

Early Assistance Intakes

From: 10/29/2018

Thru: 11/4/2018

Run Date: 11/5/2018 08:49:2

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-261137-000-00-EA			DA - Design Advice Request	11/1/18		Application
	<i>Proposed project is a senior living community with 110 units of R-2 occupancy independent senior living, 131 parking stalls in below-grade parking with total GSF of 296,500 with 42,000 of that amount being below-grade parking. Active uses will be provided along 13th Avenue (per 33.510.225). Those may be lobby, bistro, admin offices, salon or other similar uses complimentary to the community and to development objectives stated for NW 13th Ave.</i>	1N1E28DD 00712 COUCHS ADD BLOCK 246 TL 712	Applicant: JEREMIAH JOLICOEUR ALLIANCE REALTY PARTNERS, LL 1325 4TH AVE, STE 1005 SEATTLE, WA 98101 Applicant: EVAN LAWLER ALLIANCE REALTY PARTNERS, LL 1325 4TH AVE #1005 SEATTLE WA 98101 Applicant: JP EMERY ANKROM MOISAN ARCHITECTS, INC 1505 5TH AVE #300 SEATTLE WA 98101		Owner: HOYT STREET PROPERTIES L L C 1022 NW MARSHALL ST #270 PORTLAND, OR 97209-2989	
18-260107-000-00-EA	239 NW 13TH AVE, 97209		EA-Zoning & Inf. Bur.- no mtg	10/30/18		Pending
	<i>Site is Downtown Self Storage and is a contributing structure in 13th Avenue Historic District. Proposal is for a new awning and first floor tenant entrance for 1308 NW Everett Tenant Space. New steps at the loading dock. Railing for loading dock (removable if required for freight elevator). Existing loading freight elevator doors to be reclad and existing entrance to be replaced to match new Tenant Entry.</i>	1N1E33DA 03300 COUCHS ADD BLOCK 91 LOT 5&8	Applicant: RAND PINSON WAECHTER ARCHITECTURE 3928 N WILLIAMS AVE PORTLAND OR 97227		Owner: DOWNTOWN SELF STORAGE LLC 1305 NW DAVIS ST PORTLAND, OR 97209-2615	
18-259169-000-00-EA	1909 W BURNSIDE ST, 97209		EA-Zoning & Inf. Bur.- w/mtg	10/29/18		Pending
	<i>Proposal is to renovate existing car wash building on site. Renovation includes updating exterior building finishes, extending building geometry in the north-south direction, add new car vacuum spaces along NW 19th Street and add new freestanding sign on NW Burnside St. No proposed changes to the existing stormwater disposal methods.</i>	1N1E33DB 07300 COUCHS ADD BLOCK 277&278 TL 7300 LAND ONLY SEE R141210 (R180227421) FOR IMPS	Applicant: ROBERT THOMPSON TVA ARCHITECTS INC 920 SW 6TH AVE STE 1500 PORTLAND OR 97209		Owner: DENNIS C THOMPSON 9295 SW ELECTRIC ST TIGARD, OR 97223-6108	
18-259032-000-00-EA	7452 SW 52ND AVE, 97219		EA-Zoning & Inf. Bur.- w/mtg	10/29/18		Pending
	<i>Locate a 1,700 square foot modular building at the Maplewood School site, to provide two (2) additional classrooms. The proposed location for the buiding will be north of the existing building (west of the playground).</i>	1S1E19AC 01600 SECTION 19 1S 1E TL 1600 4.30 ACRES	Applicant: NICHOLAS SUKKAU PORTLAND PUBLIC SCHOOLS 501 N DIXON ST PORTLAND OR 97227		Owner: SCHOOL DISTRICT NO 1(LEASED PO BOX 3107 PORTLAND, OR 97208-3107 Owner: MULTIPLE TENANTS PO BOX 3107 PORTLAND, OR 97208-3107	

