

Early Assistance Intakes

From: 3/12/2018

Thru: 3/18/2018

Run Date: 3/19/2018 08:18:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-133781-000-00-EA	2455 NW NICOLAI ST, 97210		EA-Zoning & Inf. Bur.- w/mtg	3/12/18		Application
	<i>Future code: New tenant, industrial service (building materials). 23,300 SF 2-story office gut and remodel; 76,300 SF warehouse remodel including exterior ramp to dock at 1 or 2 bays (for truck access into building); changes to exterior include: screening and potential canopies, plus nonconformin upgrades (project cost will be approximately \$2 million.</i>	1N1E28BC 02200 SECTION 28 1N 1E TL 2200 7.84 ACRES	Applicant: SUZANNAH STANLEY MACKENZIE 1515 SE WATER AVE, STE 100 PORTLAND, OR 97214		Owner: ROSAN INC PO BOX 6712 PORTLAND, OR 97228-6712	
18-136190-000-00-EA	3240 N WILLIAMS AVE, 97212		EA-Zoning & Inf. Bur.- w/mtg	3/16/18		Application
	<i>Current code: Proposal is for a new four story commercial building with ground floor retail and parking and three floor residential or commercial work/live units. On site stormwater management will be planters and drywells. Applicants will explore a minor height adjustment of approx. 6ft over the allowed 45 ft.</i>	1N1E27AA 11800 WILLIAMS AVE ADD BLOCK 8 LOT 1	Applicant: WILLIAM NEBURKA EVIDENT ARCHITECTURE OFFICE 411 SE 58TH PL PORTLAND, OR 97215		Owner: JENNIFER W LYONS 1631 NE BROADWAY PMB 544 PORTLAND, OR 97232-1425	
18-135722-000-00-EA	4946 N VANCOUVER AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	3/15/18		Application
	<i>Future code: Conversion of property to hotel/motel use.</i>	1N1E22AC 01400 WILLIAMS AVE ADD 2 BLOCK 1 W 1/2 OF LOT 17	Applicant: HAYDEN LAVERTY 5453 NW 213TH PL PORTLAND, OR 97229		Owner: AARON K SAITO 4052 ORCHARD DR LAKE OSWEGO, OR 97035 Owner: MEGHAN SAITO 4052 ORCHARD DR LAKE OSWEGO, OR 97035	
18-133881-000-00-EA			EA-Zoning & Inf. Bur.- w/mtg	3/12/18		Pending
	<i>Proposal is for a new fenced enclosure of existing asphalt area beneath the Hawthorne Bridge adjacent to SW Naito Parkway. New fence to be be 10 ft tall wrought iron with automatic vehicle gates and locked personnel gate. This is a Multnomah County project.</i>	1S1E03BD 03200 PORTLAND BLOCK 72 TL 3200	Applicant: JON MEHLSCHAU SRG PARTNERSHIP INC 621 SW COLUMBIA ST PORTLAND OR 97201		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
18-135130-000-00-EA	8308 SE 13TH AVE, 97202		EA-Zoning & Inf. Bur.- w/mtg	3/14/18		Application
	<i>Proposed project includes removing an existing two-story building and developing a new 28,000 SF four-story 19 unit apartment building with retail and office space on ground floor. The building will provide setbacks from the south and east property lines with a required buffer on the east property line.</i>	1S1E23CD 05000 SELLWOOD BLOCK 58 LOT 12&13	Applicant: MICHAEL FLOWERS MFA ARCHITECTURE & PLANNING 107 SE WASHINGTON ST., SUITE 227 PORTLAND OR 97214		Owner: MARK RADFORD 3423 NE 22ND AVE PORTLAND, OR 97212-2432	

