

Early Assistance Intakes

From: 10/15/2018

Thru: 10/21/2018

Run Date: 10/22/2018 11:09:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-255502-000-00-EA	0150 SW MONTGOMERY ST, 97201	1S1E03CA 01000 PORTLAND BLOCK 104&105 TL 1000	EA-Zoning & Inf. Bur.- w/mtg	10/19/18		Application
<p><i>Proposal is for a master plan development and possible land division of approx. 8 acres.</i></p> <p>Applicant: KATHERINE SCHULTZ GBD ARCHITECTS, INC. 1120 SW COUCH ST #300 PORTLAND, OR. 97209</p> <p>Owner: 0150 SW MONTGOMERY 9 SE 3RD AVE #100 PORTLAND, OR 97214</p> <p>Owner: INVESTMENTS LLC 9 SE 3RD AVE #100 PORTLAND, OR 97214</p>						
18-253480-000-00-EA	2900 NE MARINE DR, 97211	1N1E01BC 00300 SECTION 01 1N 1E TL 300 3.00 ACRES	EA-Zoning & Inf. Bur.- w/mtg	10/16/18		Pending
<p><i>Project to include Herc Rentals occupying the entire property at NE 33rd & Marine Dr, previously occupied by a boat supply company</i></p> <p>Applicant: PHILIP SYDNOR INTEGRATE ARCHITECTURE AND PLANNING, PC 1919 N KILPATRICK ST PORTLAND OR 97217</p> <p>Owner: PPB LLC PO BOX 20638 PORTLAND, OR 97294</p>						
18-254681-000-00-EA	7910 SE MARKET ST, 97215	1S2E05DA 11300 SECTION 05 1S 2E TL 11300 5.83 ACRES	EA-Zoning & Inf. Bur.- w/mtg	10/18/18		Pending
<p><i>Placement of two modular buildings, each 1,500 square feet, on the Bridger Eklementary school site.</i></p> <p>Applicant: JARED LILLEGARD PORTLAND PUBLIC SCHOOLS, FACILITIES & ASSET MANAGEMENT 501 N DIXON ST PORTLAND OR 97227</p> <p>Owner: SCHOOL DISTRICT NO 1(LEASED PO BOX 3107 PORTLAND, OR 97208-3107</p> <p>Owner: MULTIPLE TENANTS PO BOX 3107 PORTLAND, OR 97208-3107</p>						
18-255291-000-00-EA	6723 NE KILLINGSWORTH ST, 97218	1N2E17CD 02000 SECTION 17 1N 2E TL 2000 1.87 ACRES	EA-Zoning Only - no mtg	10/19/18		Application
<p><i>4-Story, 140 Unit affordable housing project with 3 floors of residential over on-grade parking, community space and additional residences. The project will also feature a mid-block pedestrian crossing and public plaza facing Killingsworth. On-site storm water disposal will be accomplished through dry wells.</i></p> <p>Applicant: RUSSELL WISNIEWSKI SALAZAR ARCHITECT INC 3050 SE DIVISION, STE 240 PORTLAND OR 97202</p> <p>Owner: HACIENDA COMMUNITY 6700 NE KILLINGSWORTH ST PORTLAND, OR 97218-3318</p> <p>Owner: DEVELOPMENT CORP 6700 NE KILLINGSWORTH ST PORTLAND, OR 97218-3318</p>						
18-255246-000-00-EA	7 SE STARK ST, 97214	1N1E34DD 04200	EA-Zoning Only - w/mtg	10/19/18		Application
<p><i>Tenant improvement for workspace to Core & Shell building currently under construction. See CO 17-160571</i></p> <p>Applicant: LUCY O'SULLIVAN WORKS PARTNERSHIP ARCHITECTURE 811 SE STARK ST, SUITE 210 PORTLAND OR 97214</p> <p>Owner: 87 STARK STREET LLC 1121 SW SALMON ST 5TH FLR PORTLAND, OR 97205-2022</p>						