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18-261744-000-00-EA	6715 SW MULTNOMAH BLVD		EA-Zoning & Inf. Bur.- w/mtg	11/2/18		Application
	<i>New 2 story 6 dwelling unit apartment building on existing .68 acre site with existing house and commercial building to remain</i>	1S124DA01200 ACRES .68	Applicant: TIM L SMALL 6312 SW CAPITOL HWY #411 PORTLAND, OR 97239		Owner: GIBSON, CAROL J TRUST & GIBSON, CHARLES B JR TR GIBSON, CAROL J TRUST & GIBSON, CHARLES B JR TR 8619 SW 56TH AVE PORTLAND, OR 97219	
18-261239-000-00-EA	533 NE COOK ST, 97212		EA-Zoning & Inf. Bur.- w/mtg	11/1/18		Application
	<i>Proposal is to partition the vacant lot into two parcels and construct two town homes, one on each parcel, with an ADU also on each parcel. Drywells to be used for stormwater disposal.</i>	1N1E26BB 03600 ALBINA BLOCK 13 LOT 20	Applicant: CALVIN BATY CRESCENT CUSTOM HOMES, LLC 317 ANAPUNI LOOP LAHAINA HI 96761		Owner: SUNSET VIEW LLC 317 ANAPUNI LOOP LAHAINA, HI 96761	
18-261816-000-00-EA	3134 N LOMBARD ST, 97217		EA-Zoning & Inf. Bur.- w/mtg	11/2/18		Application
	<i>Proposal to replace existing fabric entry canopy with a new enclosed vestibule entry feature with metal canopies. Replace existing fabric donation canopy with metal canopy. Adjust existing ADA parking stall and pedestrian walkway to street for new entry vestibule location.</i>	1N1E16BB 01100 ARBOR LODGE BLOCK 26 INC PT VAC ALLEY LOT 7-11 INC VAC ALLEY LOT 12&13 EXC PT IN ST INC PT VAC ALLEY LOT 14	Applicant: JENNIFER RINKUS BAYSINGER PARTNERS ARCHITECTURE 1006 SE GRAND AVE #300 PORTLAND OR 97214		Owner: GOOD LAND INVESTMENT LLC 2705 BAYSHORE DR NEWPORT BEACH, CA 92663	
18-261654-000-00-EA	3181 SW SAM JACKSON PARK RD, 97239		PC - PreApplication Conference	11/2/18		Application
	<i>OHSU Hospital Expansion</i>	1S1E09 00200 SECTION 09 1S 1E TL 200 26.24 ACRES LAND & IMPS SEE R327745 (R991090552) FOR AIRSPACE & IMPS & R327746 (R991090555) FOR IMPS	Applicant: ED TROTTER OREGON HEALTH & SCIENCES UNIVERSITY 3181 SW SAM JACKSON PARK PARK ROAD, MAIL CODE CSB210 PORTLAND OR 97239		Owner: OREGON STATE OF 3181 SW SAM JACKSON PARK RD PORTLAND, OR 97239-3011	
18-260759-000-00-EA	, 97204		PC - PreApplication Conference	10/31/18		Application
	<i>Construction of a new 5-story building (57,000 gsf). Multi-use tenants will include retail and building support spaces on level 1. Office space levels 2-5.</i>	1N1E34DC 02500 PORTLAND BLOCK 28 LOT 2 EXC NLY 32.96'	Applicant: JUSTIN BROOKS ZGF ARCHITECTS 1223 SW WASHINGTON ST #200 PORTLAND OR 97205		Owner: L-126 LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204-1207	