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18-135674-000-00-EA	521 NE SAN RAFAEL ST, 97212		EA-Zoning Only - w/mtg	3/15/18		Application
<i>Current code: Proposal to split lot into two lots to be developed with a house and an ADU onto new lot. Existing 1895 dwelling to remain.</i>						
		1N1E26CC 02600 ALBINA BLOCK 1 LOT 10	Applicant: MELYNDA RETALLACK INK BUILT 2808 NE MLK JR BLVD, STE G PORTLAND OR 97212		Owner: ROBERT B ORNSTEIN 521 NE SAN RAFAEL ST PORTLAND, OR 97212 Owner: ABIGAIL K ORNSTEIN 521 NE SAN RAFAEL ST PORTLAND, OR 97212	
18-136216-000-00-EA	702 NE AINSWORTH ST, 97211		Public Works Inquiry	3/16/18		Pending
<i>Public Works Inquiry to determine if space is alley or street with potential frontage improvement requirements. And to determine if a garage can be built in that area.</i>						
		1N1E14CC 01300 CLOVERDALE EXTN & PLAT 2 BLOCK 7 LOT 12	Applicant: TIMOTHY OZERKOV NEW LEGACY CONSTRUCTION LL 10625 SE HAROLD ST PORTLAND, OR 97266		Owner: CHRISTOPHER B SIMONS 702 NE AINSWORTH ST PORTLAND, OR 97211	
18-136238-000-00-EA	, 97206		Public Works Inquiry	3/16/18		Pending
<i>Proposal for a single family residence with ADU in rear. Stormwater to be managed on site through a combo of infiltration and retention as appropriate. Street is paved but there are no sidewalks or curbs. Street improvement waivers have been granted previously on the same block.</i>						
		1S2E19CA 03700 ERROL HTS BLOCK 18 LOT 20	Applicant: PETER H GUILLOZET 4707 SE REX DR PORTLAND, OR 97206-9102		Owner: PETER H GUILLOZET 4707 SE REX DR PORTLAND, OR 97206-9102 Owner: KATHLEEN A HUVANE 4707 SE REX DR PORTLAND, OR 97206-9102	

Total # of Early Assistance intakes: 8

Final Plat Intakes

From: 3/12/2018

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-254293-000-00-FP	5135 SE 111TH AVE, 97266	FP - Final Plat Review		3/16/18		Application

The applicant has proposed a 6-lot subdivision, as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: stormwater management, private street design, public street improvements along SE 111th Ave and tree preservation.

1S2E15BD 03100
MIDLAND AC TR
LOT 41&42 TL 3100

Applicant:
SARAH RADELET
STRATA LAND USE PLANNING
PO BOX 90833
PORTLAND OR 97290

Owner:
THOMAS C HULETT
1801 NW 140TH CIR
VANCOUVER, WA 98685-1676

With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 6-lot subdivision, that will result in four single family lots for detached homes and two lots for attached homes and a private street tract as illustrated with Exhibit C.1-C.3, subject to the following conditions:

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review, BES, Site Development, Fire 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:

- "Surveyed location of any buildings or accessory structures on the site at the time of the final plat application;*
- "Surveyed location of any driveways and off-street vehicle parking areas on the site at the time of the final plat application;*
- "The fire access lane with a turning radius of 25 feet inside, 45 feet outside, from both directions.*
- "Public sewer easement within the Private Street Tract*
- "Any other information specifically noted in the conditions listed below.*

B. The final plat must show the following:

- 1. The applicant shall meet the street dedication requirements of the City Engineer for SE 111th Avenue. The required right-of-way dedication must be shown on the final plat.*
- 2. A private storm sewer easement, for the benefit of Lots 1 and 2, shall be shown and labeled over the relevant portions of Lots 1 and 2.*
- 3. A sanitary sewer easement, granted to the City of Portland, shall be shown over the relevant portions of the private street, to the satisfaction of the Bureau of Environmental Services.*
- 4. An Emergency Vehicle Access Easement, granted to the City of Portland, shall be shown over the relevant portions of the private street to the satisfaction of the Fire Bureau.*
- 5. The private street tract shall be named, with approval from the City Engineer, and noted on the plat as "Tract A: Private Street name of street "*
- 6. A Public Access Easement must be shown over the sidewalk portion(s) of the private street tract.*
- 7. A recording block for each of the legal documents such as maintenance*

7.17 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 Conditions A.13-A.17 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:

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, Urban Forestry and the Bureau of Environmental Services for required street frontage improvements and street trees.

