

**Early Assistance Intakes**

From: 3/26/2018

Thru: 4/1/2018

Run Date: 4/2/2018 09:32:41

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-140819-000-00-EA	121 N BEECH ST, 97227		EA-Zoning & Inf. Bur.- w/mtg	3/26/18		Pending
	<i>Future code: Proposal is for a new 5-story building with retail at ground level and 4 stories of office above. Drywell stormwater system.</i>	1N1E22DC 12500 ALBINA HMSTD BLOCK 29 W 1/2 OF LOT 9&10	Applicant: GAURI VENGURLEKAR FIELDWORK DESIGN & ARCHITECTURE 610 SE HAWTHORNE ST PORTLAND, OR 97214		Owner: BEECH STREET LAND PARTNERS LLC 1001 SE WATER AVE #217 PORTLAND, OR 97214	
18-141208-000-00-EA	11858 NE HALSEY ST, 97220		EA-Zoning & Inf. Bur.- w/mtg	3/26/18		Pending
	<i>Current code: Redevelop site with 3-story 90,000 sf self-storage facility with accessory office space and parking, taking access from NE Halsey Street.</i>	1N2E34AA 06500 EDISON LOT 1 EXC PT IN ST N 181.5' OF LOT 2 EXC PT IN ST	Applicant: SARA WERGIN NORTHPOINT DEVELOPMENT 4825 NW 41ST ST # 500 RIVERSIDE MO 64150		Owner: GHASSAN G FADDOUL 2546 E BURNSIDE ST PORTLAND, OR 97214-1754	
18-141811-000-00-EA	931 NW 20TH AVE, 97209		EA-Zoning & Inf. Bur.- w/mtg	3/27/18		Application
	<i>No changes to this site through the comp plan and zone map changes. Through PR 18-132667 LC, lots 1 &amp; 2 will be confirmed as separate lots. Lot 1 still wants to use the existing parking lot (through an easement) for the apartment (existing complex), and applicant needs to confirm that Lot 2 will also be able to use the existing parking lot for commercial parking.</i>	1N1E33BD 01600 COUCHS ADD BLOCK 285 LOT 1&2	Applicant: HONOR BULKLEY PO BOX 597006 SAN FRANCISCO CA 94159		Owner: BRETNOR LLC PO BOX 597006 SAN FRANCISCO, CA 94159-7006	
18-142709-000-00-EA	2045 N VANCOUVER AVE, 97227		EA-Zoning & Inf. Bur.- w/mtg	3/28/18		Application
	<i>Future code: New 3-story office building with renovation and retrofit of existing one story structure. On site parking with associated site landscaping and utilities.</i>	1N1E27DC 00700 ALBINA BLOCK 33 LOT 15&16 TL 700	Applicant: TIMOTHY FOUCH FIELDWORK DESIGN & ARCHITECTURE 601 SE HAWTHORNE ST PORTLAND, OR 97214		Owner: PRESTON INVESTMENTS LLC 16276 S REDLAND RD OREGON CITY, OR 97045-7824	
18-141626-000-00-EA	14601 SE DIVISION ST, 97236		EA-Zoning & Inf. Bur.- w/mtg	3/27/18		Application
	<i>Change of occupancy from bar/restaurant to medical clinic.</i>	1S2E01CC 05600 SECTION 01 1S 2E TL 5600 0.84 ACRES	Applicant: CHRIS SPURGIN CHRISTOPHER SPURGIN ARCHITECT 7342 N LEONARD ST PORTLAND OR 97203		Owner: JSP INVESTMENTS LLC PO BOX 3027 PORTLAND, OR 97208  Owner: DANIEL M LENZEN PO BOX 3027 PORTLAND, OR 97208	