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18-260608-000-00-EA	, 97232		PC - PreApplication Conference	10/31/18		Application
	<p><i>The proposed five-story development is composed of assisted living and memory care units in a single building each caring for the specific needs of its residents. The building interior design provides for an abundance of amenities, which include the following: common dining spaces and serving areas, activity areas, art studio, theater, chapel, cafes, lounges, a fitness and activity center, beauty salon/barber shop, private dining for family events and central kitchen for chef-inspired meals. Assisted living and memory care each have their own individually landscaped courtyard.</i></p>					
		1N1E36BA 04600 GOODSELLS ADD BLOCK 4 LOT 3-4 EXC PT IN ST LOT 5-6	Applicant: BRANDON LESNIAK MORNINGSTAR SENIOR LIVING 7555 EAST HAMPDEN AVE, SUITE 501 DENVER CO 80231		Owner: SANDY LOT PORTLAND LLC 5665 SW MEADOWS RD #140 LAKE OSWEGO, OR 97035	
18-259102-000-00-EA	, 97219		PC - PreApplication Conference	10/29/18		Application
	<p><i>Project for street, stormwater, water main and fire suppression improvements on SW Capitol Highway.</i></p>					
		1S1E20CB 04000 SECTION 20 1S 1E TL 4000 0.25 ACRES	Applicant: LISA MOSCINSKI BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVE, ROOM 1000 PORTLAND OR 97204			
18-261673-000-00-EA			PC - PreApplication Conference	11/2/18		Application
	<p><i>Improving landscape conditions and pedestrian accessibility</i></p>					
		1S1E10 00600 SECTION 10 1S 1E TL 600 24.00 ACRES	Applicant: TARA MATHER OREGON HEALTH & SCIENCES UNIVERSITY 3181 SW SAM JACKSON PARK RD, MAIL CODE PP22E PORTLAND OR 97239		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
18-261571-000-00-EA	1065 SE OCHOCO ST, 97202		Public Works Inquiry	11/2/18		Pending
	<p><i>Construct 2 units with corner lot provision. Half street requirements?</i></p>					
		1S1E26BA 15604 HALF MOON ESTATES LOT 4	Applicant: MARK RADFORD PC PSMPP 3423 NE 22ND AVE PORTLAND, OR 97212-2432		Owner: MARK RADFORD PC PSMPP 3423 NE 22ND AVE PORTLAND, OR 97212-2432 Owner: T 3423 NE 22ND AVE PORTLAND, OR 97212-2432	

Total # of Early Assistance intakes: 13

Land Use Review Intakes

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18-261465-000-00-LU	3653 SE CENTER ST, 97202 <i>Reduce rear setback from five feet to 4 feet, 7 inches for accessory structure.</i>	AD - Adjustment	Type 2 procedure	11/1/18		Pending
	1S1E12DA 13000 WILLIAMS ADD BLOCK 2 LOT 7		Applicant: DIANE S EHNES 3653 SE CENTER ST PORTLAND, OR 97202-3204		Owner: DEAN A EHNES 3653 SE CENTER ST PORTLAND, OR 97202-3204 Owner: DIANE S EHNES 3653 SE CENTER ST PORTLAND, OR 97202-3204	
18-258928-000-00-LU	619 NW ALPINE TER, 97210 <i>Add sloped roof to existing garage for storage space. Adjustment requested to setback requirement 33.110.250 C.2.b(4)</i>	AD - Adjustment	Type 2 procedure	10/29/18		Pending
	1N1E32AC 09400 KINGS HTS & RPLT BLOCK 25 SLY 35' OF LOT 5 NLY 25' OF LOT 6 SLY 10' OF NLY 35' OF LOT 6 EXC WLY 4'		Applicant: KRAIG LEMAY MOUNTAINWOOD HOMES 8324 SW NIMBUS AVE BEAVERTON OR 97008		Owner: ROBERT G MARTINDALE 619 NW ALPINE TER PORTLAND, OR 97210 Owner: GWYNETH L PAULSON 619 NW ALPINE TER PORTLAND, OR 97210	
18-259215-000-00-LU	1505 NE KILLINGSWORTH ST, 97211 <i>Adjustment requested to waive the requirement for one loading space meeting Standard B</i>	AD - Adjustment	Type 2 procedure	10/29/18		Pending
	1N1E14DC 14600 OAKHURST BLOCK 2 LOT 1&2 EXC N 40'		Applicant: MIKE COYLE FASTER PERMITS 2000 SW 1ST AVE, SUITE 420 PORTLAND, OR 97201		Owner: BUILD URBAN LLC 999 N NORTHLAKE WAY #215 SEATTLE, WA 98103	
Total # of LU AD - Adjustment permit intakes: 3						
18-259974-000-00-LU	8828 NE KILLINGSWORTH ST, 97220 <i>Conditional Use approval requested for an existing site containing an existing waste-related use (waste water treatment plant). The activities on site are treatment and discharge of non-regulated waste water and storage of empty and clean roll-off bins and temporary storage tanks. The existing development consists of a 4,500-square foot building and approximately 9,800 square feet of paved area. The unloading area is currently uncovered and the drive aisle path for the trucks coming to the site to unload will be paved as part of this project.</i>	CU - Conditional Use	Type 3 procedure	10/30/18		Pending
	1N2E21BA 15500 MISSION GARDENS BLOCK 1 LOT 3 EXC PT IN ST LOT 4		Applicant: ROBERT RANSELL NRC ENVIRONMENTAL SERVICES 6211 N ENSIGN ST PORTLAND OR 97217		Owner: KOLLER INVESTMENTS LLC P O BOX 3572 PORTLAND, OR 97208	
Total # of LU CU - Conditional Use permit intakes: 1						

