

Early Assistance Intakes

From: 5/22/2017

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-178014-000-00-EA	, 97232		DA - Design Advice Request	5/26/17		Application
<p><i>Changes are being proposed to LU 16-195933. Block 103 (SE) within Phase 2 is being proposed to change from a multi-story residential building to a mixed-use speculative commercial office building. The building along with the approved design of block 102 (NE) along with the approved buildings in Phase 1 will surround a publicly accessed pedestrian-only plaza. Two levels of below grade parking are proposed beneath 103 with the opportunity to connect 90 (SW) and 91 (NW). Changes to blocks 90 and 91 will add one level of below grade parking.</i></p>						
		1N1E35BC 01700 HOLLADAYS ADD BLOCK 103 INC PT VAC STS LOT 1 INC PT VAC ST LOT 2&3 INC PT VAC ST LOT 4 EXC PT IN ST		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
17-175818-000-00-EA	, 97220		EA-Zoning & Inf. Bur.- w/mtg	5/23/17		Application
<p><i>BES pump station replacement and expansion on ROW adjacent to 1702 NE 92ND AVE. Looking at possible tree removal, possible storm water issues and antenna pole relocation.</i></p>						
		1N2E28DC 06000 SECTION 28 1N 2E TL 6000 1.20 ACRES		Applicant: Huong Nguyen Bureau of Environmental Services 5001 N Columbia Blvd Portland, OR		Owner: JDM - 1702 NE 92ND 2850 SE 82ND AVE #1 PORTLAND, OR 97266 Owner: AVENUE BUILDING LLC 2850 SE 82ND AVE #1 PORTLAND, OR 97266
17-177748-000-00-EA	2606 NE BROADWAY, 97232		EA-Zoning & Inf. Bur.- w/mtg	5/26/17		Application
<p><i>Combining 2 tenant spaces to be used for compounding medicine to create custom prescriptions.</i></p>						
		1N1E25CC 13500 CARTERS ADD TO E P BLOCK 8 LOT 3&4 EXC PT IN ST LOT 5		Applicant: STEPHEN KORBICH 2235 NE KLICKITAT ST PORTLAND OR 97212		Owner: 2606 BROADWAY LLC 438 E BURNSIDE ST PORTLAND, OR 97214
17-177967-000-00-EA	2420 SW HOFFMAN AVE, 97201		EA-Zoning & Inf. Bur.- w/mtg	5/26/17		Application
<p><i>Construct a 4-unit 3-story townhouse on sloped lot.</i></p>						
		1S1E04DD 09900 SEVENTH ST TERR BLOCK 1 LOT 7&8 EXC PT IN ST		Applicant: BARRY SMITH BARRY R SMITH PC ARCHITECT 715 SW MORRISON #909 PORTLAND OR 97205-3105		Owner: MARTIN T KEHOE PO BOX 69501 PORTLAND, OR 97239-0501
17-175041-000-00-EA	2374 SW MONTGOMERY DR, 97201		EA-Zoning & Inf. Bur.- w/mtg	5/22/17		Pending
<p><i>Proposal to rebuild existing garage and add 2nd story for studio space. 8'8"x 20' of existing 19' x 20' garage in ROW.</i></p>						
		1S1E04CB 07700 LENTS ADD BLOCK 1 LOT 1&2		Applicant: MAGGIE FERNANDEZ GREEN GABLES 1807 NW VAUGHN ST PORTLAND OR 97209		Owner: JANET M M WILLIAMSON 2374 SW MONTGOMERY DR PORTLAND, OR 97201-2387

