

**Early Assistance Intakes**

From: 6/4/2018

Thru: 6/10/2018

Run Date: 6/11/2018 08:58:4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-181153-000-00-EA	1600 SW SALMON ST, 97205 <i>Lincoln High School replacement</i>	1S1E04AB 00100 SECTION 04 1S 1E TL 100 10.96 ACRES	DA - Design Advice Request	6/4/18		Application
			Applicant: BECCA CAVELL BORA ARCHITECTS 720 SW WASHINGTON ST #800 PORTLAND OR 97205		Owner: SCHOOL DISTRICT NO 1(LEASED PO BOX 3107 PORTLAND, OR 97208-3107  Owner: MULTIPLE TENANTS PO BOX 3107 PORTLAND, OR 97208-3107	
18-184314-000-00-EA	6306 N MARYLAND AVE, 97217 <i>Construct new three story, 18 unit apartment or condominium building on corner site in RHd zone to meet Community Design Standards 33.218.140. Bay windows overhang right-of-way.</i>	1N1E15CB 03200 PRINCIPLE ADD BLOCK 2 S 50' OF W 1/2 OF LOT 3	EA-Zoning & Inf. Bur.- w/mtg	6/8/18		Application
			Applicant: STEVE FOSLER FOSLER PORTLAND ARCHITECTURE LLC 1930 NW LOVEJOY ST PORTLAND, OR 97209		Owner: KNOCKOUT INVESTMENTS LLC PO BOX 371330 LAS VEGAS, NV 89137  Owner: YJS MANAGEMENT CO PO BOX 371330 LAS VEGAS, NV 89137	
18-181375-000-00-EA	350 NW 12TH AVE, 97209 <i>New construction of 11 story Hyatt Place hotel with a FAR of 9:1 to be achieved through transfer of 3:1 FAR from the nearby historic landmark site. The site zoned EXd and is located within the CC Plan District.</i>	1N1E33DA 02700 COUCHS ADD BLOCK 78 LOT 6&7	EA-Zoning & Inf. Bur.- w/mtg	6/4/18		Application
			Applicant: RAY HARRIGILL THE SUNRAY COMPANIES, LLC 1012 MADISON AVE., SUITE A MADISON MS 39110		Owner: PARQ ON 12TH LLC 606 MAYNARD AVE S #251 SEATTLE, WA 98104	
18-184238-000-00-EA	, 97201 <i>Request for early assistance meeting for informaton on new construction of automobile showroom with three story parking garage.</i>	1S1E10CD 00900 SECTION 10 1S 1E TL 900 0.40 ACRES LAND & IMPS SEE R327859 (R991100091) FOR BILLBOARD	EA-Zoning & Inf. Bur.- w/mtg	6/8/18		Application
			Applicant: STUART LINDQUIST LINDQUIST DEVELOPMENT CO INC PO BOX 42135 PORTLAND, OR 97242		Owner: STUART H LINQUIST PO BOX 42135 PORTLAND, OR 97242-0135	
18-183092-000-00-EA	8314 N WILLAMETTE BLVD, 97203 <i>Proposal is new construction for senior housing of at least 80-90 units with parking, outdoor amenities and landscaping.</i>	1N1W12BD 02700 JAMES JOHNS 2ND ADD BLOCK 18 LOT 7&8	EA-Zoning Only - w/mtg	6/6/18		Application
			Applicant: GARY REDDICK V3 STUDIO 1001 SE WATER AVE STE 175 PORTLAND OR 97214		Owner: BERNICE PATTERSON 12500 SE BLUFF DR CLACKAMAS, OR 97015-9252	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-183051-000-00-EA	5020 N INTERSTATE AVE, 97217		PC - PreApplication Conference	6/6/18		Application
<p><i>Housing Bureau Project. Proposal is for the new construction of a five-story, 55,788 square foot affordable multi-dwelling development. The proposal will include 10 one-bedroom units; 22 two-bedroom units; 16 three-bedroom units; and three three-bedroom townhomes. First floor will include tuck-under parking. All existing structures will be removed.</i></p>						
		1N1E22BB 13800		Applicant: MICHELLE BLACK CARLETON HART ARCHITECTURE 830 SW 10TH AVE #200 PORTLAND, OR 97205		Owner: PORTLAND CITY OF 421 SW 6TH AVE #1100 PORTLAND, OR 97204-1614
		M PATTONS ADD & 2ND BLOCK 34 LOT 1-4		Applicant: BRENDAN SANCHEZ CARLETON HART ARCHITECTURE 830 SW 10TH AVE SUITE 200 PORTLAND OR 97205		Owner: DIANE LINN PROUD GROUND 5288 N INTERSTATE AVE PORTLAND OR 97217
18-182231-000-00-EA	7405 SE 22ND AVE, 97202		Pre-Prmt Zoning Plan Chck.1-2	6/5/18		Application
<p><i>Request for Pre-Permit Zoning Plan Check for new one story with daylight basement accessory building with ADU and office/gym at rear of lot. Existing one story garage to be removed. Excavation to create sunken garden with permeable base.</i></p>						
		1S1E23AD 00500		Applicant: LEIF HALVERSON INCHOATE ARCHITECTURE LLC PO BOX 820102 PORTLAND OR 97282		Owner: STEPHANIE ERICSON 7405 SE 22ND AVE PORTLAND, OR 97202
		WESTMORELAND BLOCK 32 LOT 20				Owner: LEIF A HALVERSON 7405 SE 22ND AVE PORTLAND, OR 97202