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18-142209-000-00-EA	10730 N VANCOUVER WAY, 97217		EA-Zoning & Inf. Bur.- w/mtg	3/28/18		Application
	<i>No changes with new zone map/code updates: New truck leasing facility with a five-bay service and maintenance building, fueling facilities, parking, and associated on-site and frontage improvements. Stormwater: runoff will be collected and routed to a detention facility for water quality and detention, then discharged to the existing storm system.</i>	1N1E03B 00400 SECTION 03 1N 1E TL 400 23.20 ACRES	Applicant: KATELIN BREWER-COLIE MACKENZIE 1515 SE WATER AVE PORTLAND OR 97214		Owner: MARY A FAZIO LIMITED 1230 NE GERTZ RD PORTLAND, OR 97211  Owner: PARTNERSHIP I 1230 NE GERTZ RD PORTLAND, OR 97211	
18-143703-000-00-EA	888 SW 5TH AVE		EA-Zoning Only - w/mtg	3/30/18		Application
	<i>Current code: Proposal is for exterior alterations to lobby for office tower which includes addition of a wood-look metal ceiling at the existing exterior soffit outside of the entry doors, removal of the revolving doors and replacement with interior vestibule and ADA compliant swinging doors, slight modification of curtain wall footprint to accommodate new vestibule, slight increase in lobby area to square off the stepping curtainwall to make a usable vestibule footprint.</i>	1S1E03BB 90003 PIONEER PLACE CONDOMINIUM LOT 3	Applicant: ALAN GERENCER ZGF ARCHITECTS 1223 SW WASHINGTON ST SUITE 200 PORTLAND, OR 97204  Applicant: LANCE HASTINGS ZGF ARCHITECTS 1223 SW WASHINGTON ST., SUITE 200 PORTLAND OR 97205		Owner: LIPT SW FIFTH AVE LLC 333 WEST WACKER DR #2300 CHICAGO, IL 60606	
18-142922-000-00-EA	4616 SE 82ND AVE, 97266		EA-Zoning Only - w/mtg	3/29/18		Pending
	<i>Current code: Tenant Improvement for new BottleDrop Redemption Center. All improvements will be to the interior of the building. The options include a hand count for less than 50 containers by a BottleDrop employee; a reverse vending machine where customers can use for a return up to 350 containers a day and another option is customers can sign up for an account and receive BottleDrop bags which they can fill up with cans and bottles and drop off at a Redemption Center location. The bags are counted and customers BottleDrop account is credited.</i>	1S2E16BB 13500 GLENNACRES BLOCK A TL 13500	Applicant: GAIL GILL OREGON BEVERAGE RECYCLING COOPERATIVE (OBRC) 3900 NW YEON AVE PORTLAND OR 97210		Owner: FUNDAMENTALS COMPANY LLC 185 NW SPANISH RIVER BLVD #10 BOCA RATON, FL 33431-4230	
18-143371-000-00-EA	800 SE 10TH AVE, 97214		PC - PreApplication Conference	3/30/18		Application
	<i>Current code: This proposal aims to accomplish a seismic upgrade of the primary, historic Yale Union building (a URM) by reconstruction and expansion of the eastern half of the owned property.</i>	1S1E02BA 04900 EAST PORTLAND BLOCK 218 LOT 1 EXC PT IN ST LOT 2-4	Applicant: JEFFREY R SHOEMAKER DOWL 720 SW WASHINGTON ST #750 PORTLAND, OR 97205		Owner: YU CONTEMPORARY INC 800 SE 10TH AVE PORTLAND, OR 97214-2548	

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18-141200-000-00-EA	, 97220		PC - PreApplication Conference	3/26/18		Pending
<p><i>Current code: Project includes construction of one new residential mixed-use building including 40 rental units of varying sizes and ground floor retail along 97th Ave. Building is to be four stories of wood frame construction over one story mass timber. two stairs access each floor with one extending to the roof via roof hatch. Total project is approx. 32,500 SF with 16 on-grade parking spaces. The intention is to comply with Inclusionary Zoning requirements.</i></p>						
		1N2E33DB 00700 RUSSELLVILLE ADD BLOCK 1 LOT 19 TL 700		Applicant: ADAM HOSTETLER WORKS PROGRESS ARCHITECTURE 811 SE STARK ST., SUITE 210 PORTLAND OR 97214		Owner: FOURBS TRUST PO BOX 790 BEAVERCREEK, OR 97004  Owner: RANDALL J BORHO PO BOX 790 BEAVERCREEK, OR 97004-0790  Owner: JOSEPH KAPPERS PO BOX 790 BEAVERCREEK, OR 97004-0790
18-142914-000-00-EA	4318 SW FAIRVIEW CIRCUS, 97221		Public Works Inquiry	3/29/18		Application
<p><i>Propose to replace failed sewer ejection pipe; 2" bore line from tank, to ROW, to 4" BES gravity line.</i></p>						
		1S1E05BB 03000 SECTION 05 1S 1E TL 3000 3.06 ACRES		Applicant: MAX WRIGHT RIGHT ANGLE CONSTRUCTION PO BOX 587 OREGON CITY, OR		Owner: WILLIAM A FURMAN 4318 SW FAIRVIEW CIRCUS PORTLAND, OR 97221