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17-177220-000-00-EA	828 N KILLINGSWORTH ST, 97217		EA-Zoning & Inf. Bur.- w/mtg	5/25/17		Application
	<i>Proposal is for renovation of existing building for residential and mercantile use.</i>					
		1N1E22BA 02200		Applicant: JENNIFER RINKUS BAYSINGER PARTNERS ARCHITECTS 1006 SE GRAND AVE SUITE 300 PORTLAND OR 97214		Owner: PORTLAND COMMUNITY COLLEGE PO BOX 19000 PORTLAND, OR 97280-0990
		M PATTONS & SUB W J PATTON'S SUB BLK I BLOCK 2 E 44' OF LOT 1&2				
17-176107-000-00-EA	4901 SE 24TH AVE, 97202		EA-Zoning & Inf. Bur.- w/mtg	5/23/17		Application
	<i>New compressor room inside building - Refridgeration and freezer building what triggges nonconforming upgrades, frontage improvments, stormwater requiremnts.</i>					
		1S1E14AA 00600		Applicant: SUZANNAH STANLEY MACKENZIE 1515 SE WATER AVE, SUITE 100 PORTLAND, OR 97214		Owner: GM CARLSTON 24 LLC PO BOX 22529 MILWAUKIE, OR 97269-2529
		NORWALK HTS BLOCK 12&13 TL 600				
17-177200-000-00-EA	831 SE SALMON ST, 97214		EA-Zoning & Inf. Bur.- w/mtg	5/25/17		Application
	<i>Proposal is to renovate existing building. Primary uses are manufacturing of food, warehouse and freight movement. Central City, Central Eastside Plan District.</i>					
		1S1E02BC 02800		Applicant: DANA KRAWCZUK PERKINS COIE 1120 NW Couch, 10th Floor Portland, OR 97209		Owner: THE REDD LLC 721 NW 9TH AVE #200 PORTLAND, OR 97209-3448
		HAWTHORNE PK BLOCK 175 LOT 5-8				
17-175925-000-00-EA	1503 NE M L KING BLVD, 97232		EA-Zoning Only - no mtg	5/23/17		Pending
	<i>New elevation composite cladding finish, new drive thru and walk up canopy, trash enclosure, site improvements to Starbucks store. Central City Plan District. Central City Design District.</i>					
				Applicant: HOLY ROSARY CHURCH OF 375 NE CLACKAMAS ST PORTLAND, OR 97232-1103		Owner: HOLY ROSARY CHURCH OF 375 NE CLACKAMAS ST PORTLAND, OR 97232-1103
17-176371-000-00-EA	, 97232		EA-Zoning Only - w/mtg	5/24/17		Application
	<i>Proposal is to change the zoning here, which would allow post-acute rehabilitation services. This meeting is preliminary and the applicant is aware that if they proceed with this request, a pre-application conference would be required before they could submit for their Type III Land Use Review.</i>					
		1N1E36BB 13800		Applicant: KELLY HOSSAINI MILLER NASH GRAHAM & DUNN, LLP 111 SW 5TH, STE 3400 PORTLAND, OR 97204		Owner: ZEK LLC 5200 SE HARNEY ST PORTLAND, OR 97206-0837
		SECTION 36 1N 1E TL 13800 1.50 ACRES SPLIT MAP R316802 (R941350050)				
17-176339-000-00-EA	5727 SE 136TH AVE, 97236		PC - PreApplication Conference	5/24/17		Application
	<i>Construct a new 2-story church with parking lot at this location. Intent is to use the portion of the site zoned CN2 as the parking lot, and the R2a as the structure.</i>					
		1S2E14DB 04100		Applicant: JAE KANG ONNURI EVANGELICAL CHURCH 11510 SE HOLTGATE BLVD PORTLAND OR 97266		Owner: SUNG P KIM 17808 SE 17TH LN VANCOUVER, WA 98683
		LAMARGENT PK LOT 4 TL 4100				Owner: MI K KIM 17808 SE 17TH LN VANCOUVER, WA 98683