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18-259019-000-00-LU	245 SW LINCOLN ST, 97201	DZ - Design Review	Type 1x procedure	10/29/18		Pending
<p><i>Installation of a new wireless small-cell site facility including one (1) small cell antennas on roof attached to parapet wall and painted to match existing building exterior with associated equipment mounted and attached to exterior wall of penthouse to be painted to match. The antenna and associated equipment will not be visible from the street level public view as per photo-simulations.</i></p>						
	1S1E03CB 01302	PARTITION PLAT 1997-180 LOT 2 TL 1302	Applicant: KONRAD HYLE BLACKROCK LLC 22135 SW COLE CT TUALATIN, OR 97062		Owner: VLF LLC 1800 SW 1ST AVE #600 PORTLAND, OR 97201-5322	
			Applicant: MELISSA BODINE VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND OR 97230			
18-261549-000-00-LU	2807 NE GLISAN ST, 97232	DZ - Design Review	Type 2 procedure	11/2/18		Application
<p><i>Proposal to install an unmanned telecommunication facility including 6 panel anennas, 4 rru's, to existing penthouse, 2 equipment cabinets and associated equipment on rooftop with cabling needed.</i></p>						
	1N1E36BC 05500	HAWTHORNES 1ST ADD BLOCK 1 S 50' OF LOT 11 EXC PT IN ST S 50' OF LOT 12 EXC PT IN STS	Applicant: SARA MITCHELL SMARTLINK C/O T MOBILE 1410 E 9TH ST NEWBERG OR 97132		Owner: APAMBICHAO APARTMENTS LLC 2807 NE GLISAN ST PORTLAND, OR 97232-2463	
18-260015-000-00-LU	1039 NW 16TH AVE, 97209	DZ - Design Review	Type 2 procedure	10/30/18		Pending
<p><i>Revision to the project (approved under LU 16-179772 DZM AD) to allow for air conditioning and associated rooftop mechanical units for the dwelling units in the building. Roof screening is proposed.</i></p>						
	1N1E33AB 01800	COUCHS ADD BLOCK 181 LOT 4 EXC S 16.5' OF E 75 & EXC PT IN ST LOT 5&8 EXC PT IN ST	Applicant: JOSHUA SCOTT KOZ DEVELOPMENT LLC 1208 10TH ST, SUITE 201 SNOHOMISH, WA 98290		Owner: DERBY SLABTOWN LLC 1401 17TH ST 12TH FLOOR DENVER, CO 80202-5928	
Total # of LU DZ - Design Review permit intakes: 3						
18-258974-000-00-LU		DZM - Design Review w/ Modifications	Type 2 procedure	10/29/18		Pending
<p><i>Project to construct a new two story home (over 500 sq ft of building footprint) on the newly-created flag lot. Design review as part of their COAs when this flag lot was created (see FP 12-143733).</i></p>						
			Applicant: TODD HUTCHINSON 5324 SE 89TH AVE PORTLAND, OR 97266		Owner: TODD HUTCHINSON 5324 SE 89TH AVE PORTLAND, OR 97266	
Total # of LU DZM - Design Review w/ Modifications permit intakes: 1						
18-258900-000-00-LU	11100 SW RIVERWOOD RD, 97219	EN - Environmental Review	Type 2 procedure	10/29/18		Pending
<p><i>Proposal for a project to install a river dock adjacent to property at 11100 SW Riverwood Road.</i></p>						
	1S1E35BA 00500	PALATINE HILL LOT 1 TL 500	Applicant: JAMES K MORSE 10515 SW ALLEN BLVD BEAVERTON, OR 97005		Owner: JAMES K MORSE 10515 SW ALLEN BLVD BEAVERTON, OR 97005	
Total # of LU EN - Environmental Review permit intakes: 1						