2. The applicant shall submit an application for a Site Development Permit for construction of the private street and related site development improvements. Street design plans must be prepared by, or under the direction of, an Oregon licensed civil engineer. The plans must be in substantial conformance with Exhibit C.1 and the Private Street Administrative Rule. In addition, the street

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

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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
18-135175-000-00-LU	7207 SE REED COLLEGE PL, 97202 <i>Request for an adjustment to the rear setback to allow for an extension of the length of the detached garage within one foot from the rear (west property line). The north side wall will extend in line with the existing wall.</i>	AD - Adjustment	Type 2 procedure	3/14/18		Application
	1S1E24AC 06900 EASTMORELAND BLOCK 48 S 60' OF N 85' OF LOT 13		Applicant: EDWARD R DUNDON 7207 SE REED COLLEGE PL PORTLAND, OR 97202-8356		Owner: EDWARD R DUNDON 7207 SE REED COLLEGE PL PORTLAND, OR 97202-8356 Owner: JOSETTE M DUNDON 7207 SE REED COLLEGE PL PORTLAND, OR 97202-8356	
18-133798-000-00-LU	2911 SE 164TH AVE, 97236 <i>Addition to existing adult care home facility. Adjustment to the maximum building coverage requested (33.110.225) for 6% increase.</i>	AD - Adjustment	Type 2 procedure	3/12/18		Pending
	1S3E07BB 12900 LAYNA LOT 1		Applicant: AURYN WHITE BAMA ARCHITECTURE 7350 SE MILWAUKIE AVE PORTLAND OR 97202		Owner: ALLAN M MANAOIS 2911 SE 164TH AVE PORTLAND, OR 97236	
18-133851-000-00-LU	10447 N BARR AVE <i>Addition of attached single car garage, expansion of kitchen area, new master bedroom suite and enclosed back porch in the rear of the house. The garage will be located 2ft from the north property line, with no overhanging eave. Adjustment to Table 110-3 and Section 33.110.120 to allow the reduced setback (from 5ft to 2ft).</i>	AD - Adjustment	Type 2 procedure	3/12/18		Pending
	1N1W01AD 03105 CHARLESTON PARK PLACE LOT 57		Applicant: DENNIS HADLEY DENNIS S HADLEY ARCHITECT 2145 NE RODNEY AVE PORTLAND OR 97212-3739		Owner: ROSS B IMES 10447 N BARR AVE PORTLAND, OR 97203-1165 Owner: CARMEN E IMES 10447 N BARR AVE PORTLAND, OR 97203-1165	
18-132828-000-00-LU	3916 SE 136TH AVE, 97236 <i>New 2-story residential care facility (see CO 17-284335), associated landscaping, parking, and trash enclosure. Adjustment to allow a new building to be behind the existing building which is already out of conformance with the maximum street setback (33.120.220.C & Table 1120-4).</i>	AD - Adjustment	Type 2 procedure	3/13/18		Pending
	1S2E11DB 03100		Applicant: PETER RADULESCU PR DESIGN & CONSULTING LLC 919 NE 19TH AVE, SUITE 155N PORTLAND OR 97232		Owner: O&Q INVESTMENTS LLC 12517 SE STEELE ST PORTLAND, OR 97236	