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-178011-000-00-EA	, 97232		PC - PreApplication Conference	5/26/17		Application
<p><i>Changes are being proposed to LU 16-195933. Block 103 (SE) within Phase 2 is being proposed to change from a multi-story residential building to a mixed-use speculative commercial office building. The building along with the approved design of block 102 (NE) along with the approved buildings in Phase 1 will surround a publicly accessed pedestrian-only plaza. Two levels of below grade parking are proposed beneath 103 with the opportunity to connect 90 (SW) and 91 (NW). Changes to blocks 90 and 91 will add one level of below grade parking.</i></p>		<p>1N1E35BC 01700 HOLLADAYS ADD BLOCK 103 INC PT VAC STS LOT 1 INC PT VAC ST LOT 2&3 INC PT VAC ST LOT 4 EXC PT IN ST</p>	<p>Applicant: KYLE ANDERSEN GBD Architects Incorporated 1120 NW COUCH SUITE 300 PORTLAND OR 97209</p>		<p>Owner: AAT LLOYD DISTRICT LLC 11455 EL CAMINO REAL #200 SAN DIEGO, CA 92130-2047</p>	
17-177724-000-00-EA	4530 NE 138TH AVE, 97230		PC - PreApplication Conference	5/26/17		Application
<p><i>Most recent use was a MRF re recycling facility. It closed in 2015. They are requesting to move current construction debris MRF operations over to this site upon purchase and phase into a Transfer Station Operation. (Change of Use).</i></p>		<p>1N2E23D 00100 SECTION 23 1N 2E TL 100 11.72 ACRES SPLIT LEVY R318534 R94223-0840</p>	<p>Applicant: ALANDO SIMPSON CITY OF ROSES DISPOSAL & RECYCLING PO BOX 301427 PORTLAND, OR 97294</p>		<p>Owner: COLUMBIA DEVELOPMENT PO BOX 301369 PORTLAND, OR 97294</p> <p>Owner: ENTERPRISES LLC PO BOX 301369 PORTLAND, OR 97294</p>	

Total # of Early Assistance intakes: 13

Final Plat Intakes

From: 5/22/2017

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-273495-000-00-FP	1735 NE SKIDMORE ST, 97211	FP - Final Plat Review		5/22/17		Application

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

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

Utilities

1. 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

2. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. The site plan for the demolition permit must show the street tree to be preserved and root protection zones as shown on Exhibit A.5. All demolition work must be in conformance with the recommendations in the applicant's arborist report (Exhibit A.5). Note that Title 24 requires a 35-day demolition delay period for most residential structures. Additionally, the City's Deconstruction ordinance applies to houses built in 1916 or earlier and/or designated historic resources.

3. The applicant must obtain a finalized demolition permit for removing the existing, detached garage on the site. Prior to removal of this structure, street tree protection must be installed in accordance with the approved Street Tree Preservation Plan, per Condition B.1.

Other requirements

4. The applicant must pay into the City Tree Preservation and Planting Fund [Private Property Trees - Planting and Establishment, fee in Lieu (per inch)] the amount equivalent to 10 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.

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

1. Development on Parcels 1 and 2 shall be in conformance with the Street Tree Preservation Plan and the applicant's arborist report (Exhibit A.5) for protection of a 34-inch Pin Oak street tree. Tree protection fencing is required along the root protection zone of each tree to be preserved. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. An arborist must be on-site during excavation at edge of root protection zone.

2. Parcels 1 and 2 may only be developed with attached houses meeting the development standards of Section 33.110.240.E.

3. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof

1N1E23DB 01800
IRVINGTON HTS
BLOCK 12
E 1/2 OF LOT 13&14

Applicant:
JENNIFER FARMER
CITY CRAFT DEVELOPMENT
6931 NE MLK BLVD
PORTLAND, OR 97211

Owner:
CITYCRAFT DEVELOPMENT LLC
1735 NE SKIDMORE ST
PORTLAND, OR 97211

structure of the top of the parapet for a flat roof.

