900 STEPHENS ADD BLOCK 39 LOT 1-8	Applicant: ADAM TYLER CLAY INVESTORS, LLC 500 E Broadway #110 Vancouver, WA 98660		Owner: CLAY INVESTORS LLC 500 E BROADWAY #110 VANCOUVER, WA 98660-3323	
<b>Total # of LU AD - Adjustment permit intakes: 3</b>						
14-242953-000-00-LU	<i>Ground floor storefront remodel.</i>	DZ - Design Review	Type 2 procedure	11/26/14		Application
			Applicant: DANA MOORE EMERICK ARCHITECTS 208 SW 1ST AVE SUITE 320 PORTLAND OR 97204		Owner: WINEMA LAND CO LLC 1211 SW 5TH AVE #1440 PORTLAND, OR 97204-3720	
14-241913-000-00-LU	2057 W BURNSIDE ST, 97209 <i>Design Review for drive through coffee with indoor seating, includes Documenting Nonconforming Situation for drive up and DZ for one freestanding sign. See EA 14-184520.</i>	DZ - Design Review	Type 2 procedure	11/24/14		Pending
		1N1E33CA 13500 KINGS 2ND ADD BLOCK 30 TL 13500	Applicant: PAUL REED BAYSINGER PARTNERS ARCHITECTURE 1006 SE GRAND AV STE 300 PORTLAND, OR 97214  Applicant: JENNIFER RINKUS BAYSINGER PARTNERS ARCHITECTS 1006 SE GRAND AVE SUITE 300 PORTLAND OR 97214		Owner: QIU SHENG JIA 2240 SUMMIT CT LAKE OSWEGO, OR 97034-3618	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
14-242121-000-00-LU	, 97232	DZ - Design Review	Type 2 procedure	11/25/14		Application
<i>Repairing existng concrete planter boxes at the Rose Quarter Plaza.</i>						
	1N1E34AB 01100		Applicant: JENNIFER MARSICEK SCOTT EDWARDS ARCHITECTURE LLP 2525 E BURNSIDE ST PORTLAND, OR 97214		Owner: PORTLAND CITY OF 1221 SW 4TH AVE #140 PORTLAND, OR 97204-1900	
	MC MILLENS ADD BLOCK 11-14&16-18&22 LOT TL 1100					
14-242358-000-00-LU	1969 SW PARK AVE, 97201	DZ - Design Review	Type 2 procedure	11/25/14		Application
<i>Design Review for entry plaza improvements for apartment building in Central City.</i>						
	1S1E04DA 07600		Applicant: RAY YANCEY MYHRE GROUP ARCHITECTS 620 SW 5TH AVENUE, SUITE 500 PORTLAND, OR 97204		Owner: PARK PLAZA COMMUNITIES LLC 444 W BEECH ST #300 SAN DIEGO, CA 92101-2942	
	PORTLAND BLOCK 232 LOT 1-3 INC PT VAC ST LOT 4 E 1/2 OF LOT 7&8		Applicant: MATHEW MOISEVE PARK PLAZA COMMUNITIES, LLC 444 WEST BEECH ST, SUITE 300 SAN DIEGO, CA 92101			
<b>Total # of LU DZ - Design Review permit intakes: 4</b>						
14-242854-000-00-LU	7445 NE 33RD DR, 97211	EN - Environmental Review	Type 2 procedure	11/26/14		Application
<i>Re-establish banks, remove nuisance trees, replant (no invasives). Install gravel lot for construction equipment storage for existing business.</i>						
	1N1E13BA 05500		Applicant: Jason Ashe NTA Contracting Inc 10350 N Vancouver Way #345 Portland, OR 97217		Owner: THOMAS B FLYNN 142 LAUREL LN WASHOUGAL, WA 98671	
	SUNDERLAND AC & PLAT 3 LOT 29 TL 5500					
<b>Total # of LU EN - Environmental Review permit intakes: 1</b>						
14-243163-000-00-LU	3102 NE 9TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	11/26/14		Application
<i>Replacement of 2 exterior doors on south side of house.</i>						
	1N1E26BA 07600		Applicant: JEFFREY T WALLACE 3102 NE 9TH AVE PORTLAND, OR 97212-2227		Owner: JUDITH C BECHER 3102 NE 9TH AVE PORTLAND, OR 97212-2227	
	IRVINGTON BLOCK 100 LOT 11				Owner: JEFFREY T WALLACE 3102 NE 9TH AVE PORTLAND, OR 97212-2227	
14-242277-000-00-LU	811 SW NAITO PKY, 97204	HR - Historic Resource Review	Type 1x procedure	11/25/14		Application
<i>Exterior alterations - replacement of two canopies, and new signage.</i>						
	1S1E03BA 00600		Applicant: NICOLE BEKKEN FFA ARCHITECTURE & INTERIORS 520 SW Yamhill St. Ste 900 Portland, OR 97204		Owner: SFI 811 SW NAITO PKWY LLC 260 CALIFORNIA ST #300 SAN FRANCISCO, CA 94111	
	PORTLAND BLOCK 4 LOT 1&2					

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14-242862-000-00-LU	2029 SE CYPRESS AVE, 97214 <i>10 sash windows, 2 new skylights, 1 new basement on the NE side of house. No alterations to the street facing facade. No change in floor area.</i>	HR - Historic Resource Review	Type 2 procedure	11/26/14		Application
		1S1E02DC 01300 LADDS ADD BLOCK 25 LOT 17	Applicant: MARC TEDESCO 1920 SE 35TH PL PORTLAND, OR 97214		Owner: KRISTIN L SWANSON 2029 SE CYPRESS AVE PORTLAND, OR 97214-5407	
					Owner: HERBERT M PRICHARD 2029 SE CYPRESS AVE PORTLAND, OR 97214-5407	

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**Total # of LU HR - Historic Resource Review permit intakes: 3**

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**Total # of Land Use Review intakes: 11**