Total # of LU AD - Adjustment permit intakes: 4

Land Use Review Intakes

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18-136384-000-00-LU	5205 NE 14TH PL, 97211 <i>Accessory Short Term Rental for "up to" 5 bedrooms.</i>	CU - Conditional Use	Type 2 procedure	3/16/18		Application
		1N1E23AB 08700 VERNON BLOCK 22 LOT 8 TL 8700	Applicant: JESSICA A HALE 5775 SKYLINE DR WEST LINN, OR 97068		Owner: JESSICA A HALE 5775 SKYLINE DR WEST LINN, OR 97068	
					Owner: GUY T SKEELE 5775 SKYLINE DR WEST LINN, OR 97068	
Total # of LU CU - Conditional Use permit intakes: 1						
18-131207-000-00-LU	5100 SW MACADAM AVE, 97201 <i>Project is renovation of entryway and increase of storefront by 310 SF. Renovate landscape and hardscape and some work in right-of-way. Painting of renovated entryway, etc but no painting of stucco.</i>	DZ - Design Review	Type 2 procedure	3/15/18		Application
		1S1E15BD 00200 SECTION 15 1S 1E TL 200 1.80 ACRES	Applicant: JOSEPH STORR FFA ARCHITECTURE + INTERIORS 520 SW YAMHILL ST., SUITE 900 PORTLAND OR 97204		Owner: WL-SKB JOHNS LANDING 5100 OWNER LLC %SHORENSTEIN PROPERTIES L SAN FRANCISCO, CA 94104	
18-133476-000-00-LU	3750 SW RIVER PKY <i>Rooftop small cell radio transmission facility, including three (3) small cell antennas on roof attached to penthouses and painted to match existing penthouse/mechanical screen walls with associated equipment mounted inside of penthouse/mechanical areas screened from view (as per site plans).</i>	DZ - Design Review	Type 2 procedure	3/12/18		Pending
		1S1E10DB 00207 WATERFRONT SOUTH NO 2 LOT 12&13	Applicant: KONRAD HYLE BLACKROCK LLC 22135 SW COLE CT TUALATIN, OR 97062		Owner: BLOCK 37 OWNER LLC 411 W PUTNAM AVE #450 GREENWICH, CT 06830	
			Applicant: NOAH GRODZIN VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND OR 97230			
18-131142-000-00-LU	5550 SW MACADAM AVE, 97201 <i>Proposal to renovate the outdoor landscape and hardscape areas while addressing building maintenance issues. the design calls for updated landscaped design, a building facade refresh by painting the existing brick. No additions to square footage. Property is comprised of three lots divided by an existing greenway path and elevated trolley tracks.</i>	DZ - Design Review	Type 2 procedure	3/15/18		Application
		1S1E15BD 01200 SECTION 15 1S 1E TL 1200 1.91 ACRES	Applicant: JOSEPH STORR FFA ARCHITECTURE + INTERIORS 520 SW YAMHILL ST., SUITE 900 PORTLAND OR 97204		Owner: WL-SKB JOHNS LANDING 5550 OWNER LLC %SHORENSTEIN PROPERTIES L SAN FRANCISCO, CA 94104	
Total # of LU DZ - Design Review permit intakes: 3						

