

Early Assistance Intakes

From: 11/26/2018

Thru: 12/2/2018

Run Date: 12/3/2018 09:36:0

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-271268-000-00-EA	208 SE OAK ST, 97214		EA-Zoning & Inf. Bur.- no mtg	11/28/18		Application
	<i>Proposal is for an food cart pod located directly behind and on the same property as Produce Row Cafe.</i>	1N1E34DD 04400 EAST PORTLAND BLOCK 62 LOT 1 W 25' OF LOT 8	Applicant: TERRY AMUNDSON KOBLE CREATIVE ARCHITECTURE 2117 NE OREGON ST #701 PORTLAND OR 97232		Owner: ROW HOUSE LLC 2703 NE ALBERTA ST PORTLAND, OR 97211	
18-271300-000-00-EA	2436 SW 6TH AVE, 97201		EA-Zoning & Inf. Bur.- w/mtg	11/28/18		Application
	<i>Proposal is to build a skybridge to adjoin two buildings: Terwilliger Plaza a retirement community and a new building located between SW 6th Ave and SW 5th Ave between SW Caruthers and SW Sheridan St. The proposed building is identified as the Parkview Building on the site plans.</i>	1S1E04DD 02300 CARUTHERS ADD BLOCK 26 W 60' OF LOT 10 EXC PT IN ST	Applicant: BOB JOHNSON TERWILLIGER PLAZA INC 2545 SW TERWILLIGER BLVD PORTLAND OR 97201		Owner: TERWILLIGER PLAZA INC 2545 SW TERWILLIGER BLVD PORTLAND, OR 97201-6302	
18-271880-000-00-EA	238 SE 62ND AVE, 97215		EA-Zoning & Inf. Bur.- w/mtg	11/29/18		Application
	<i>Early assistance appointment to discuss dividing the existing through lot into 3 to 4 lots</i>	1N2E32CC 13900 CRYSTAL SPR TR W 1/2 OF N 1/2 OF LOT 6	Applicant: BILL O FLOOD 238 SE 62ND AVE PORTLAND, OR 97215-1306		Owner: BILL O FLOOD 238 SE 62ND AVE PORTLAND, OR 97215-1306	
18-272287-000-00-EA	1525 NW 24TH AVE, 97210		EA-Zoning Only - no mtg	11/30/18		Application
	<i>New single family home built on sloping grade with ADU at street grade and garage. Residence is adjacent to project at 1515 NW 24th Ave.</i>	1N1E28CC 15801 GOLDSMITHS ADD BLOCK 9 LOT 2&3 TL 15801	Applicant: COLLIN JANKE JANKE ARCHITECTURE 1927 NW KEARNEY ST PORTLAND OR 97209		Owner: NONETOP LLC 906 NW 23RD AVE PORTLAND, OR 97210-3006	
18-271276-000-00-EA	600 SW 10TH AVE, 97205		EA-Zoning Only - w/mtg	11/28/18		Application
	<i>Renovation of interior and portions of the exterior of the Galleria Building which is on the National Historic Register. Exterior improvements may include upgrades to the NE come storefront, additional canopies, additional retail entrances, a roof deck and a small penthouse.</i>	1N1E34CC 09400 PORTLAND BLOCK 217 LOT 1-8 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX	Applicant: KURT SCHULTZ SERA ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: GALLERIA BUILDING DE LLC 2701 NW VAUGHN ST #390 PORTLAND, OR 97210	
18-271620-000-00-EA	1000 SW VISTA AVE, 97205		EA-Zoning Only - w/mtg	11/29/18		Application
	<i>Convert 44 "combined" 2 bedroom/2bath apartment units back to the original 1 bedroom/1 bath configuration. Restore the units to the same arrangement of 1953. Need to obtain definitive direction prior to proceeding with the building permit applications specifically related to potential non-conforming conditions and parking issues. Note that no exterior work is proposed.</i>	1N1E33CD 04200 JOHNSONS ADD BLOCK 3 LOT 1-12	Applicant: CHARLES KIDWELL LEEB ARCHITECTS 308 SW FIRST AVE #200 PORTLAND OR 97204		Owner: VISTA ST CLAIR APARTMENTS LLC 1000 SW VISTA AVE #114 PORTLAND, OR 97205	