**Total # of Early Assistance intakes: 11**

**Final Plat Intakes**

From: 3/26/2018

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-267225-000-00-FP	13429 SE RAMONA ST, 97236	FP - Final Plat Review		3/30/18		Application
<p><i>Approval of a Preliminary Plan for a 9-lot subdivision, that will result in 7 standard lots (Lots 3-9); 2 narrow, attached house lots (Lots 1-2); and a new public pedestrian connection, 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> <p><i>1. The applicant shall meet the street dedication requirements of the City Engineer for SE 134th Place and a new public pedestrian connection, and associated stormwater management facilities. The required right-of-way dedication must be shown on the final plat.</i></p> <p><i>2. 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&amp;Rs) as required by Condition B.8 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ¿A (name of document) 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>Streets</i></p> <p><i>1. The applicant shall meet the requirements of the City Engineer for right-of-way improvements along the site¿s street frontages. The applicant shall submit an application for a Public Works Permit and provide plans and financial assurances, pay all outstanding fees, and provide a signed permit document to the satisfaction of the Portland Bureau of Transportation, the Bureau of Environmental Services, the Fire Bureau and Urban Forestry for required street frontage improvements.</i></p> <p><i>Existing Development</i></p> <p><i>2. 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. Additionally, the City¿s Deconstruction ordinance applies to houses built in 1916 or earlier and/or designated historic resources. The site plan for the demolition permit must show all trees to be preserved and root protection zones as shown on the approved final Tree Preservation Plan, per Condition B.5. All demolition work must be in conformance with the recommendations in the applicant¿s arborist report (Exhibit A.3).</i></p> <p><i>3. Finalized demolition permits must be obtained for removing the garage and other accessory structures on Lots 1-4. Prior to removal of these structures, tree protection must be</i></p>		<p>1S2E14DB 03500</p> <p>LAMARGENT PK</p> <p>LOT 4 TL 3500</p>	<p>Applicant:</p> <p>JESSE CEREGHINO</p> <p>1640 AMONSON CT</p> <p>GLADSTONE OR 97027</p>	<p>Owner:</p> <p>WILLIAM J HOESLY</p> <p>11666 SE HOME AVE</p> <p>MILWAUKIE, OR 97222-5433</p> <p>Owner:</p> <p>THOMAS C HULETT</p> <p>11666 SE HOME AVE</p> <p>MILWAUKIE, OR 97222-5433</p>		

structures on Lots 1-4. Prior to removal of these structures, tree protection must be installed in accordance with the approved final Tree Preservation Plan, per Condition B.5.

4. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the on-site sewage disposal system.

Other requirements

5. The applicant must provide a final Tree Protection Plan showing the following trees will be

protected to the satisfaction of BDS: Tree 12 (on Lot 9) and Trees 13-16 (on adjacent property-13453 SE Ramona Street).

6. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees & Fee in Lieu of Planting and Establishment (per inch)] a fee equivalent to 4.5 inches of trees.

Payment must be made to the Bureau of Development Services, which administers the fund for the Parks Bureau.

