

Early Assistance Intakes

From: 12/17/2018

Thru: 12/23/2018

Run Date: 12/24/2018 08:36:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-281485-000-00-EA	, 97201		DA - Design Advice Request	12/21/18		Application
	<i>Four separate structures with a mixed-use program comprised of mult-family housing(1,125 units total), commercial and parking uses. The project will also include greenway improvements and infrastructure.</i>	1S1E10DB 00300 SECTION 10 1S 1E TL 300 7.68 ACRES	Applicant: KIM LAN ALAMO MANHATTAN PROPERTIES, LLC 3012 FAIRMOUNT ST, SUITE 100 DALLAS TX 75201		Owner: THE LANDING AT MACADAM LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403-1161	
18-281575-000-00-EA	2505 NE PACIFIC ST, 97232		DA - Design Advice Request	12/21/18		Application
	<i>Phase 1a of the Sandy Blvd Planned Development. Includes the renovation of the existing mid-century Pepsi warehouse, one new apartment building, altered south facade of existing warehouse (W1), below grade parking, a new publicly-accessible Plaza and design of a multi-modal east-west connector (woonerf)</i>	1N1E36BC 12000 SULLIVANS ADD BLOCK 28&29&44&45 TL 12000	Applicant: AMANDA BRYAN 1201 ALASKAN WAY #200		Owner: SP JADE II LLC 701 5TH AVE #7500 SEATTLE, WA 98104	
18-280884-000-00-EA	3181 SW SAM JACKSON PARK RD, 97239		DA - Design Advice Request	12/20/18		Application
	<i>Design Advice Request to discuss construction of a 14 story building on the site of the former School of Dentistry on the OHSU campus. The project is an expansion of inpatient services. Approximately 200 to 300 parking spaces are proposed for use by patients as part of the project. Approval of the project requires this meeting and a Marquam Hill Parking Review.</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 Applicant: CARL TULLY NBBJ 223 YALE AVE N SEATTLE WA 98109 Applicant: JOSE SAMA NBBJ 223 YALE AVE N SEATTLE WA 98109		Owner: OREGON STATE OF 3181 SW SAM JACKSON PARK RD PORTLAND, OR 97239-3011	
18-279591-000-00-EA	7430 SW MILES PL, 97219		EA-Zoning & Inf. Bur.- w/mtg	12/18/18		Pending
	<i>Additions and alterations to the existing 3-story house. The existing 1st floor concrete structure is to remain. The existing upper floors are to be removed and replaced with 3-stories of new construction.</i>	1S1E22AC 01800 WILLAMETTE OAKS PK LOT 35	Applicant: GABE HEADRICK STEELHEAD ARCHITECTURE 201 SE 3RD AVE PORTLAND, OR 97214		Owner: MENDEZ + ASSOCIATES LLC ITO 3852 WELLINGTON CT WEST LINN, OR 97068	
18-281028-000-00-EA	3019 NE M L KING BLVD, 97212		EA-Zoning & Inf. Bur.- w/mtg	12/20/18		Application
	<i>Proposal is for new residential building with six units. The project intends to meet Community Design Standards of 33.218.140. Project may need adjustments to property line setbacks on southwest, north and west side of property. Zoning is CM3d and RHd.</i>	1N1E27AA 24000 WILLIAMS AVE ADD BLOCK 11 N 30' OF E 90' OF LOT 13	Applicant: MARC CONNOLLY ANCHORED LLC 236 NE MORRIS ST PORTLAND OR 97212		Owner: AGBOLADE SOSANYA PO BOX 3443 PORTLAND, OR 97208-3443	