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

**Final Plat Intakes**

From: 6/4/2018

Thru: 6/10/2018

Run Date: 6/11/2018 08:58:4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-178616-000-00-FP	2726 SE 26TH AVE, 97202	FP - Final Plat Review		6/6/18		Application

*Approval of a Preliminary Plan for a 4-lot subdivision, that will result in four narrow lots as illustrated with Exhibits C.1-C.2.*

*Approval of a Planned Development Review with modifications to allow an increase in building coverage, a reduction in front yard landscaping, an increase in height and a modification to garage and main entrance standards, per the approved site plans and elevations (Exhibits C.1-C.4), subject to the following conditions:*

1S1E12BB 10800

EAST PORTLAND HTS  
BLOCK 20  
LOT 13 EXC PT IN ST

Applicant:  
JONATHAN MAL SIN  
LHM PARTNERS LLC  
75 SE YAMHILL ST., SUITE 201  
PORTLAND OR 97214

Owner:  
LHM PARTNERS LLC  
75 SE YAMHILL ST #201  
PORTLAND, OR 97214

**A. The final plat must show the following:**

*1.If required, a recording block for each of the legal documents such as acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) if required by Condition B.5 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Special Land Use conditions" has been recorded as document no. \_\_\_\_\_, Multnomah County Deed Records."*

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

*1.The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public sewer main in SE 26th Ave. The public sewer extension requires a Public Works Permit, which must be 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 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.*

*3.The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Lots 1-4, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new house on Lots 1-4, if applying the exception. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat.*

**Existing Development**

*4.A finalized permit must be obtained for demolition of the existing residences (2726 and 2740 SE 26th Avenue) and detached garage (2740 SE 26th Ave) 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.*

**Required Legal Documents**

*5.If required, per Conditions B.2 or B.3 above, the applicant shall execute an Acknowledgement of Special Land Use conditions, requiring new residential development to contain internal fire suppression sprinklers, per Fire Bureau*

development to contain internal fire suppression sprinklers, per Fire Bureau Appeal no \*. The acknowledgement shall be recorded with Multnomah County, and referenced on the final plat.

C. 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 for Lots 1-4. The location of the sign must be shown on the building permit.

2. If required, the applicant will be required to meet any requirements identified through a Fire Code Appeal/install residential sprinklers in the new dwelling units on Lots 1-4. 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 a flat roof.

4. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review

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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