7. The applicant shall obtain a Zoning Permit for tree protection prior to any clearing and grading associated with the street, sewer or water improvements required in Conditions

B.1-B.3. The permit must include a clearing and grading plan in substantial conformance

with the Grading Plan (Exhibit C.2) and the tree protection described in Condition C.1. The applicant must obtain final inspection approval verifying the installation of the tree protection fencing, prior to any clearing or grading on the site for the public improvements.

Required Legal Documents

8. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions

that notes tree preservation requirements that apply to Lot 9. A copy of t

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**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
18-143020-000-00-LU	, 97202	AD - Adjustment	Type 2 procedure	3/29/18		Application
<p><i>Proposal is for an adjustment for west side building setback (33.120.220.B) due to the PBOT requirement of a five ft dedication along SE 14th Ave. Construction proposal is for two multi-family townhomes for a total of 9 units with each unit being three stories including single car garage.</i></p>						
	1S1E23BA 01900 CITY VIEW PK ADD & NO 2 BLOCK 5 LOT 12		Applicant: MIKE COYLE FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: KEHOE NORTHWEST PROPERTIES LLC PO BOX 69501 PORTLAND, OR 97239	
18-142496-000-00-LU	2633 SE 23RD AVE, 97202	AD - Adjustment	Type 2 procedure	3/28/18		Application
<p><i>Construction of a detached ADU with an attached garage. Adjustment requested to setback standard (33.110.550 and Table 110-3).</i></p>						
	1S1E11AA 06200 HENRYS ADD BLOCK 4 LOT 8		Applicant: BREESE WATSON BREESE WATSON DESIGN 4055 SE CORA ST PORTLAND OR 97202		Owner: TODD C K ROY 2633 SE 23RD AVE PORTLAND, OR 97202-1210  Owner: YASUKO K ROY 2633 SE 23RD AVE PORTLAND, OR 97202-1210	
18-143456-000-00-LU	7909 N UPLAND DR, 97203	AD - Adjustment	Type 2 procedure	3/30/18		Application
<p><i>Requesting adjustment to Table 140-3 development standards for IG2 to allow a reduced building setback.</i></p>						
	1N1E06B 01000 SECTION 06 1N 1E TL 1000 4.27 ACRES		Applicant: COLONY WEYRAUCH CIDA INC 15895 SW 72ND AVE, SUITE 200 PORTLAND, OR 97224		Owner: PAPE' PROPERTIES INC P O BOX 407 EUGENE, OR 97401	
<b>Total # of LU AD - Adjustment permit intakes: 3</b>						
18-143211-000-00-LU	4736 SW BEAVERTON HILLSDALE HWY, 97221	CU - Conditional Use	Type 2 procedure	3/30/18		Application
<p><i>Request for a Conditional Use review for a Type B Accessory Short Term Rental of at least four bedrooms in a single family residence with a detached garage.</i></p>						
	1S1E18AD 03100 FAIRVALE BLOCK 21 LOT 9 LOT 10 EXC W 8'		Applicant: BEN KILFOIL DYNAMIC REAL ESTATE INNOVATIONS, LLC 4736 SW BEAVERTON HILLSDALE HWY PORTLAND OR		Owner: DYNAMIC REAL ESTATE 4756 SW BEAVERTON HILLSDALE HWY PORTLAND, OR 97221  Owner: INNOVATIONS LLC 4756 SW BEAVERTON HILLSDALE HWY PORTLAND, OR 97221	
<b>Total # of LU CU - Conditional Use permit intakes: 1</b>						