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18-260682-000-00-LU	4595 SW CALIFORNIA ST, 97219 <i>Removal of two trees within the Environmental Protection area adjacent to the driveway on west property line. See ZP 16-158892.</i>	EV - Environmental Violation	Type 2 procedure	10/31/18		Pending
		1S1E19AA 02500 SECTION 19 1S 1E TL 2500 2.82 ACRES	Applicant: CHRIS HAGERMAN THE BOOKIN GROUP LLC 1140 SW 11TH AVE, SUITE 500 PORTLAND, OR 97205		Owner: ST LUKE LUTHERAN CHURCH 4595 SW CALIFORNIA ST PORTLAND, OR 97219-1690 Owner: OF PORTLAND OREGON INC 4595 SW CALIFORNIA ST PORTLAND, OR 97219-1690	
Total # of LU EV - Environmental Violation permit intakes: 1						
18-259997-000-00-LU	1553 SE MAPLE AVE, 97214 <i>Building a 420 sf ADU for this contributing resource</i>	HR - Historic Resource Review	Type 1 procedure new	10/30/18		Pending
		1S1E02CA 00300 LADDS ADD BLOCK 13 LOT 18	Applicant: DOUG CHAMBERS GOLDEN BUNGALOWS INC 6715 NE 63RD ST, #308 VANCOUVER WA 98661		Owner: JENNIFER J ROSOFF 1553 SE MAPLE AVE PORTLAND, OR 97214-4740	
18-259904-000-00-LU	818 SW BROADWAY, 97205 <i>New sign for historic Journal Building</i>	HR - Historic Resource Review	Type 1x procedure	10/30/18		Pending
		1S1E03BB 02000 PORTLAND BLOCK 180 LOT 7&8	Applicant: AUSTIN TUDOR RAMSAY SIGNS INC 9160 SE 74TH AVE PORTLAND OR 97206		Owner: JACKSON TOWER PARTNERS LLC 2447 PACIFIC COAST HWY #105 HERMOSA BEACH, CA 90254	
18-259283-000-00-LU	2440 NE 25TH AVE, 97212 <i>Addition of windows and a door to the rear elevation of the existing garage (under 70 sf). Addition of low retaining walls along the North and East property lines (re-stabilization of grade changes between properties). New pavers to replace existing pavers. New concrete steps to make the garage accessible from the garden. New deck to replace existing cedar deck. Replacement of cedar fencing. Addition of a cedar hot tub on the deck. Addition of an outdoor showerhead and the addition of a small self contained fountain appliance.</i>	HR - Historic Resource Review	Type 2 procedure	10/29/18		Application
		1N1E25CB 06000 BRAZEE ST ADD BLOCK 3 LOT 1-3	Applicant: MICHAEL HOWELLS HOWELLS ARCHITECTURE 3820 SE BYBEE BLVD PORTLAND, OR 97202		Owner: CHERYL STRAYED 2440 NE 25TH AVE PORTLAND, OR 97212-4836 Owner: BRIAN LINDSTROM 2440 NE 25TH AVE PORTLAND, OR 97212-4836	