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18-280998-000-00-EA	1001 N SCHMEER RD, 97217		EA-Zoning & Inf. Bur.- w/mtg	12/20/18		Application
	<i>Initial industrial re-development of EG2 zoned portion of Portland Meadows property including PLA to realign an existing parcel boundary on the EG2-IG2 zoning boundary.</i>	1N1E10 00200 SECTION 10 1N 1E TL 200 63.65 ACRES LAND & IMPS SEE R314974 (R941101593) & R314975 (R941101596) FOR OTHER IMPS SPLIT MAP R314493 (R941032710)	Applicant: LEE LEIGHTON MACKENZIE 1515 SE WATER AVE #100 PORTLAND OR 97214		Owner: KEY TRUST CO OF THE NW (1ST INDEPENDENT BANK TR (NIKKILA,DIANE , Owner: ELLEN LEIGH , Owner: HAYDEN ISLAND INC , Owner: SUSAN E HATFIELD , Owner: MEC LAND HOLDINGS LLC , Owner: GILBERT FAMILY LLC , Owner: DIANE L NIKKILA , Owner: JLM REVOCABLE LIV (SEE 2011-040866) , Owner: ANDERSON LIV , Owner: JULIE E MAYFIELD , Owner: SUSAN E HATFIELD , Owner: JANET HATFIELD , Owner:	

AMANDA NOLLAR
,
Owner:
MATTHEW NOLLAR
,
Owner:
GILBERT FAMILY LLC
30803 SW GRAHAMS FERRY RD
WILSONVILLE, OR 97070
Owner:
WINEBERG LLC
,
Owner:
DIANE L NIKKILA
,
Owner:
DONNA JENSEN FAMILY LLC
,

18-281105-000-00-EA	110 SE MAIN ST, 97214	EA-Zoning & Inf. Bur.- w/mtg	12/20/18	Application
<i>Proposal is the renovation of existing one story concrete building for industrial office and retail sales/service tenants.</i>				
	1S1E03AD 04600 EAST PORTLAND BLOCK 50 LOT 1 N 15.5' OF LOT 2 N 15.5' OF LOT 7; LOT 8	Applicant: BEN CARR BRETT SCHULZ ARCHITECT 2500 NE SANDY BLVD SUITE D PORTLAND OR 97232	Owner: 110 SE MAIN LLC 110 SE MAIN ST PORTLAND, OR 97214	
18-281071-000-00-EA	3802 NE M L KING BLVD, 97212	EA-Zoning & Inf. Bur.- w/mtg	12/20/18	Application
<i>Divide the property into 4 lots, demolish existing building, construct (4) 3-story mixed used buildings, 19 units each.</i>				
	1N1E23CC 09700 LINCOLN PK BLOCK 1 LOT 1-3 TL 9700	Applicant: MICHAEL PERSO WILLIAM KAVEN ARCHITECTURE 4080 N WILLIAMS AVE, STUDIO 101 PORTLAND OR 97227	Owner: MLK FAILING LLC 3330 NW YEON AVE PORTLAND, OR 97210	
18-281030-000-00-EA	, 97210	EA-Zoning & Inf. Bur.- w/mtg	12/21/18	Application
<i>Vacant lot, add new warehouse and office with onsite parking.</i>				
	1N1E28CB 03100 DOSCHERS 2ND BLOCK 4 LOT 1&2&6&7 TL 3100	Applicant: GENE BOLANTE STUDIO 3 ARCHITECTURE 275 COURT ST NE SALEM, OR 97301	Owner: 1535-A1 LLC 2495 NW NICOLAI ST PORTLAND, OR 97210	