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-109252-000-00-FP	, 97266	FP - Final Plat Review		5/22/17		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, which will result in 2 lots for attached housing as illustrated with Exhibit C-1, subject to the following conditions</i></p>						
<p><i>A. The final plat must show the following:</i></p>		1S2E16DB 04100		Applicant: DAVID SIDERAS P O BOX 19115 PORTLAND, OR 97280	Owner: DAVID SIDERAS P O BOX 19115 PORTLAND, OR 97280	
<p><i>1. The applicant shall meet the street dedication requirements of the City Engineer for SE Knight St. and SE 96th Avenue. The required right-of-way dedication must be shown on the final plat.</i></p>		CLEMSON ADD BLOCK 9 LOT 9				
<p><i>2. A private sanitary sewer easement, for the benefit of Parcel 2, shall be shown and labeled over the relevant portions of Parcel 1.</i></p>						
<p><i>3. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition B.2 and B.3 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records."</i></p>						
<p><i>B. The following must occur prior to Final Plat approval:</i></p>						
<p><i>Utilities</i></p>						
<p><i>1. 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.</i></p>						
<p><i>Required Legal Documents</i></p>						
<p><i>2. A Maintenance Agreement shall be executed for the Private Sewer Easement described in Condition A.2 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.</i></p>						
<p><i>3. If required per condition B.1 above, the applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development on the site to contain internal fire suppression sprinklers, per the Fire Bureau Appeal. The acknowledgement shall be recorded with Multnomah County, and referenced on the final plat.</i></p>						
<p><i>Other requirements</i></p>						
<p><i>4. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees - Fee in Lieu of Planting and Establishment (per inch)] the amount equivalent to 1.5 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.</i></p>						

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

1. Parcels 1 and 2 must be developed with attached houses.
2. The applicant shall meet the requirements of the City Engineer for right of way improvements along the frontage of Parcels 1 and 2. The applicant must construct improvements with development on the lot.
3. The applicant must meet the following Site Development requirements:
 - New construction must have the lowest floor including basement elevated to or above the flood protection elevation. No fill may be placed below the base flood elevation to raise the elevation of the foundation unless an equal amount of excavation takes place on the same site. An elevation certificate will be required as part of the building permit process.
 - The applicant will be required to sign a Disclaimer for Existing On-site Sewage

16-287694-000-00-FP	7134 N VANCOUVER AVE, 97217	FP - Final Plat Review	5/23/17	Application
<i>HO HEARING - Create 12 lots for residential development. The applicant is proposing to use the Amenity Bonus standards of Chapter 33.120.265 of the Portland Zoning Code to increase the allowed number of lots from 10 to 12 area and would be developed with attached townhouses each on its own lot. No new street is proposed.</i>		1N1E15AB 05100 LOVELEIGH BLOCK 8 LOT 1-4	Applicant: NATHAN ARNOLD FASTER PERMITS 14334 NW EAGLERIDGE LANE PORTLAND, OR 97229	Owner: 7120 VANCOUVER LLC 1116 NW 17TH AVE PORTLAND, OR 97209

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-221358-000-00-FP	6912 SE YAMHILL ST, 97215	FP - Final Plat Review		5/23/17		Application

Approval of an Adjustment to reduce a side building setback on Parcel 1 from 5 feet to 2 feet 8 inches to the building wall and 1 foot 8 inches to the eave.

1S2E05BA 17600

Applicant:
DAVID C COSEO
6912 SE YAMHILL ST
PORTLAND, OR 97215

Owner:
DAVID C COSEO
6912 SE YAMHILL ST
PORTLAND, OR 97215

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

TABOR HTS
BLOCK X
N 106' OF LOT 6

Applicant:
ETHAN BECK
ETHAN BECK HOMES LLC
728 SE 71ST AVE
PORTLAND, OR 97215

Owner:
NADINE M COSEO
6912 SE YAMHILL ST
PORTLAND, OR 97215

*A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:
"Any buildings or accessory structures on the site at the time of the final plat application, including eaves and accessory structures;
"Any other information specifically noted in the conditions listed below.*

B. The final plat must show the following:

1. A private storm sewer easement, for the benefit of Parcel 2, shall be shown and labeled over the relevant portions of Parcel 1.

2. A no-build easement over the relevant portions of Parcel 1 and 2.

3. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.8 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records."

C. The following must occur prior to Final Plat approval:

Utilities

1. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public sewer main in SE Yamhill Street. The public sewer extension requires a Public Works Permit, which must be initiated and at a stage acceptable to BES prior to final plat approval. As part of the Public Works Permit, the applicant must provide engineered designs, and performance guarantees for the sewer extension to BES prior to final plat approval.

2. The applicant shall obtain and have finalized plumbing permits for capping the existing sanitary lateral connection to the house on Parcel 1 and providing a new lateral connection serving Parcel 1 from the new sanitary sewer main in SE Yamhill Street.

3. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the septic system on the site.