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18-255654-000-00-EA	6910 N EDGEWATER ST, 97203		Public Works Inquiry	10/19/18		Pending
<i>Proposal to replace sewer</i>						
		1N1W12DA 01600	Applicant:		Owner:	
		A L MINERS ADD	DOUG SORENSEN		DENISE H DOWNS	
		BLOCK 21	PDX RENOVATIONS		PO BOX 570	
		LOT 7-9	8960 SW BARNES RD		BEAVERCREEK, OR 97004	
		WLY 5' OF LOT 10	PORTLAND OR 97290			

Total # of Early Assistance intakes: 6

Final Plat Intakes

From: 10/15/2018

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-184201-000-00-FP	625 NE 62ND AVE, 97213	FP - Final Plat Review		10/16/18		Application
<p><i>Approval of a Preliminary Plan for a three-parcel land division that will result in two (2) attached housing lots, and one (1) duplex lot as illustrated with Exhibit C1, subject to the following conditions:</i></p> <p><i>A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review 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:</i></p> <p><i>Revised Decision Notice for LU 18-184201 LDP Page 3</i></p> <ul style="list-style-type: none"> - Any buildings or accessory structures on the site at the time of the final plat application; - Surveyor must document on the supplemental survey as a note the height of the covered stairway bulkhead in association to area within the setback - Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; - Any other information specifically noted in the conditions listed below. <p><i>B. The following must occur prior to Final Plat approval:</i></p> <p><i>Existing Development</i></p> <ol style="list-style-type: none"> 1. <i>The applicant must obtain a finalized demolition permit for removing the accessory structure (shed) on Parcel 3. Alternatively, the applicant can execute a covenant with the City stating that the accessory structure will be removed if a primary structure has not received final inspection on the lot with the accessory structure within two years of final plat approval. The covenant must be recorded with Multnomah County prior to final plat approval.</i> 2. <i>The applicant must meet the building code requirement for the basement stairway access to the existing house, to the satisfaction of the Life Safety Section of BDS. If building permits are required to alter the existing house to meet this building code requirement, then the building permit is required to be finalized prior to final plat approval.</i> 3. <i>The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the septic system/cesspool on the site.</i> <p><i>C. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <ol style="list-style-type: none"> 1. <i>The minimum and maximum density for the lots in this land division are as follows:</i> <p><i>Parcel: 1 2 3</i></p> <p><i>Minimum Density: 1 1 1</i></p>						
		1N2E31AD 04300 BARRETT'S ADD BLOCK 1 LOT 5		Applicant: ROBERT HAWTHORNE PDX LIVING, LLC 6535 SE 21ST AVE PORTLAND, OR 97202		Owner: PDX LIVING LLC 6535 SE 21ST AVE PORTLAND, OR 97202

18-144155-000-00-FP 6133 SE TENINO ST, 97206

FP - Final Plat Review

10/15/18

Under Review

Final Plat to create one standard lot and one flag lot.

1S2E19DD 00200

DARLINGTON
BLOCK 20
LOT 8 EXC S 100' OF W 49.5' & EXC N 60'