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18-281526-000-00-EA	11618 N LOMBARD ST, 97203		EA-Zoning & Inf. Bur.- w/mtg	12/21/18		Application
	<i>Make changes to previously-reviewed and approved building sizes and scope of work. They are downsizing. (See LU 14-235840 CU AD and PR 16-159960 LUCS.)</i>	2N1W35D 01600 SECTION 35 2N 1W TL 1600 0.64 ACRES	Applicant: ARTHUR MARX INTERNATIONAL RESOURCE MGMG INC PO BOX 83492 PORTLAND OR 97283		Owner: MARX INVESTMENTS LLC PO BOX 83492 PORTLAND, OR 97283	
18-280566-000-00-EA	107 SE GRAND AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	12/19/18		Pending
	<i>Addition of manufacturer guidelines (facade) materials and signage. Site is non-contributing in East Portland/Grand Avenue Historic District.</i>	1N1E35CC 03300 EAST PORTLAND BLOCK 105 LOT 1-4 LOT 5-8 EXC PT IN ST	Applicant: BRIAN DUELTGEN LRS ARCHITECTS 720 NW DAVIS, SUITE 300 PORTLAND, OR 97209		Owner: WENTWORTH LAND CO 107 SE GRAND AVE PORTLAND, OR 97214-1113	
18-279642-000-00-EA	, 97221		EA-Zoning & Inf. Bur.- w/mtg	12/18/18		Application
	<i>Proposal is to construct a modest, partial two story, approximately 2,500 sf, single family residence with a 600 sf attached, two car garage. the preliminary design places the front door/entrance to residence along SW Lyle Court. The garage entrance is off SW 36th Place. Stormwater disposal design to be determined: Preferred method to be onsite drywell, or alternatively flow-through stormwater planters.</i>	1S1E08CD 05800 BRIDLEMILE BLOCK 12 LOT 3 TL 5800	Applicant: EDUARD VALIK iBUILD PDX COMPANY, LLC 8835 SW CANYON LN, STE 408 PORTLAND OR 97225		Owner: CAMERON BIRNIE 1646 SW PARKVIEW CT PORTLAND, OR 97221 Owner: HEATHER BIRNIE 1646 SW PARKVIEW CT PORTLAND, OR 97221	
18-280395-000-00-EA	1860 SW HIGH ST, 97201		EA-Zoning Only - w/mtg	12/19/18		Application
	<i>Applicant has questions regarding non-conforming status and possibilities for future development.</i>	1S1E04CC 08600 GROVERS ADD BLOCK 118 LOT 11 TL 8600	Applicant: ROBIN SCHOLETZKY URBANLENS PLANNING 3439 SE HAWTHORNE, SUITE 215 PORTLAND OR 97214		Owner: ELIZABETH A SIMMONS 16650 SW 72ND AVE TIGARD, OR 97224-7756	
18-280659-000-00-EA	1015 NW 22ND AVE, 97210		EA-Zoning Only - w/mtg	12/19/18		Application
	<i>Install a new high rise signage to replace existing sign, asking for "like-for-like" or potentially an adjustment to allow for 200 sq ft wall sign.</i>	1N1E33BA 07800 COUCHS ADD BLOCK 304 TL 7800	Applicant: AUSTIN TUDOR RAMSAY SIGNS INC 9160 SE 74TH AVE PORTLAND OR 97206		Owner: GOOD SAMARITAN HOSPITAL 1919 NW LOVEJOY ST PORTLAND, OR 97209-1503	