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18-269888-000-00-EA	510 SE MORRISON ST, 97214 <i>Seismic upgrades to the existing structure.</i>	1S1E02BB 06100 EAST PORTLAND BLOCK 125 TL 6100	PC - PreApplication Conference	11/26/18		Pending
			Applicant: HALLA HOFFER PETER MEIJER ARCHITECT PC 605 NE 21ST AVE STE 200 PORTLAND OR 97232		Owner: BBB ENTERPRISES LLC P O BOX 14130 PORTLAND, OR 97293-0130	
			Applicant: JACKIE COSTIGAN UNICO PROPERTIES 1215 FOURTH AVENUE, SUITE 600 SEATTLE WA 98161		Owner: THE WEATHERLY BUILDING LLC 516 SE MORRISON ST #910 PORTLAND, OR 97214	
18-269758-000-00-EA	6535 SE CARLTON ST, 97206	1S2E17CC 17700 TREMONT PL BLOCK 31 LOT 6	Public Works Inquiry	11/26/18		Pending
			Applicant: BRADLEE HERSEY FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND OR 97201		Owner: CAMILLE S COTTON 6535 SE CARLTON ST PORTLAND, OR 97206	
					Owner: JONATHAN W COTTON 6535 SE CARLTON ST PORTLAND, OR 97206	

Total # of Early Assistance intakes: 8

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-205888-000-00-FP	5543 NE KILLINGSWORTH ST, 97218	FP - Final Plat Review		11/27/18		Application
<p><i>Approval of a Preliminary Plan for a six lot subdivision, that will result in five (5) single dwelling lots (Lot 1, 3, 4, 5 & 6) and one (1) multi-dwelling lot (Lot 2), as illustrated with Exhibit</i></p> <p><i>C.1 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 Section of BDS, Bureau of Environmental Services, Life Safety Section of BDS and PBOT 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> <ul style="list-style-type: none"> <i>¿ Any buildings or accessory structures, all improvements (walkways, driveways, patios, vehicle areas etc.) on the site at the time of the final plat application;</i> <i>¿ The reduced side setbacks allowed under 33.120.270.D, if eligible & proposed;</i> <i>¿ The exact location of the existing retaining/rock wall in association to the right-of-way after street dedication;</i> <i>¿ The exact location of eaves, decks, stairways, porches, building(s) in association to the new lot lines once structure(s) have been altered/modified or removed from the site;</i> <i>¿ Documentation of stormwater retrofit of existing house on Lot 2 to meet BES requirements;</i> <i>¿ Any other information specifically noted in the conditions listed below.</i> <p><i>B. The final plat must show the following:</i></p> <ol style="list-style-type: none"> <i>1. The applicant shall meet the street dedication requirements of the City Engineer for NE Killingsworth Street and NE 55th Avenue. The required right-of-way dedication must be shown on the final plat.</i> <i>2. A private sanitary sewer easement, for the benefit of Lot 6, shall be shown and labeled over the relevant portions of Lot 2.</i> <i>3. A private sanitary sewer easement for the benefit of Lot 5, shall be shown and labeled over the relevant portions of Lot 3.</i> <i>4. 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 C.12 & C.13 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. ¿</i> <i>5. The lot dimensions and area for Lots 1 and 2 may change at the time of final plat to allow for the existing house to be retained on Lot 2 and be in compliance with building and</i> 						
		1N2E18DC 05200				Applicant: DANELLE ISENHART ISENHART CONSULTING, LLC PO BOX 2364 BEAVERTON OR 97075
		SECTION 18 1N 2E TL 5200 0.44 ACRES				Owner: EDEN ENTERPRISES LLC 5505 SW DELKER RD TUALATIN, OR 97062

zoning code requirements. The lots must still meet lot dimension standards.

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 (NE 55th Avenue & NE Killingsworth Street).