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18-259959-000-00-LU	3122 NE 13TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	10/30/18		Pending
<p><i>Remodel of a contributing resource to expand an existing dormer to convert a half bath to a full bath and expand a closet. No additional impervious area. Two windows in the existing dormer will be replaced with energy efficient windows.</i></p>						
	1N1E26BA 14400	IRVINGTON BLOCK 72 LOT 13	Applicant: LIZ WILLIAMS ELIZABETH WILLIAMS ARCHITECT 3526 NE 25TH AVE PORTLAND OR 97212		Owner: CATHERINE JOHNSON 3122 NE 13TH AVE PORTLAND, OR 97212-2201	
					Owner: KURT ARMSTRONG 3122 NE 13TH AVE PORTLAND, OR 97212-2201	
Total # of LU HR - Historic Resource Review permit intakes: 4						
18-259132-000-00-LU	4639 SW VESTA ST, 97219	LC - Lot Consolidation	Type 1x procedure	10/29/18		Pending
<p><i>Proposal is to consolidate lots 5, 6, & 7, Block 85, "WEST PORTLAND PARK" into a single legal parcel of land via a Parttition Plat process (lot consolidaton plat). The southerly property line of the newly created parcel of land is then to be adjusted from an east-west orientation to a north-south orientation via a separate property line adjustment application to be submitted after the partiton plat is recorded.</i></p>						
	1S1E31AD 15800	WEST PORTLAND PK BLOCK 85 LOT 5-8	Applicant: SERGEY MARANDYUK MODERN NORTHWEST INC 8101 NE GLISAN ST PORTLAND OR 97213		Owner: MODERN HOMES LLC 6339 NE 112TH AVE PORTLAND, OR 97220	
18-259503-000-00-LU	110 NE 157TH AVE, 97230	LC - Lot Consolidation	Type 1x procedure	10/30/18		Pending
<p><i>Consolidation of three (3) tax lots into one (1) lot</i></p>						
	1N2E36DA 06501	PARTITION PLAT 2007-177 LOT 1 INC UND INT TRACT A	Applicant: JEFFREY ARMSTRONG O D C - THE PLANNING GROUP 1218 WESTLUND DRIVE LAS VEGAS NV 89102		Owner: JEFFREY ARMSTRONG 110 NE 157TH AVE PORTLAND, OR 97230	
Total # of LU LC - Lot Consolidation permit intakes: 2						
18-261753-000-00-LU	2215 SE 113TH AVE, 97216	LDP - Land Division Review (Partition)	Type 1x procedure	11/2/18		Application
<p><i>Proposal is to create three parcels as follows: Parcel 1 in the northeast corner of the current lot. Parcel 2 a flag lot in the northwest corner of the current lot whose pole portion lies between Parcel 1 and Parcel 3 and has an access easement to allow use by Parcels 1 and 3. Parcel 3 will be a narrow lot running east to west along the south side of the current lot. Existing dwelling to remain. Existing garage and two sheds to be removed.</i></p>						
	1S2E03DC 12100	LAMBERT GROVE BLOCK 1 LOT 9	Applicant: DENNIS A PATERA		Owner: PATERA REVOCABLE LIVING TRUST 1983 SE DOUGLAS PL GRESHAM, OR 97080	
			Applicant: TIM SCHIERENBECK STATEWIDE LAND SURVEYING INC 43 NW AVA AVE GRESHAM OR 97030		Owner: DENNIS A PATERA	
					Owner: LYNNE M PATERA	

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18-261114-000-00-LU	5019 SE STEELE ST, 97206	LDP - Land Division Review (Partition)	Type 1x procedure	11/1/18		Application
<i>Proposal for a two lot partition for a detached single family dwelling with garage. New parcel will be a flag lot. Existing dwelling to remain.</i>						
	1S2E18BD 05700		Applicant: IAN CURTIS MILK AND HONEY INVESTMENTS LLC 4424 SE STARK ST PORTLAND OR 97215		Owner: MILK & HONEY INVESTMENTS LLC 4424 SE STARK ST PORTLAND, OR 97215	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						

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