Applicant:
MICHAEL MANWELL
MICHAEL MANWELL LAND
SURVEYING LLC
2847 SE 18TH CIRCLE
GRESHAM, OR 97080

Owner:
JOHN M GOODWIN
15390 SW 82ND PL
PORTLAND, OR 97224-7502

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-175489-000-00-FP	6533 SE 63RD AVE, 97206	FP - Final Plat Review		10/18/18		Application
<p><i>Approval of a Preliminary Plan for a 4-lot subdivision, that will result in 4 new narrow lots as illustrated with Exhibit C.1-C.3, subject to the following conditions:</i></p> <p><i>A. The final plat must show the following:</i></p> <p><i>1. 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: ¿An Acknowledgment of Tree Preservation Land Use Conditions 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 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.</i></p> <p><i>Required Legal Documents</i></p> <p><i>2. The applicant shall execute an Acknowledgement of Special Land Use conditions, requiring any residential development on Lot(s) 1, 2, 3, and 4 that is located greater than 150-feet from a fire apparatus access road, as determined by the Fire Bureau, to contain internal fire suppression sprinklers. The acknowledgement shall be referenced on and recorded with the final plat.</i></p> <p><i>3. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Lot 4. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be referenced on and recorded with the final plat.</i></p> <p><i>C. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <p><i>1. Development on Lots 4 shall be in conformance with the Tree Preservation Plan (Exhibit C.2) and the applicant's arborist report (Exhibit A.6). Specifically, tree number 5 is required to be preserved, with a 6-foot root protection zone indicated on Exhibit C.2. Tree protection fencing is required along the root protection zone of each tree to be preserve3d. The fence must be 6-foot high chain-link and be secured to the ground with 8-foot metal</i></p>						
		1S2E20BB 09800				
		BRENTWOOD & SUB BLOCK 30 LOT 2				
			Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290			Owner: PORTLAND HOUSEWORKS LLC 5105 SW 45TH AVE #201 PORTLAND, OR 97221-3651

meter
posts driven into the ground. Encroachment into the specified root protection zones may only occur under the supervision of a certified arborist. Planning and Zoning approval of development in the root protection zones is subject to receipt of a report form and arborist, explaining that the arborist has approved of the specified methods of construction, and that the activities will be performed under his/her supervision.

2. 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.

Total # of FP FP - Final Plat Review permit intakes: 3

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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
18-252921-000-00-LU	1515 NW 24TH AVE	AD - Adjustment	Type 2 procedure	10/15/18		Pending
<i>NSFR w/ADU and garage in the basement. Adjustments requested to side setback and building coverage.</i>		1N1E28CC 15801	Applicant: COLLIN JANKE JANKE ARCHITECTURE 1927 NW KEARNEY ST PORTLAND OR 97209		Owner: NONETOP LLC 906 NW 23RD AVE PORTLAND, OR 97210-3006	
18-255581-000-00-LU	633 NE 12TH AVE, 97232	AD - Adjustment	Type 2 procedure	10/19/18		Application
<i>Adjustment for sign size to section 32.38.030</i>		1N1E35BD 01200 HOLLADAYS ADD BLOCK 127&128 TL 1200	Applicant: PETER F FRY 303 NW UPTON TERRACE #1B PORTLAND OR 97210		Owner: VRA PROPERTIES LLC P O BOX 4328 PORTLAND, OR 97208	
18-255204-000-00-LU	3915 N VANCOUVER AVE, 97227	AD - Adjustment	Type 2 procedure	10/19/18		Application
<i>Second story addition to existing garage, requested adjustment for reduced side setback from 5' to 3'.</i>		1N1E22DC 01900 CENTRAL ALBINA BLOCK 24 LOT 7	Applicant: LOU MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE PMB 211 PORTLAND, OR 97225		Owner: VANCOUVER AVE AMAZING LLC PMB 492 3519 NE 15TH AVE PORTLAND, OR 97212	
Total # of LU AD - Adjustment permit intakes: 3						
18-253742-000-00-LU	5253 SE 82ND AVE, 97266	DZ - Design Review	Type 2 procedure	10/16/18		Pending
<i>Proposal is to add three signs, of 210sf ea, to building formerly a Fred Meyer store to be developed as an International Market and retail spaces.</i>		1S2E17AD 00600 AVONDALE BLOCK 1&2&3 TL 600	Applicant: HUY TRIEU SF SUPERMARKET 4803 SE 84TH AVE PORTLAND OR 97266		Owner: EMMERTS 82ND AVE PROPERTIES LLC 11811 SE HWY 212 CLACKAMAS, OR 97015	
18-255615-000-00-LU	1620 NE GRAND AVE, 97232	DZ - Design Review	Type 2 procedure	10/19/18		Application
<i>Replace existing exterior light fixtures and add (1) new pole mounted light fixture required for compliance with FDIC and Oregon Revised Statutes regulating light levels for ATM and night deposit facilities (ORS 714.295)</i>		1N1E26CC 10100 HOLLADAYS ADD BLOCK 218 LOT 1 EXC PT IN STS LOT 2-4 EXC PT IN ST LOT 5-7; LOT 8 EXC PT IN ST	Applicant: SHARON NOBBE ANKROM MOISAN ARCHITECTS 38 NW DAVIS #300 PORTLAND OR 97209		Owner: SIXTH & BROADWAY LLC PO BOX 1159 DEERFIELD, IL 60015-0901	
18-252861-000-00-LU	2151 NW SAVIER ST, 97209	DZ - Design Review	Type 2 procedure	10/15/18		Pending
<i>Cruzan Slabtown Office Building. (Previously Conway Adtech 1) Redevelopment of outdoor plaza spaces at East side of building. Minor modifications to existing building facade at Basement & Building entry. Removal of Second floor balcony at building entry. Glazing replacement at existing South stairway</i>		1N1E28CD 02800 COUCHS ADD BLOCK 294 INC PT VAC ST LOT 11-18	Applicant: RICHARD DOBROT GBD ARCHITECTS INCORPORATE 1120 NW COUCH ST, SUITE 300 PORTLAND OR 97209		Owner: SLABTOWN JV LLC 2001 ROSS AVE #3400 DALLAS, TX 75201	