The applicant must obtain an approved Minor Improvement permit from the Portland

Bureau of Transportation to install the required sidewalk corridor. The improvements along

the frontage of Lot 2, where the existing house will be retained, must be constructed prior

to final plat approval. The improvements along the frontage of the undeveloped lot(s) may be

constructed with development on each lot as per the City Engineer's discretion. Alternatively, the Right-of-Way improvements abutting Lot 2 may be constructed under a

Public Works Permit that includes the entire frontage including the corner reconstruction.

In this instance, performance guarantees, fees and contract must be submitted, as

18-229206-000-00-FP 6136 SE BOISE ST, 97206

FP - Final Plat Review

11/29/18

Application

Approval of a Preliminary Plan for a two-lot partition, that will result in two single-dwelling

standard lots as illustrated with Exhibit C.1, subject to the following conditions:

A. The final plat must show the following:

1. Parcel 1 and Parcel 2 lot areas and dimensions may vary from the final plat approval

standards 33.663.200.A to accommodate retention of future street tree planting locations as recommended by Urban Forestry. Urban Forestry recommends equal lot

lengths (50 ft.) for Parcel 1 and Parcel 2 along SE 62nd Avenue. If the lot dimension

and lot areas are not altered and remain as proposed (shown in Exhibit C.1) then the

applicant must meet condition B.1 noted below.

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

1. If the lot dimensions are not altered to be equal lengths along SE 62nd Avenue, then,

the applicant must pay into the City Tree Preservation and Planting Fund [Street Trees Fee in Lieu of Planting and Establishment (per inch)] the amount equivalent to 1.5 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.

C. The following conditions are applicable to site preparation and the development of

1. 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.

1S2E07DD 04400

STEWART PK
BLOCK 2
LOT 19

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

Owner:
SCOTT COLLINS
PO BOX 33408
PORTLAND, OR 97292

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-276363-000-00-FP	4545 N BORTHWICK AVE, 97217	FP - Final Plat Review		11/26/18		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 narrow lots for attached, 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. 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.4 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: An Acknowledgement of Tree Preservation Land Use Condition 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>Utilities</i></p> <p><i>1. 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.</i></p> <p><i>Existing Development</i></p> <p><i>2. The applicant must obtain a finalized demolition permit for removing the existing residence on the site and capping the existing sanitary sewer connection.</i></p> <p><i>3. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 2.</i></p> <p><i>Required Legal Documents</i></p> <p><i>4. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Parcel 1. 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>						
	1N1E22BD 08700	CLIFFORD ADD LOT J	Applicant: NATHAN ARNOLD FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND OR 97201		Owner: ALPINA PROPERTIES LLC PMB 1123 10117 SE SUNNYSIDE RD #F CLACKAMAS, OR 97015	