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18-280412-000-00-EA	3126 NE 10TH AVE, 97212		EA-Zoning Only - w/mtg	12/19/18		Application
<p><i>Proposal to either demo or modify existing garage to create single-story ADU. Garage is listed as a contributing structure but condition of garage indicates this designation may not be appropriate due to likely modification and addition. Contributing structure in Irvington Historic District.</i></p>						
		1N1E26BA 08400 IRVINGTON BLOCK 97 LOT 13	Applicant: ASMUND TWETO 3727 NE 7TH AVE PORTLAND OR 97212		Owner: CHRISTINE S CHEN 3126 NE 10TH AVE PORTLAND, OR 97212	
					Owner: CHRISTOPHER D STEINKEN 3126 NE 10TH AVE PORTLAND, OR 97212	
18-281622-000-00-EA	1728 SW PROSPECT DR, 97201		EA-Zoning Only - w/mtg	12/21/18		Application
<p><i>Proposed additions and porches and minor changes to garage</i></p>						
		1S1E04BA 13800 CARTERS ADD TO P BLOCK 60 TL 13800	Applicant: JOHN MAIER JEFFREY L MILLER ARCHITECT PC 834 SW ST CLAIR AVE #202 PORTLAND OR 97205		Owner: GIANT SEQUOIA I 1728 SW PROSPECT DR PORTLAND, OR 97201	
					Owner: GIANT SEQUOIA II 1728 SW PROSPECT DR PORTLAND, OR 97201	
18-281506-000-00-EA	904 NE TILLAMOOK ST, 97212		EA-Zoning Only - w/mtg	12/21/18		Application
<p><i>Divide into two parcels (creating a new buildable lot).</i></p>						
		1N1E26CD 06300 WEST IRVINGTON BLOCK 122 LOT 4	Applicant: TIMOTHY S PITTS 904 NE TILLAMOOK ST PORTLAND, OR 97212		Owner: TIMOTHY S PITTS 904 NE TILLAMOOK ST PORTLAND, OR 97212	
					Owner: JACOB WRY 904 NE TILLAMOOK ST PORTLAND, OR 97212	
18-281735-000-00-EA	3060 SE STARK ST, 97214		EA-Zoning Only - w/mtg	12/21/18		Application
<p><i>The development needs to create a lot line adjustment to put the new building on its own lot. There are also a number of lot lines that need to be removed. see LU 15-279171 CU AD</i></p>						
		1S1E01BA 14300 SECTION 01 1S 1E TL 14300 4.27 ACRES	Applicant: CYNTHIA SCHUSTER LRS ARCHITECTS 720 NW DAVIS ST, SUITE 300 PORTLAND OR 97209		Owner: CHEVALIER PORTLAND 3060 SE STARK ST PORTLAND, OR 97214-3053	
					Owner: LAURELHURST LLC 3060 SE STARK ST PORTLAND, OR 97214-3053	

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18-279165-000-00-EA	1512 SW 58TH AVE, 97221		PC - PreApplication Conference	12/18/18		Pending
<p><i>A Pre-Application Conference to discuss a land division to create three lots. Two of the lots will retain the existing homes. The third lot will be developed with 14 attached units.</i></p>		1S1E06CA 02500	Applicant: MARK DANE MARK DANE PLANNING 14631 SW MILLIKAN WAY #6 BEAVERTON OR 97003		Owner: MAIN STREET DEVELOPMENT INC 4305 SW KELLEY AVE PORTLAND, OR 97239	
		SECTION 06 1S 1E TL 2500 0.50 ACRES				
18-279927-000-00-EA			PC - PreApplication Conference	12/18/18		Pending
<p><i>A Pre-Application Conference to divide a corner lot for development of two new attached houses. The new dwelling units need to be approved through a Historic Resource Review because the site is within the boundaries of the Irvington Historic District. The unit facing NE Fremont does not have off-street parking. The unit facing NE 15th is proposed with a two car garage.</i></p>		1N1E26AB 07501	Applicant: THOMAS JOHNSON THOMAS JOHNSON ARCHITECT LLC 821 NW FLANDERS ST, SUITE 210 PORTLAND OR 97209		Owner: ROBERT P AMBES PO BOX 12601 PORTLAND, OR 97212-0601	
		DIXON PL BLOCK 17 LOT 9				
18-281638-000-00-EA	10400 N BURGARD WAY, 97203		PC - PreApplication Conference	12/21/18		Application
<p><i>Discussion of existing conditions on site and clarification of land use process and timing to create 2 lots of record from the 3 existing parcels.</i></p>		2N1W35C 00300	Applicant: LI ALLIGOOD OTAK, INC 808 SW 3RD AVE #300 PORTLAND OR 97204		Owner: BURGARD 34407 DUPONT BLVD #6 FRANKFORD, DE 19945	
		SECTION 35 2N 1W TL 300 13.79 ACRES LAND & IMPS SEE R325513 (R971350571) FOR OTHER IMPS				
18-281712-000-00-EA	1130 NE ALBERTA ST, 97211		PC - PreApplication Conference	12/21/18		Application
<p><i>New construction of a 4-story mixed use building; 1 level of below grade parking, 1 story ground floor retail, 1-story of office, 2 stories of co-housing with lofts. The overall building height is 60ft. The project is pursuing affordable commercial space and high ground floor ceiling bonuses. approx. 85-90 units of housing</i></p>		1N1E23BD 03100	Applicant: DOUG SHEETS LEVER ARCHITECTURE 4713 N ALBINA AVE, 4TH FLOOR PORTLAND OR 97217-2605		Owner: SAMUEL BROOKS 6715 NE 23RD AVE PORTLAND, OR 97211	
		ALBINA HTS BLOCK 3 LOT 12&13 LOT 14 EXC PT IN ST			Owner: MARGARET BROOKS 6715 NE 23RD AVE PORTLAND, OR 97211	
18-281680-000-00-EA	1500 SE 96TH AVE, 97216		PC - PreApplication Conference	12/21/18		Application
<p><i>Design Review for a four to five story medical office building and adjacent surface parking for Adventist Medical Center</i></p>		1S2E04A 02501	Applicant: CLARK CARLSON CLARK/KJOS ARCHITECTURE 621 SW ALDER ST, SUITE 700 PORTLAND OR 97205		Owner: OREGON CONFERENCE EDUCATION & ASSOCIATION 19800 SE OATFIELD RD GLADSTONE, OR 97027-2564	
		SECTION 04 1S 2E TL 2501 0.86 ACRES SPLIT LEVY R332431 (R992044130)				