Total # of LU DZ - Design Review permit intakes: 3

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18-253149-000-00-LU	2310 N HUNT ST, 97217	DZM - Design Review w/ Modifications	Type 2 procedure	10/15/18		Pending
<p><i>Proposal is for a low income single adult housing or LISAH for 42 unit affordable housing. The development will consist of four buildings: one building will be 35 studios and (1) one bedroom unit, a community room. The other three buildings will be SRO's with two units each for total of six units, two shared bathrooms and one shared kitchen. All structures are designed to be modular. There will also be 13 parking spaces and see EA 17-139776 for a street vacation. The modification is to 33.266.130.G for parking area setbacks and landscaping per table 266-5.</i></p>						
	1N1E09AC 00901	NATIONAL ADD BLOCK 1&2 TL 901	Applicant: DAVE OTTE HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND OR 97214		Owner: PORTLAND CITY OF(PDC) 222 NW 5TH AVE PORTLAND, OR 97209-3812	
			Applicant: BEN OTT HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND OR 97206			
Total # of LU DZM - Design Review w/ Modifications permit intakes: 1						
18-255354-000-00-LU	633 SW MORRISON ST, 97205	HR - Historic Resource Review	Type 1x procedure	10/19/18		Pending
<p><i>Installation of exterior wall mounted lights on an existing historic landmark building.</i></p>						
	1S1E03BB 01800	PORTLAND BLOCK 178 LOT 3-6 TL 1800	Applicant: SHARON NOBBE ANKROM MOISAN ARCHITECTS 38 NW DAVIS #300 PORTLAND OR 97209		Owner: LVA4 PORTLAND ABB LLC 100 WAUGH DR #600 HOUSTON, TX 77007	
			Applicant: NATALIA SELL EMG CORPORATION 19951 WRIGHTWOOD CT YORBA LINDA CA 92886			
18-255191-000-00-LU	1205 SE GRAND AVE, 97214	HR - Historic Resource Review	Type 2 procedure	10/19/18		Pending
<p><i>Renovation to uncover and restore the original transom windows and remove and replace the storefront windows to bring the building up to date and restore the historic character.</i></p>						
	1S1E02BC 03700	EAST PORTLAND BLOCK 94 LOT 7&8 EXC PT IN ST	Applicant: JODI DUBYOSKI BRETT SCHULZ ARCHITECT, PC 2500 NE SANDY BLVD, STE D PORTLAND OR 97232		Owner: 1205 SE MLK LLC PO BOX 86158 PORTLAND, OR 97286	
18-254742-000-00-LU	716 SE GRAND AVE, 97214	HR - Historic Resource Review	Type 2 procedure	10/18/18		Pending
<p><i>The proposal is to renovate and repair the existing second floor west windows, patch the brick where a drain was placed through the facade when the steel false facade was installed, clean the brick on the building and install a new, wood storefront in the style of the original building as viewed in historical photographs. The existing roll up door to the north of the west facade will be replaced with a new storefront entry, matching the existing entry to provide access to the existing elevator and provide for future egress requirements. The structure is non-contributing in East Portland/Grand Avenue Historic District.</i></p>						
	1S1E02BB 05100	EAST PORTLAND BLOCK 124 LOT 2 EXC PT IN ST LAND ONLY SEE R692362 (R226508441) FOR IMPS	Applicant: BRETT LAURILA BKL/A ARCHITECTURE 2700 SE HARRISON ST SUITE A MILWAUKIE OR 97222		Owner: TIM C KHAN 6885 SW GABLE PKWY PORTLAND, OR 97225	
					Owner: FANG TZE KHAN 6885 SW GABLE PKWY PORTLAND, OR 97225	