4. The applicant shall meet the requirements of the Water Bureau concerning relocation of the water service connection to the existing home to remain on Parcel 1.

5. The applicant must meet the requirements of BES for the stormwater systems on the existing house to remain on Parcel 1. Plumbing permits must be obtained and finalized to install a new stormwater facility (planter) with a connection to the new combined sewer in SE Yamhill Street.

6. 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

7. The applicant must plant up to 4 street trees in the planter strip on SE 69th Street adjacent to parcel 1. Street trees will be chosen from the City's approved street tree list for the 7-foot planting strip. The applicant must contact Urban Forestry at 503-823-4018 prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit. Urban Forestry must inspect and approve the newly planted trees prior to final plat approval.

Required Legal Documents

8.A Maintenance Agreement shall be executed for the Private Storm Sewer Easement described in Condition B.1 above.

Total # of FP FP - Final Plat Review permit intakes: 4

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Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-177946-000-00-LU	3046 NE GLISAN ST, 97232 <i>Adjustment to 10-foot transit street setback (Section 33.130.215.C.1)</i>	AD - Adjustment	Type 2 procedure	5/26/17		Application
	1N1E36CA 00900 HAWTHORNES 1ST ADD BLOCK 6 LOT 5 EXC PT IN ST		Applicant: JOHN FLYNN RESOLVE ARCHITECTURE AND PLANNING 3742 SE MILL ST PORTLAND, OR 97214		Owner: AARON K SAITO 4052 ORCHARD DR LAKE OSWEGO, OR 97035 Owner: MEGHAN SAITO 4052 ORCHARD DR LAKE OSWEGO, OR 97035	
17-177147-000-00-LU	6347 SE 84TH AVE, 97266 <i>Reduce side setback to 3'-6" during PLA process to keep the existing house. Requesting adjustment to table 110-3 & 33.110.220 to allow reduce side setback to 3'-6" for sidewall and 2'6" to eaves. PLA to follow after this adjustment review.</i>	AD - Adjustment	Type 2 procedure	5/25/17		Application
	1S2E16CC 16000 ARLETA PK 4 BLOCK 5 LOT 23&24		Applicant: JOSH PATRICK COLUMBIA PACIFIC HOMES LLC 919 NE 19TH AVE #160N PORTLAND OR 97232		Owner: DANIEL J BROWN 6347 SE 84TH AVE PORTLAND, OR 97266-5438 Owner: JUDY A MC KAY 6347 SE 84TH AVE PORTLAND, OR 97266-5438	
17-174565-000-00-LU	10905 NE KNOTT ST - Unit B <i>Adjustment to ADU sq footage max from 850sq ft to 950 sq ft</i>	AD - Adjustment	Type 2 procedure	5/22/17		Pending
	1N2E27BD 05401		Applicant: STEVEN JACOBSEN SJ DESIGNS 17680 NW SHADYFIR LOOP BEAVERTON OR 97006		Owner: YEMANE BRHAN BERHE 10905 NE KNOTT ST PORTLAND, OR 97220	
17-176117-000-00-LU	1717 SE TENINO ST, 97202 <i>Adjustment to parking requirement - from 26 required spaces to 0</i>	AD - Adjustment	Type 2 procedure	5/23/17		Application
	1S1E23DC 01200 SELLWOOD BLOCK 89 LOT 10&11		Applicant: David Mullens UDG 17th & Tenino, LLC 735 SW 158th Avenue Beaverton, OR 97006		Owner: UDG 17TH & TENINO LLC 1707 SE TENINO ST PORTLAND, OR 97202	
17-177968-000-00-LU	13039 SE TESSA ST <i>Three townhomes attached on three adjoining lots; widths of lots allow townhome widths of 20' & 22'; depths of lots and required maximum coverage preclude garage front setback at 18' and options. Sections 33.120.215 (and/or 33.120.220.D.1.d) and 33.120.283E</i>	AD - Adjustment	Type 2 procedure	5/26/17		Application
	1S2E02CD 03902 TESSA LANE ROWHOUSES LOT 2		Applicant: STEWART STRAUS STEWART GORDON STRAUS ARCHITECT PC 12600 SW CRESCENT ST SUITE 100 BEAVERTON, OR 97005		Owner: PRESTO CUSTOM HOMES INC 15410 SE 94TH ST CLACKAMAS, OR 97015	