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

Total # of Final Plat intakes: 3

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-271132-000-00-LU	2045 N VANCOUVER AVE, 97227	AD - Adjustment	Type 2 procedure	11/28/18		Pending
<p><i>The project consists of a three-story urban office building in Portland, OR. The site is located on N Vancouver Ave and bounded by Tillamook St and Interstate 5. The building will be used as the headquarters for Meyer Memorial Trust. The building includes surface parking behind the building and an outdoor courtyard and patio.</i></p>		1N1E27DC 00700 ALBINA BLOCK 33 LOT 15&16 TL 700	Applicant: CHANDRA ROBINSON LEVER ARCHITECTURE 4713 N ALBINA AVE, 4TH FLOOR PORTLAND OR 97217	Owner: 2045 N VANCOUVER LLC 1125 SE DIVISION ST #209 PORTLAND, OR 97202		
18-270537-000-00-LU	160 SW PARKSIDE LN, 97205	AD - Adjustment	Type 2 procedure	11/27/18		Pending
<p><i>Kitchen remodel with addition. Requesting an adjustment to the front setback.</i></p>		1N1E32DD 01400 PARKSIDE BLOCK 3 N 1/2 OF LOT 7 LOT 8&9 N 75' OF LOT 24	Applicant: ANNE DEWOLF ARCIFORM LLC 2303 N RANDOLPH AVE PORTLAND OR 97227	Owner: JOSHUA SCHINDLER 160 SW PARKSIDE LN PORTLAND, OR 97205	Owner: ANDREA HERZKA 160 SW PARKSIDE LN PORTLAND, OR 97205	
Total # of LU AD - Adjustment permit intakes: 2						
18-271506-000-00-LU	2334 SE 174TH AVE, 97233	CU - Conditional Use	Type 3 procedure	11/29/18		Pending
<p><i>Relocate the fence and landscaping to install upgraded electrical equipment, replace underground and overhead lines and replace prefab equipment enclosure. Four adjustments are requested: L3 high screen standard (33.248.020.C); institutional development standards, R7 zone (Table 110-5); setbacks in commercial zones (33.130.215.B.2.b); and CM1 landscaping (33.130.225 and Table 130-2).</i></p>		1S3E06DC 06700 SECTION 06 1S 3E TL 6700 0.75 ACRES DEPT OF REVENUE	Applicant: JULIE GOODRICH PORTLAND GENERAL ELECTRIC COMPANY 121 SW SALMON ST PORTLAND OR 97204	Owner: PORTLAND GENERAL ELECTRIC & COMPANY 1WTC0501-CORPORATE TAX DEPT 121 SW SALMO PORTLAND, OR 97204-2901		
Total # of LU CU - Conditional Use permit intakes: 1						
18-272048-000-00-LU	18 SW BOUNDARY CT, 97201	DZ - Design Review	Type 2 procedure	11/30/18		Application
<p><i>Modifications to the covered entry, installation of an accessible ramp to the first floor, addition of an exterior stair to the first floor, striping the parking lot for accessible parking areas, addition of bicycle parking, and an addition of a covered trash enclosure.</i></p>		1S1E15BC 05300 MARTHA LOT 1-4 INC PT VAC ALLEY & LOT 5-8 INC PT VAC ALLEY & EXC PT IN ST LAND ONLY SEE R213783 (R54250-0011)FOR IMPS	Applicant: GEOFF GRUMMON-BEALE LIVERMORE ARCHITECTURE & ENGINEERING 1500 SW FIRST AVE, #240 PORTLAND OR 97201	Owner: JEH FAMILY LIMITED PARTNERSHIP 17007 CRESTVIEW DR LAKE OSWEGO, OR 97034		
18-272175-000-00-LU	834 SE SANDY BLVD, 97214	DZ - Design Review	Type 2 procedure	11/30/18		Application
<p><i>Restoration of existing building with new paint and two replacement overhead garage doors, new awnings, with add'l exterior lighting, new landscape, and two signs.</i></p>		1N1E35CC 10600 EAST PORTLAND BLOCK 182 ELY OF SANDY BLVD LOT 2&7&8	Applicant: AURYN WHITE BAMA ARCHITECTURE 7350 SE MILWAUKIE AVE PORTLAND OR 97232	Owner: BLIZZARD PROPERTIES LLC 4345 WEST BAY RD LAKE OSWEGO, OR 97035		
Total # of LU DZ - Design Review permit intakes: 2						