From: 6/4/2018

Thru: 6/10/2018

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-181364-000-00-LU	5890 SE EQUESTRIAN DR	AD - Adjustment	Type 2 procedure	6/4/18		Pending
<i>NSFR. Request for adjustment to setback standards and driveway vehicle parking area standard. 33.266.120 and 33.110.220 for modification from 20 ft front setback to 10 ft front setback.</i>		1S3E18CA 00100	Applicant: NATHAN EMBER INK:BUILT ARCHITECTURE 2808 NE MLK BLVD, STE G PORTLAND, OR 97212		Owner: MICHAEL MAYER 1104 NE 53RD AVE PORTLAND, OR 97213	
18-184001-000-00-LU	3305 SE 10TH AVE, 97202	AD - Adjustment	Type 2 procedure	6/8/18		Application
<i>Request for an adjustment to side setbacks 33.110.220 and Table 110-3. The original attached double garage in it's current state cannot be repaired and must be replaced. Proposal is to replace it with a two car garage in the same footprint. The setback is currently 2 ft from the property line and the new setback will also be 2 ft from the property line.</i>		1S1E11BD 18900	Applicant: TOBEY GOLDFARB 3305 SE 10TH AVE PORTLAND, OR 97202		Owner: TOBEY GOLDFARB 3305 SE 10TH AVE PORTLAND, OR 97202	
		DENTS ADD BLOCK 3 LOT 1			Owner: STANLEY GOLDFARB 3305 SE 10TH AVE PORTLAND, OR 97202	
18-181172-000-00-LU	1532 NE BROADWAY, 97232	AD - Adjustment	Type 2 procedure	6/4/18		Pending
<i>Adjustment for one wall sign 31.56 sf for McMenamins</i>		1N1E26DC 13700	Applicant: CYNDI STOCKS SECURITY SIGNS, INC 2424 SE HOLGATE BLVD PORTLAND OR 97202		Owner: NE BROADWAY PARTNERS P O BOX 529 EUGENE, OR 97440-0529	
		HOLLADAYS ADD BLOCK 228 LOT 1 EXC PT IN STS LOT 2 EXC PT IN ST LOT 7 EXC PT IN ST; LOT 8 EXC PT IN STS				
18-183887-000-00-LU	1215 SE 47TH AVE, 97215	AD - Adjustment	Type 2 procedure	6/7/18		Application
<i>Adjust minimum front setback requirement from 10 feet to 8 feet 8 inches to modify front porch of existing home</i>		1S2E06BD 09100	Applicant: JAMES P GRADOVILLE 1215 SE 47TH AVE PORTLAND, OR 97215		Owner: JAMES P GRADOVILLE 1215 SE 47TH AVE PORTLAND, OR 97215	
		PARADISE SPR TR BLOCK 15 S 48' OF LOT 9				
18-183384-000-00-LU	11375 SW CAPITOL HWY, 97219	AD - Adjustment	Type 2 procedure	6/7/18		Application
<i>Request adjustment to 33.266.120 to allow over 40% of area in front yard to be allowed for vehicle turnaround for use by emergency vehicle access.</i>		1S1E31BD 02300	Applicant: PAUL MATIS 11375 SW CAPITOL HWY PORTLAND, OR 97219		Owner: PAUL MATIS 11375 SW CAPITOL HWY PORTLAND, OR 97219	
		SECTION 31 1S 1E TL 2300 0.41 ACRES			Owner: LIGIA BAHNEAN 11375 SW CAPITOL HWY PORTLAND, OR 97219	