Total # of LU AD - Adjustment permit intakes: 5

Land Use Review Intakes

From: 5/22/2017

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-177766-000-00-LU	5421 NE 14TH PL, 97211	CP_ZC - Comp Plan & Map Amend.	Type 3 procedure	5/26/17		Application
<p><i>Comprehensive Plan Map Amendment with Zone Map Amendment. The site would be rezoned from R1(Medium Density Multi-dwelling Residential) to CS (Storefront Commercial). The CS zone allows both commercial and residential uses. There is a two-story apartment building with 9 units on the site. The proposal is to redevelop the site with a 4-story mixed use building (Harvey Rice Heritage Center) with 20 residential units, 4,300 square feet of office on the second floor and 2,820 square feet of retail space on the ground floor. Ten on-site parking spaces are proposed with access from NE 14th Place. The parking area is partially underneath the second story of the building.</i></p>						
	1N1E23AB 07300	VERNON BLOCK 1 LOT 1 EXC PT IN ST LOT 2&3 POTENTIAL ADDITIONAL TAX		Applicant: LOULIE BROWN SABIN COMMUNITY DEVELOPMENT 1488 NE ALBERTA ST PORTLAND OR 97211		Owner: ESTATES PLAZA AFFORDABLE HOUSING INC 1488 NE ALBERTA ST PORTLAND, OR 97211
Total # of LU CP_ZC - Comp Plan & Map Amend. permit intakes: 1						
17-176688-000-00-LU	4927 NW FRONT AVE, 97210	CU - Conditional Use	Type 3 procedure	5/24/17		Application
<p><i>Pretreatment waste water facility with adjustment to setback satadard33.140.215</i></p>						
	1N1E19A 01400	SECTION 19 1N 1E TL 1400 4.71 ACRES LAND & IMPS SEE R652851 (R941190452) FOR MACH & EQUIP		Applicant: JOE THUNEY PPV, INC. 4927 FRONT AVE		Owner: B D C PROPERTIES LLC 11035 SW 11TH AVE #270 BEAVERTON, OR 97005
Total # of LU CU - Conditional Use permit intakes: 1						
17-175387-000-00-LU	1320 SW BROADWAY, 97201	DZ - Design Review	Type 2 procedure	5/22/17		Pending
<p><i>New 5th floor roof top terrace and mounting of 2 satellite dishes on the 6th floor roof.</i></p>						
	1S1E03BC 02000	PORTLAND BLOCK 185		Applicant: STEPHEN BLACKSTONE IA INTERIOR ARCHITECTS 1120 NW COUCH, STE 450 PORTLAND, OR 97209		Owner: PORTLAND 1320 BROADWAY 200 SW MARKET ST #200 PORTLAND, OR 97201-5730
17-177280-000-00-LU	3410 SW BOND AVE	DZ - Design Review	Type 2 procedure	5/25/17		Application
<p><i>Proposal is for an outpatient tower, cancer clinics & office spspace. B28 parking garage, patient & guest housing, conference center.</i></p>						
	1S1E10AC 00303	WATERFRONT SOUTH LOT 3		Applicant: DAVID STACZEK ZGF ARCHITECTS 1223 SW WASHINGTON AVE PORTLAND, OR 97205		Owner: OREGON HEALTH 3181 SW SAM JACKSON PARK RD PORTLAND, OR 97239-3011
				Applicant: KRISTINA THOMSEN ZGF ARCHITECTS 1223 SW WASHINGTON AVE PORTLAND, OR 97205		