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-270518-000-00-LU	3343 NE 17TH AVE, 97212 <i>Replace existing windows and doors.</i>	HR - Historic Resource Review	Type 1 procedure new	11/27/18		Pending
		1N1E26AB 04500 IRVINGTON BLOCK 56 LOT 6 N 1/2 OF LOT 7	Applicant: JOHN FLYNN RESOLVE ARCHITECTURE AND PLANNING 3742 SE MILL ST PORTLAND, OR 97214		Owner: VINCENT J JR CAHILL 3343 NE 17TH AVE PORTLAND, OR 97212 Owner: KATHERINE S CAHILL 3343 NE 17TH AVE PORTLAND, OR 97212	
18-270314-000-00-LU	2912 NE 12TH AVE, 97212 <i>Gut garage and turn into living space. Add bathroom. Bring window up to firecode (fill it), replace sliding glass door with french door. (Affected facade less than 150sf). Site is a contributing structure in Irvington Historic District.</i>	HR - Historic Resource Review	Type 1 procedure new	11/27/18		Pending
		1N1E26BD 01900 IRVINGTON BLOCK 82 LOT 12 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX	Applicant: ANNA R NICHOLAS 2912 NE 12TH AVE PORTLAND, OR 97212		Owner: ANNA R NICHOLAS 2912 NE 12TH AVE PORTLAND, OR 97212	
18-270955-000-00-LU	2701 NW VAUGHN ST, 97210 <i>Proposed modification of an existing telecommunications facility: removal of (8) panel antennas from location on Montgomery Park sign w/(3) existing CDMA panel antennas to remain; removal of (16) RRUs & proposed installation of (6) RRUs; installation of (4) new panel antennas attached to existing parapet walls (2 per sector & (2) new antennas attached to existing penthouse wall; proposed installation of (2) OVPs; removal of (8) BAS filters; removal of (12) diplexers; removal of (14) coax cables & (2) hybrid cables; installation of (6) coax cables nad (1) hybrid cable.</i>	HR - Historic Resource Review	Type 2 procedure	11/28/18		Pending
		1N1E29D 00200 SECTION 29 1N 1E TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292	Applicant: JOSHUA ROBERTS CENTERLINE SOLUTIONS 6623 NE 78TH CT, STE B1 PORTLAND, OR 97218		Owner: MONTGOMERY PARK I LLC 2701 NW VAUGHN ST PORTLAND, OR 97210-5311	
Total # of LU HR - Historic Resource Review permit intakes: 3						
18-272146-000-00-LU	108 SW 3RD AVE, 97204 <i>A six-story mixed use building consisting of approximately 8,640 sf of retail, 133 market rate apartments, and 58 off-street parking stalls on one level of structured underground parking. The structure is Type 1A concrete for the level below grade and the first level above grade and Type IIIA wood frame for levels 2-6. Type II review for rooftop units layout revisions since Type III review (LU 16-274674 HRM) due to design development. Bicycle parking modification.</i>	HRM - Historic Resource Review w/Modifications	Type 2 procedure	11/30/18		Application
		1N1E34CD 02400 PORTLAND BLOCK 31 LOT 1&2&7&8	Applicant: AGUSTIN ENRIQUEZ GBD ARCHITECTS, INC 1120 NW COUCH ST., SUITE 300 PORTLAND OR 97209		Owner: LOT-94 LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204	
Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 1						
18-269787-000-00-LU	12323 SE CLAYBOURNE ST, 97236 <i>Consolidate portions of Lot 5 and 6 Letona, as conveyed by warrant deed no 2014-106640 into a single parcel. Lot consolidation is a condition of a street vacation of SE Claybourne (vacation VAC-10120).</i>	LC - Lot Consolidation	Type 1x procedure	11/26/18		Pending
		1S2E23BB 01400 LENTONA E 100' OF LOT 5 LOT 6	Applicant: ROSS SWANSON PORTLAND PARKS & RECREATION 1001 SW 5TH AVE #2200 PORTLAND OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
Total # of LU LC - Lot Consolidation permit intakes: 1						

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18-269869-000-00-LU	4424 SE ELLIS ST, 97206	LDP - Land Division Review (Partition)	Type 1x procedure	11/26/18		Pending
<i>Divide into two parcels. No new street. Existing dwelling to remain. New lot to be developpe with detached SFR.</i>		1S2E18CB 11100	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: KEYSTONE LLC 14237 BRIDGE CT LAKE OSWEGO, OR 97034	
		WOODSTOCK BLOCK 92 LOT 1				
18-270272-000-00-LU	3004 SE 62ND AVE, 97206	LDP - Land Division Review (Partition)	Type 1x procedure	11/27/18		Pending
<i>Two lot land division</i>		1S2E08BC 07700	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: CRIMSON INVESTMENT GROUP LLC 1701 SE OAK SHORE LN MILWAUKIE, OR 97267	
		MERRILLS ADD BLOCK 1 N 97' OF S 100' OF LOT 9&10				

Total # of LU LDP - Land Division Review (Partition) permit intakes: 2

Total # of Land Use Review intakes: 12