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Thru: 12/23/2018

Run Date: 12/24/2018 08:36:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-281099-000-00-EA	4319 NE 62ND AVE, 97218		Public Works Inquiry	12/20/18		Pending
	<i>Project to potentially construct an addition to the existing 660sf home. If adding 1,000sf or more will it be required to put new sidewalk and curb</i>					
660sf		1N2E19DA 02100 COMMUNITY AC BLOCK 2 N 50' OF S 120' OF LOT 8	Applicant: FEDERICO MORA-PEREDIA FRED'S CUSTOM CONSTRUCTION 4344 NE JARRETT ST, APT J PORTLAND, OR 97218		Owner: LIN CHAN 4062 NE FAIRVIEW LAKE WAY FAIRVIEW, OR 97024	

Total # of Early Assistance intakes: 24

Final Plat Intakes

From: 12/17/2018

Thru: 12/23/2018

Run Date: 12/24/2018 08:36:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-195682-000-00-FP	, 97230	FP - Final Plat Review		12/18/18		Application
<p><i>DECISION OF THE HEARING OFFICER - Approval of a Preliminary Plan for a 32-lot subdivision, that will result in 32 lots fir attached houses, a new public street (NE 134th Place), pedestrian connection, and two private alleys (Tracts A and B), as illustrated with Exhibit C.1-6, subject to the following conditions: (read full decision for conditions)</i></p>						
		1N2E35DB 07600				
		ASCOT AC	Applicant:			
		LOT 27&28	SARAH RADELET			Owner:
		45&46 TL 7600	STRATA LAND USE PLANNING			PARKSIDE LITTLE LEAGUE INC
			PO BOX 90833			PO BOX 20204
			PORTLAND OR 97290			PORTLAND, OR 97294

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Thru: 12/23/2018

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17-227881-000-00-FP	13840 SE KNIGHT ST, 97236	FP - Final Plat Review		12/17/18		Application
<p><i>Approval of a Preliminary Plan for a three-parcel partition resulting in one parcel for development of a corner-lot duplex and two parcels for single dwelling development 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 138th Place and SE Knight Street. 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&Rs) as required by Condition B.5 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: A Declaration 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 complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process.</i></p> <p><i>2. The applicant shall pay the Local Transportation Infrastructure Charge (LTIC) to the satisfaction of Portland Transportation.</i></p> <p><i>Utilities</i></p> <p><i>3. 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>4. The applicant shall submit an arborist report for protection of Tree #5 applicable to demolition of the existing house and driveway, meeting the Tree Protection Specifications of Section 11.60.030.C.2 Performance Path prior to issuance of demolition permits.</i></p> <p><i>5. 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 Exhibit C.2. All demolition work must be in conformance with the recommendations in the applicant's arborist report (Exhibit A.2).</i></p> <p><i>6. The applicant must submit an arborist report using the Performance Path of trees</i></p>						
		1S2E14DD 04100				
		SECTION 14 1S 2E				
		TL 4100 0.34 ACRES				
			Applicant: MIKE SUSAK 6663 SW BEAVERTON-HILLSDALE HWY #194 PORTLAND OR 97225		Owner: DK HOMES LLC 12259 SE GREINER LN HAPPY VALLEY, OR 97086-6260	