Total # of LU AD - Adjustment permit intakes: 5

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-184386-000-00-LU	5727 SE 136TH AVE, 97236	CU - Conditional Use	Type 3 procedure	6/8/18		Application
<p><i>New construction of a new facility for worship at 5727 SE 136th Ave. The site is approx. 1.5 acres and has mixed zoning the eastern portion is CM1 and the western portion is R5a.</i></p>						
	1S2E14DB 04100		Applicant: HEE C KWON 12131 SE PARDEE ST PORTLAND, OR 97266-3222		Owner: ONNURI EVANGELICAL CHURCH 11510 SE HOLGATE BLVD PORTLAND, OR 97266-2150	
	LAMARGENT PK LOT 4 TL 4100		Applicant: OWAN KIM 15510 SE HOLGATE BLVD ONNURI EVANGELICAL CHURCH PORTLAND OR 97266			
<b>Total # of LU CU - Conditional Use permit intakes: 1</b>						
18-181403-000-00-LU	419 NW 9TH AVE, 97209	DZ - Design Review	Type 2 procedure	6/4/18		Application
<p><i>Proposal to build a new exterior trellis and site wall alterations to an existing 400 SF upper floor terrace of an existing 8500 SF two story single family residence.</i></p>						
	1N1E34CB 01900		Applicant: RANDY HIGGINS THE FELT HAT 4072 N WILLIAMS AVE PORTLAND OR 97227		Owner: PARTNERS IN ART LLC 417-419 NW 9TH AVE PORTLAND, OR 97209	
	COUCHS ADD BLOCK 61 LOT 4					
18-182719-000-00-LU	1331 NW 17TH AVE, 97209	DZ - Design Review	Type 2 procedure	6/6/18		Application
<p><i>This is a follow-up Type II to a previously approved LU 16-266376 DZM; The approved project occupies a 3/4 block parcel and consists of a 7-story structure containing 196 units over one level of below-grade parking. The proposed changes include swapping materials and updating facade details along the building's street-facing and courtyard facades.</i></p>						
	1N1E33AB 04100		Applicant: MARCUS LIMA GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: KELLER HOLLAND PETTYGROVE 1111 MAIN ST #700 VANCOUVER, WA 98660-2970	
	COUCHS ADD BLOCK 232 LOT 2&3&5-8 LAND & IMPS SEE R141042 (R180221011) FOR BILLBOARD				Owner: INVESTORS LLC 1111 MAIN ST #700 VANCOUVER, WA 98660-2970	
18-182308-000-00-LU	301 SW LINCOLN ST, 97201	DZ - Design Review	Type 2 procedure	6/5/18		Application
<p><i>The Linc Apartment are located at 301 &amp; 245 SW Lincoln and are managed by OPID and owned by Oregon Pacific Investment and Development Company, the original owners of the building. The two buildings house 406 units. Recently some screening and gates were added to the complex to improve usability and security. Having been advised that permits were required, the client is retroactively going through design review and permitting.</i></p>						
	1S1E03CB 01301		Applicant: CAITLIN MCKEE MERRYMAN BARNES ARCHITECTS 4713 N ALBINA AVE., SUITE 304 PORTLAND OR 97217		Owner: PARKSIDE PLAZA LLC 1800 SW 1ST AVE #600 PORTLAND, OR 97201-5356	
	PARTITION PLAT 1997-180 LOT 1					
18-181367-000-00-LU	4709 NE M L KING BLVD, 97211	DZ - Design Review	Type 2 procedure	6/4/18		Application
<p><i>Install sign from 2222 NW Raleigh at new business location. Install (2) awnings from same location as existing sign.</i></p>						
	1N1E22AD 15800		Applicant: GARRETT GIBSON RAMSAY SIGNS INC. 9160 SE 74TH AVE PORTLAND, OR 97206		Owner: MIZRACHI FAMILY LLC 526 SW 3RD AVE PORTLAND, OR 97204	
	MAEGLY HIGHLAND BLOCK 6 LOT 4&5					