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18-255410-000-00-LU	1911 NE SISKIYOU ST, 97212 <i>Removal of chimney and replacement of majority of windows and addition of two french doors.</i>	HR - Historic Resource Review	Type 2 procedure	10/19/18		Application
	1N1E26AA 09200 IRVINGTON BLOCK 30 LOT 11 S 1/2 OF LOT 12		Applicant: LYNDSAY E CHRISTENSEN 1911 NE SISKIYOU ST PORTLAND, OR 97212		Owner: NATHAN CHRISTENSEN 1911 NE SISKIYOU ST PORTLAND, OR 97212 Owner: LYNDSAY E CHRISTENSEN 1911 NE SISKIYOU ST PORTLAND, OR 97212	
18-255157-000-00-LU	113 SW NAITO PKY, 97204 <i>Proposal to include opaque screening and canopy to screen and protect the trash/recycling and mechanical equipment. The proposal also includes an 8' high transparent steel fence surrounding the courtyard. The east facing fence will be pulled back 15' from the right-of-way on Naito Parkway. At the east end fence, (2) 4' gates with panic hardware will be provided to allow safe building egress through the egress court, as well as trash/recycling containers to be wheeled to the street on Naito Parkway. Landmark Building</i>	HR - Historic Resource Review	Type 2 procedure	10/19/18		Pending
	1N1E34DC 01600 PORTLAND BLOCK 27 LOT 1-3&7 TL 1600 HISTORIC PROPERTY 15 YR 2007 POTENTIAL ADDITIONAL TAX		Applicant: SARA RUZOMBERKA SCOTT EDWARDS ARCHITECTURE 2525 E BURNSIDE ST PORTLAND OR 97214		Owner: SMITH BLOCK ENTERPRISES LLC 2455 NW 133RD PL PORTLAND, OR 97229-4559	
Total # of LU HR - Historic Resource Review permit intakes: 5						
18-254404-000-00-LU	2540 SW CUSTER ST, 97219 <i>2-parcel partition for detached single family dwellings.</i>	LDP - Land Division Review (Partition)	Type 2x procedure	10/18/18		Pending
	1S1E20AD 17100 SECTION 20 1S 1E TL 17100 0.39 ACRES		Applicant: DANELLE ISENHART EMERIO DESIGN 6445 SW FALLBROOK PL #100 BEAVERTON OR 97008		Owner: NOE GARNICA 6312 SW CAPITOL HWY PMB 124 PORTLAND, OR 97239 Owner: ANNA E GARNICA 6312 SW CAPITOL HWY PMB 124 PORTLAND, OR 97239	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 1						
Total # of Land Use Review intakes: 13						