Total # of LU DZ - Design Review permit intakes: 2

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-175865-000-00-LU		EN - Environmental Review	Type 1x procedure	5/23/17		Application
	<i>Restore a tributary stream back to its natural channel.</i>					
		1S1E30CD 02201		Applicant: LISA MOSCINSKI BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVE, ROOM 1000 PORTLAND OR 97204	Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
		PARTITION PLAT 2012-10 LOT A COMMON AREA-NO VALUE				
Total # of LU EN - Environmental Review permit intakes: 1						
17-178064-000-00-LU	1044 NE FREMONT ST, 97212	HR - Historic Resource Review	Type 1 procedure new	5/26/17		Application
	<i>Request to remove existing brickchimney that has detached from dwelling wall. Chimney represents safety hazard in current condition. Chimney to be replaced with cedar shake to match existing conditions of house. Less than 150sf affected facade.</i>					
		1N1E26BA 06100		Applicant: NATHAN ARNOLD FASTER PERMITS 14334 NW EAGLERIDGE LN PORTLAND, OR 97229	Owner: AXIOM PDX LLC 1405 SE LONG ST PORTLAND, OR 97202	
		IRVINGTON BLOCK 98 LOT 1				
17-177924-000-00-LU	1911 SE 20TH AVE, 97214	HR - Historic Resource Review	Type 1 procedure new	5/26/17		Application
	<i>Correcting violations CC 17-131495. Removing Lean (shed-like structure). Changing 2 windows. Less than 150sf.</i>					
		1S1E02DA 19400		Applicant: KIMYA NGUYEN 418 N LOTUS ISLE DRIVE PORTLAND OR 97217	Owner: JENNIFER W SHUMAKER 1911 SE 20TH AVE PORTLAND, OR 97214-4805	
		LADDS ADD BLOCK 22 LOT 9				
17-175205-000-00-LU	2281 NW GLISAN ST - Unit 4	HR - Historic Resource Review	Type 1x procedure	5/22/17		Pending
	<i>Repair existing elevator shaft which will include extending the elevator service to the top floor (level 5). Please note that this building was involved in the October 2016 gas explosio. See TRACS cases for full case history - IQ 16-271941</i>					
		1N1E33CB 80004		Applicant: DAN KOCH ALLIED WORKS ARCHITECTURE INC 1532 SW MORRISON ST #3000 PORTLAND OR 97205	Owner: ROBERT A SACKS 1532 SW MORRISON ST #A PORTLAND, OR 97205-1942	
		GLISAN STREET CONDOMINIUMS LOT 4			Owner: ANN G SACKS 1532 SW MORRISON ST #A PORTLAND, OR 97205-1942	
17-175743-000-00-LU	401 SW 5TH AVE, 97204	HR - Historic Resource Review	Type 1x procedure	5/23/17		Application
	<i>Refurbish and install painted foam letters on the sign board above the SW 5th Ave entrance (larger than 20 sq ft) and install a sign directly above SW 5th Ave entry doors. Both signs total less than 150 sq ft.</i>					
		1N1E34CD 06900		Applicant: ANDREW BOYTER MALAYA SIGNS 7625 NE MLK BLVD PORTLAND OREGON 97211	Owner: SHP PORTLAND 1ST NATIONAL LLC 88 PERRY ST #800 SAN FRANCISCO, CA 94107	
		PORTLAND BLOCK 175 LOT 1&2				