**Total # of LU DZ - Design Review permit intakes: 4**

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-184257-000-00-LU	, 97220	EN - Environmental Review	Type 2 procedure	6/8/18		Application
<p><i>Construct safety improvements at two existing levee access ramps along Marine Drive. the proposal is to regrade and install gravel ramps on levee to improve safety for district levee maintenance equipment. No trees or shrubs are impacted; native grass revegetation is proposed.</i></p>						
	1N2E14CB 00100	VIEWPOINT LOT 8	Applicant: SUNNY SIMPKINS MULTNOMAH COUNTY DRAINAGE DISTRICT 1880 NE ELROD DR PORTLAND OR 97211		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	
18-183423-000-00-LU		EN - Environmental Review	Type 2 procedure	6/7/18		Application
<p><i>Request for an environmental review for encroachment/disturbance in "c" zone overlay. Development is for a new single family residence.</i></p>						
	1S1E08BA 00701	GREEN HILLS BLOCK 9 LOT 5&6	Applicant: CHUCK GREGORY AKS ENGINEERING & FORESTRY LLC 12965 SW HERMAN ROAD, SUITE 100 TUALATIN OR 97062		Owner: JOSH VEENTJER 4188 SW GREENLEAF DR PORTLAND, OR 97221  Owner: LAURA VEENTJER 4188 SW GREENLEAF DR PORTLAND, OR 97221	
<b>Total # of LU EN - Environmental Review permit intakes: 2</b>						
18-181486-000-00-LU	2243 NE 20TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	6/4/18		Pending
<p><i>Relocate two existing windows to non-street facing facade. Install two new windows at non street facing facade for contributing dwelling in Irvington Historic District.</i></p>						
	1N1E26DA 14800	IRVINGTON BLOCK 35 LOT 1	Applicant: KEVIN FISCHER ALICE DESIGN 4803 NE 32ND AVENUE PORTLAND, OR 97211		Owner: TERESA C SEIDEL 2243 NE 20TH AVE PORTLAND, OR 97212  Owner: HANS-WALTER SEIDEL 2243 NE 20TH AVE PORTLAND, OR 97212	
18-184339-000-00-LU	2803 NE 22ND AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	6/8/18		Application
<p><i>Proposal to add new master bath dormer for a contributing residence in Irvington Historic District.</i></p>						
	1N1E26AD 11100	IRVINGTON BLOCK 18 LOT 5	Applicant: JOHN HASENBERG JOHN HASENBERG ARCHITECTS 2104 NE 45TH AVE PORTLAND, OR 97213		Owner: JOLYNN MITCHELL 2803 NE 22ND AVE PORTLAND, OR 97212-3412	
18-184212-000-00-LU	426 SW BROADWAY, 97205	HR - Historic Resource Review	Type 1x procedure	6/8/18		Application
<p><i>Historic review for Imperial Building for two illuminated building signs; one projecting sign at 28.5 SF and one wall neon sign at 6.33 SF for Il Solito restaurant.</i></p>						
	1N1E34CC 04500	PORTLAND BLOCK 176 LOT 5&6 HISTORIC PROPERTY 15 YR 2006 POTENTIAL ADDITIONAL TAX	Applicant: CYNDI STOCKS SECURITY SIGNS INC 2424 SE HOLGATE BLVD PORTLAND, OR 97202-4747		Owner: GOLDEN EAGLES OWNER LLC 7315 WISCONSIN AVE 1100 WEST BETHESDA, MD 20814	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-182892-000-00-LU	3407 NE 27TH AVE, 97212 <i>Maintenance and repair work for a contributing dwelling in Irvington Historic District.</i>	HR - Historic Resource Review 1N1E25BB 02100 SECTION 25 1N 1E TL 2100 0.23 ACRES	Type 2 procedure Applicant: DAVID EDWARD YASENCHAK 1926 SE WOODWARD ST PORTLAND, OR 97202	6/6/18		Application Owner: SARAH M BEHR REV 3407 NE 27TH AVE PORTLAND, OR 97212  Owner: ROLAND R SARRAZEN III REV 3407 NE 27TH AVE PORTLAND, OR 97212
18-181326-000-00-LU	831 NW 24TH AVE, 97210 <i>Install four pieces of mechanical equipment outside three separate locations on the property. These units will sit on the ground and be screened by existing and new foliage.</i>	HR - Historic Resource Review 1N1E33BC 15000 KINGS 2ND ADD BLOCK 4 LOT 1&2 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX	Type 2 procedure Applicant: MICHAEL MALSTROM WILLAMETTE HVAC 3075 SE CENTURY BLVD # 206 HILLSBORO OR 97123	6/4/18		Pending Owner: CLARK HOUSE LLC 333 S STATE ST #V PMB 249 LAKE OSWEGO, OR 97034
<b>Total # of LU HR - Historic Resource Review permit intakes: 5</b>						
18-184201-000-00-LU	625 NE 62ND AVE, 97213 <i>Proposal to divide lot into three parcels: Parcel 1 to keep existing dwelling, Parcels 2 &amp; 3 to be developed with two townhomes one with a garage.</i>	LDP - Land Division Review (Partition) 1N2E31AD 04300 BARRETTS ADD BLOCK 1 LOT 5	Type 1x procedure Applicant: ROBERT HAWTHORNE PDX LIVING, LLC 6535 SE 21ST AVE PORTLAND, OR 97202	6/8/18		Application Owner: PDX LIVING LLC 6535 SE 21ST AVE PORTLAND, OR 97202
18-181349-000-00-LU	6136 SE BOISE ST, 97206 <i>STEWART PK, BLOCK 2, LOT 19 to be divided into two equal parcels of 2,500sf.</i>	LDP - Land Division Review (Partition) 1S2E07DD 04400 STEWART PK BLOCK 2 LOT 19	Type 1x procedure Applicant: SCOTT COLLINS PO BOX 33408 PORTLAND, OR 97292	6/4/18		Application Owner: SCOTT COLLINS PO BOX 33408 PORTLAND, OR 97292
<b>Total # of LU LDP - Land Division Review (Partition) permit intakes: 2</b>						
<b>Total # of Land Use Review intakes: 19</b>						