6. The applicant must submit an arborist report using the Performance Plan of tree protection for Tree #5, the tree to be preserved, prior to issuance of the demolition permit. The arborist report must be designed to ensure protection of the tree during demolition of the existing residence and removal of the existing driveway.

7. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the septic system on the site. (Continued in full document)

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18-196727-000-00-FP	4849 SE 63RD AVE, 97206	FP - Final Plat Review		12/18/18		Application
<p><i>Approval of a Preliminary Plan for a two-parcel partition, that will result in two narrow lots, as illustrated with Exhibit C.3, subject to the following conditions:</i></p> <p><i>A. 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. A finalized permit must be obtained for demolition of the existing residence on the site, decommissioning the cesspool, 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 the 40-inch deodar cedar located on the adjacent site to the north and the root protection zone for that tree as shown on Exhibit C.3 and described in the applicant's arborist report addendum (Exhibit A.3). All demolition work must be in conformance with the recommendations in the applicant's arborist report.</i></p> <p><i>B. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <p><i>1. Development on Parcel 1 shall be in conformance with the Arborist Report (Exhibits A.2 and A.3). Specifically, at the time of construction, tree protection measures for the 40-inch deodar cedar on the property to the north must be in place. These measures include tree protection fencing along the root protection zone of the tree to be installed per the specifications of the applicant's arborist. This fence must, at minimum, match the existing fence on Parcel 1 that is located 10 feet from the tree trunk. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Mulch of 2-4 inches in depth must be placed within the RPZ of the tree within the tree protection fencing. The applicant's arborist must also be on site during excavation within 15 feet of the noted tree.</i></p> <p><i>3. The applicant shall meet requirements of the City Engineer for right of way improvements within the abutting public alley. The applicant shall submit an</i></p>						
		1S2E17BB 12200				
		ARLETA PK 3 BLOCK 2 LOT 8 S 1/2 OF LOT 9				
			Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213			Owner: HEYBURN LLC PO BOX 69506 PORTLAND, OR 97239-0506