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18-134156-000-00-LU	517 SE MORRISON ST, 97214 <i>Addition of new mechanical units to the roof.</i>	HR - Historic Resource Review	Type 1x procedure	3/13/18		Application
		1S1E02BB 05000 EAST PORTLAND BLOCK 124 LOT 3 EXC PT IN ST LOT 4 EXC PT IN STS LAND & IMPS SEE R150220 (R226508451) FOR BILLBOARD	Applicant: JENNIFER DZIENIS WORKS PROGRESS ARCHITECTURE LLP 811 SE STARK ST #210 PORTLAND OR 97214			Owner: MARTHA K URMAN LLC 16172 SE RIVER FOREST PL MILWAUKIE, OR 97267
18-134489-000-00-LU	<i>Proposal is to build a new single family detached dwelling. The lot was created per PR 07-181097 (lot confirmation and PLA) with the original site of 2634 NE Tillamook St. Site is contributing in Irvington Historic District.</i>	HR - Historic Resource Review	Type 2 procedure	3/13/18		Application
		1N1E25CC 02801 EAST IRVINGTON BLOCK 6 TL 2801	Applicant: MIKE HUBBELL PORTLAND DEVELOPMENT GROUP LLC 4224 NE HALSEY ST SUITE 300 PORTLAND OR 97213			Owner: PORTLAND DEVELOPMENT 11124 NE HALSEY ST PMB 643 PORTLAND, OR 97220-2021 Owner: GROUP INVESTMENTS LLC 11124 NE HALSEY ST PMB 643 PORTLAND, OR 97220-2021
18-134072-000-00-LU	2617 NE 24TH AVE, 97212 <i>One-story addition to the west side of existing house (approximately 16'x10" x 14'). Addition to be used as a family room. It will have a flat roof (to be used as a deck), with historically appropriate guardrails and new trellis to shade west side house wall. New concrete patio and steps adjoining. Repurpose existing french doors and sidelites to be used as entry to existing garage. This is a contributing structure.</i>	HR - Historic Resource Review	Type 2 procedure	3/13/18		Pending
		1N1E26AD 15600 IRVINGTON BLOCK 5 LOT 4	Applicant: CHRIS WISDOM WISDOM INC. 333 S. STATE ST. #V-190 LAKE OSWEGO OR 97034			Owner: TERRY SILVA 2617 NE 24TH AVE PORTLAND, OR 97212 Owner: TREVOR CARTWRIGHT 2617 NE 24TH AVE PORTLAND, OR 97212
18-130462-000-00-LU	2248 NW HOYT ST, 97210 <i>Replace lower deck (173 sq ft). Add main floor deck (224 sq ft) and 2nd floor deck (117 sq ft). Add spiral staircase and replace window on 2nd floor with a door to access the deck. This is a contributing structure. Affected facade is greater than 150 sq ft.</i>	HR - Historic Resource Review	Type 2 procedure	3/13/18		Pending
		1N1E33BD 17200 KINGS 2ND ADD BLOCK 17 W 1/2 OF LOT 10	Applicant: MIKE MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE, PMB 211 PORTLAND, OR 97225			Owner: TIMOTHY H TEES 2248 NW HOYT ST PORTLAND, OR 97210

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18-135519-000-00-LU	904 NE TILLAMOOK ST, 97212 <i>Replace existing doors & windows. Add new egress windows. The affected facade is more than 150 sq ft.</i>	HR - Historic Resource Review	Type 2 procedure	3/15/18		Application
	1N1E26CD 06300 WEST IRVINGTON BLOCK 122 LOT 4		Applicant: TIMOTHY S PITTS 904 NE TILLAMOOK ST PORTLAND, OR 97212 Applicant: JACOB WRY 904 NE TILLAMOOK ST PORTLAND, OR 97212		Owner: TIMOTHY S PITTS 904 NE TILLAMOOK ST PORTLAND, OR 97212 Owner: JACOB WRY 904 NE TILLAMOOK ST PORTLAND, OR 97212	
Total # of LU HR - Historic Resource Review permit intakes: 5						
18-135071-000-00-LU	1510 NE MULTNOMAH ST, 97232 <i>Lot consolidation in advance of a property line adjustment as part of a proposal for new development under LU 16-291413 DZM.</i>	LC - Lot Consolidation	Type 1x procedure	3/14/18		Application
	1N1E35AB 07100 HOLLADAYS ADD BLOCK 172&173 TL 7100		Applicant: CASSIDY BOLGER PORTLAND LLOYD CENTER COMMUNITY, LLC 650 NE HOLLADAY ST., SUITE 1600 PORTLAND OR 97232		Owner: CAPREF LLOYD CENTER LLC 2201 LLOYD CENTER PORTLAND, OR 97232-1315	
Total # of LU LC - Lot Consolidation permit intakes: 1						
18-135663-000-00-LU	3969 N OVERLOOK TER, 97227 <i>Subdivision of three adjoining tax parcels into six building lots with one open space tract preserving a heritage tree.</i>	LDS_EN - Subdivision w /Environment Rev.	Type 3 procedure	3/15/18		Application
	1N1E21DC 00300 SECTION 21 1N 1E TL 300 0.77 ACRES		Applicant: WILLIAM NEBURKA EVIDENT ARCHITECTURE OFFICE 411 SE 58TH PL PORTLAND, OR 97215		Owner: TIMOTHY P BROWN TRUST 112 W 11TH ST #100 VANCOUVER, WA 98660	
Total # of LU LDS_EN - Subdivision w /Environment Rev. permit intakes: 1						
Total # of Land Use Review intakes: 15						