Land Use Review Intakes

From: 5/22/2017

Thru: 5/28/2017

Run Date: 5/30/2017 08:19:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-175257-000-00-LU	119 SW MEADE ST, 97201 <i>Basement conversion and extension under existing space without permit. See AL 08-123639. This is a contributing structure in the South Portland Historic District.</i>	HR - Historic Resource Review	Type 2 procedure	5/22/17		Pending
	1S1E10BB 02700 CARUTHERS ADD BLOCK 59 W 25' OF LOT 4		Applicant: CUONG NGUYEN 16125 SE HAWTHORNE CT PORTLAND, OR 97233-3679		Owner: US BANK TRUST NA 13801 WIRELESS WAY OKLAHOMA CITY, OK 73124-0330	
17-175067-000-00-LU	1304 NW JOHNSON ST, 97209 <i>Contributing building in NW 13th ave Historic District - replacement in upgrades for existing metal overhead door and loading dock to make ADA accessible. Document previous removal of west facade fire escape.</i>	HR - Historic Resource Review	Type 2 procedure	5/22/17		Pending
	1N1E33AD 01900		Applicant: JASON DIDION RICHARD BROWN ARCHITECT 239 NW 13TH AVE RM 305 PORTLAND, OR 97209		Owner: DOWNTOWN SELF STORAGE LLC 818 NW 14TH AVE PORTLAND, OR 97209-2703	
17-177871-000-00-LU	527 NW 21ST AVE, 97210 <i>Storefront alteration. New entry, window system, brick cladding and restoration of existing entry. Greater than 500sf. Alphet Historic District. Northwest Plan District.</i>	HR - Historic Resource Review	Type 2 procedure	5/26/17		Application
	1N1E33BD 06600 KINGS 2ND ADD BLOCK 18 LOT 2 TL 6600		Applicant: Steve Kaiser Formwest Architecture P.O. Box 12174 Portland, OR 97212		Owner: LUCKY STRIKE NW LLC 1018 SE 8TH AVE PORTLAND, OR 97214	
17-176459-000-00-LU	1927 NE TILLAMOOK ST, 97212 <i>Alterations to the east and north facades, including remodel of kitchen with demolition of NE corner bump-out, installation of a new 4'x20' painted wood awning roof, and window and door change to the north & east elevations; remodel of 2nd floor master suite includes extending the east facing bay window to the north, adding new bay windows, squaring off the south corner of the bay and raising the roof 8"; remodel the (e) cedar deck to accommodate the new swim spa.</i>	HR - Historic Resource Review	Type 2 procedure	5/24/17		Application
	1N1E26DA 15800 IRVINGTON BLOCK 35 LOT 11&12		Applicant: GENO SALIMENA GUSTO DESIGN, LLC 7637 SE 13TH AVE PORTLAND OR 97202		Owner: JAMES J ALLEN 1927 NE TILLAMOOK ST PORTLAND, OR 97212-4829 Owner: SUSANNE ESTRADA-ALLEN 1927 NE TILLAMOOK ST PORTLAND, OR 97212-4829	
Total # of LU HR - Historic Resource Review permit intakes: 8						
17-177904-000-00-LU	1807 SE STARK ST, 97214 <i>The proposal to divide the 5,035 square foot site into two lots to be developed with attached housing. The existing house will be removed.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	5/26/17		Application
	1N1E35DC 18300 HARTS ADD BLOCK 2 LOT 5		Applicant: Sarah Radelet Strata Land Use Planning PO BOX 90833 PORTLAND OR 97290		Owner: STRUCTURE REDEVELOPMENT LLC PO BOX 3026 CLACKAMAS, OR 97015-3026	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 1						

Land Use Review Intakes

From: 5/22/2017

Thru: 5/28/2017

Run Date: 5/30/2017 08:19:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-176672-000-00-LU	10968 NE MORRIS ST	TR - Tree Review	Type 2 procedure	5/24/17		Application
<i>Remove existing 33 inch oak tree protectes as part of land division 08-102432</i>						
		1N2E27BD 04402		Applicant: ALEKSEY LOBOV 15008 NE 16TH ST. VANCOUVER, WA 98684		Owner: DMITRIY POPOVICH 4107 NE 125TH PL PORTLAND, OR 97230
		PARTITION PLAT 2009-47 LOT 2				Owner: LYUDMILA POPOVICH 4107 NE 125TH PL PORTLAND, OR 97230
Total # of LU TR - Tree Review permit intakes: 1						
17-177296-000-00-LU	225 NE 80TH AVE, 97213	ZE - Zoning Map Correction	Type 2 procedure	5/25/17		Application
<i>Zone Map Error Correction for western portion of site from R2.5a to CS</i>						
		1N2E32DA 15001		Applicant: DOUGLAS HARDY CITY OF PORTLAND, BUREAU OF DEVELOPMENT SERVICES, LAND USE SERVICES 1900 SW 4TH AVE #4100 PORTLAND OR 97201		Owner: ROSE CITY CHUR OF 225 NE 80TH AVE PORTLAND, OR 97213
		MT TABOR VILLA ANX BLOCK 11 E 27' OF LOT 1 LOT 24				
Total # of LU ZE - Zoning Map Correction permit intakes: 1						
Total # of Land Use Review intakes: 21						