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-142442-000-00-LU	5003 N COLUMBIA BLVD, 97203	CUMS - Master/Amended	Type 3 procedure	3/28/18		Pending
<i>Columbia Boulevard Wastewater Treatment Plant (CBWTP) proposes an amendment to their previously approved Conditional Use Master Plan to include two new secondary clarifiers on the main treatment plant site and potential changes to the previous conditions of approval . The use is classified as a Waste Related Use in the Zoning Code. The proposal will be reviewed using the criteria of Chapter 33.815.220 (Mining and Waste Related Uses) and 33.820 (Conditional Use Master Plans). Four adjustments requested for the following: Processing of Waste Products in Enclosed Structures (33.254.040); Setback for Triangle Lake Wetland Restoration (33.254.010); Setbacks for pedestrian paths and Interpretive Displays (33.254.040) and L1 and L3 Landscape Requirements (33.254).</i>						
	1N1E05C 00800		Applicant: MURIEL GUEISSAZ-TEUFEL BES 5001 N COLUMBIA BLVD PORTLAND OR 97203		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1000 PORTLAND, OR 97204-1912	
	SECTION 05 1N 1E TL 800 70.44 ACRES					
<b>Total # of LU CUMS - Master/Amended permit intakes: 1</b>						
18-142619-000-00-LU	1133 NE 106TH AVE, 97220	DZ - Design Review	Type 2 procedure	3/28/18		Application
<i>Proposal is for a 12 unit single family detached condominium development including 3-foot dedication and half street improvements on NE 106th Ave.</i>						
	1N2E34BB 07500		Applicant: MARK DANE MARK DANE PLANNING 14631 SW MILLIKAN WAY #6 BEAVERTON OR 97003		Owner: ETRUSCAN VENTURES LLC 9999 SW WILSHIRE ST #208 PORTLAND, OR 97225	
	MCBEE PK BLOCK 1 LOT 10&11					
<b>Total # of LU DZ - Design Review permit intakes: 1</b>						
18-142187-000-00-LU	5225 SE 18TH AVE - Unit B, 97202	DZM - Design Review w/ Modifications	Type 2 procedure	3/28/18		Pending
<i>Placement of a premanufactured permanent (non-mobile) ADU between existing house and existing garage. ADU is 1-story 311 sq ft. Modification requested for the building coverage/size of ADU.</i>						
	1S1E14AC 02000		Applicant: THOMAS JUNG 5225 SE 18TH AVE PORTLAND, OR 97202		Owner: RAFAEL F SOLANO 6751 N WADE RD TUCSON, AZ 85743	
<b>Total # of LU DZM - Design Review w/ Modifications permit intakes: 1</b>						
18-142390-000-00-LU	1306 NW HOYT ST, 97209	HR - Historic Resource Review	Type 1x procedure	3/28/18		Pending
<i>Replace rooftop HVAC equipment</i>						
	1N1E33AD 04300		Applicant: RICK MICHEALSON 906 NW 23RD AVE PORTLAND, OR 97210		Owner: 1306 LLC 906 NW 23RD AVE PORTLAND, OR 97210-3006	
	COUCHS ADD BLOCK 88 LOT 5&8					
18-143739-000-00-LU	727 SE GRAND AVE, 97214	HR - Historic Resource Review	Type 2 procedure	3/30/18		Application
<i>Proposal is to install a new ADA compliant exit door in existing exterior opening. Structure is contributing in East Portland/Grand Ave Historic District.</i>						
	1S1E02BB 05500		Applicant: MILDRED WHITE BAMA ARCHITECTURE 7350 SE MILWAUKIE AVE PORTLAND, OR 97232		Owner: BIG ROB STYLE LLC 16715 NE MOUNTAIN HOME RD SHERWOOD, OR 97140	
	EAST PORTLAND BLOCK 99 N 1' OF LOT 5 & EXC PT IN ST LOT 6 EXC PT IN ST					
<b>Total # of LU HR - Historic Resource Review permit intakes: 2</b>						

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18-141840-000-00-LU <i>4-lot subdivision with no new street.</i>	5123 N MICHIGAN AVE, 97217	LDS - Land Division Review (Subdivision)	Type 2x procedure	3/27/18		Pending
		1N1E22BB 01700				
		M PATTONS & SUB N 50' OF S 150' OF E 100' OF BLOCK G	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: GREEN CANOPY HOMES LLC 1131 POPLAR PL S SEATTLE, WA 98144-2833	
			Applicant: SAM LAI GREEN CANOPY HOMES 1131 POPLAR PL S SEATTLE WA 98144			
			Applicant: BOYD PICKRELL GREEN CANOPY HOMES 1131 POPLAR PL S SEATTLE WA 98144			

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**Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1**

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**Total # of Land Use Review intakes: 10**