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

Land Use Review Intakes

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Thru: 12/23/2018

Run Date: 12/24/2018 08:36:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-281399-000-00-LU	5616 NE 35TH PL - Unit A, 97211	AD - Adjustment	Type 2 procedure	12/21/18		Application
<p><i>Addition to an existing one-story, attached garage, which will include living area on the proposed second story addition. The garage footprint will be enlarged in rear (east elevation). The garage is located 16" from the south property line with eaves at 11.5" from the property line. Adjustment requested to Table 110-3 and 33.110.220 to allow the reduced building setback (from 5' to 16" for walls and to 11.5" for eaves).</i></p>		1N1E13DC 13800 KENNEDYS ADD BLOCK 4 N 20' OF LOT 6 S 40' OF LOT 7	Applicant: SARA RASMUSSEN 5616 NE 35TH PL #B PORTLAND, OR 97211	Owner: SARA RASMUSSEN 5616 NE 35TH PL #B PORTLAND, OR 97211	Owner: KAYU LAM 5616 NE 35TH PL #B PORTLAND, OR 97211	
18-279863-000-00-LU	5702 SE CENTER ST, 97206	AD - Adjustment	Type 2 procedure	12/18/18		Pending
<p><i>New 1-story + mezzanine commercial office space (approximately 7,000 sq ft with on-site parking). Request for adjustment to allow vehicles on the property accessed from SE Center St 33.130.215.B.1.B.2 (building setback).</i></p>		1S2E07DD 17200 WATTS SUB BLOCK 3 LOT 5	Applicant: BRIAN KIMURA COUNTERLOOP, LLC 3934 NE MARTIN LUTHER KING JR BLVD #205A PORTLAND OR 97212	Owner: BRIAN KIMURA 3104 NE DUNCKLEY ST PORTLAND, OR 97212		
Total # of LU AD - Adjustment permit intakes: 2						
18-279721-000-00-LU	2128 SE HAWTHORNE BLVD, 97214	CU - Conditional Use	Type 2 procedure	12/18/18		Pending
<p><i>Proposing three new antennas to be located on existing rooftop with ancillary equipment.</i></p>		1S1E02DA 03600 COLONIAL HTS BLOCK 2 LOT 1 N 30' OF LOT 2	Applicant: TAMMY HAMILTON ACOM CONSULTING INC. 5200 SW MEADOWS ROAD., SUITE 150 LAKE OSWEGO OR 97035	Owner: JANE LUNDIN 1400 PINNACLE CT #411 POINT RICHMOND, CA 94801		
18-279718-000-00-LU		CU - Conditional Use	Type 2 procedure	12/18/18		Application
<p><i>Proposing three new antennas to be located on existing rooftop with ancillary equipment.</i></p>						
Total # of LU CU - Conditional Use permit intakes: 2						
18-279244-000-00-LU	2010 NE CESAR E CHAVEZ BLVD, 97212	DZ - Design Review	Type 2 procedure	12/17/18		Pending
<p><i>Remodel existing McDonald's Restaurant with new exterior finishes, paint colors, accent walls, and remove mansard roof for new parapets. Optimize drive-thru with new digital menu boards. New outdoor patio. Accessibility upgrades to site and within store and restrooms.</i></p>		1N1E25DD 01600 ROSSMERE BLOCK 31 LOT 2&15 EXC N 25' LOT 3-6 LOT 11-14	Applicant: JENNETTE BERTA FREIHEIT ARCHITECTURE 929 108TH AVENUE NE., SUITE 21 BELLEVUE WA 98004	Owner: MC DONALD'S CORP(36-0081) 10230 SE 252ND DR DAMASCUS, OR 97089		

Land Use Review Intakes

From: 12/17/2018

Thru: 12/23/2018

Run Date: 12/24/2018 08:36:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-281474-000-00-LU	412 SW 4TH AVE, 97204	DZ - Design Review	Type 2 procedure	12/21/18		Application
<i>Reswing (two) existing exit doors 412/416 outward in new alcoves.</i>						
	1N1E34CD 07500 PORTLAND BLOCK 47 LOT 7		Applicant: JOHN ANNAND JOHN D. ANNAND II ARCHITECT 21640 SW LEBEAU RD SHERWOOD, OR 97140		Owner: V H R CO LLC PO BOX 66362 PORTLAND, OR 97290-6362 Owner: VERN VAN HORN PO BOX 66362 PORTLAND, OR 97290-6362	
Total # of LU DZ - Design Review permit intakes: 2						
18-281663-000-00-LU	9747 NE GLISAN ST, 97220	DZM - Design Review w/ Modifications	Type 2 procedure	12/21/18		Application
<i>Northwest Housing Alternatives (NHA) obtained Design Approval for a 157 unit affordable workforce housing project in the Hazelwood neighborhood under LU 18-177124 DZM. Subsequent interpretations of the new pedestrian path as constituting a street for the purposes of evaluating development standards requires five modifications to be reviewed through a Type II DR procedure. Those include: Maximum bldg setbacks, Ground Floor windows, Entrances; Vehicle Areas and Parking Lot Landscaping.</i>						
	1N2E33AD 04800 SECTION 33 1N 2E TL 4800 0.45 ACRES		Applicant: KRISTINA HAURI MWA ARCHTECTS 70 NW COUCH ST, STE 401 PORTLAND, OR 97209		Owner: GATEWAY AFFORDABLE LLC 2905 SW 1ST AVE PORTLAND, OR 97201-4705	
18-281556-000-00-LU	1500 SW TAYLOR ST, 97205	DZM - Design Review w/ Modifications	Type 3 procedure	12/21/18		Application
<i>Development of a seven-story mixed use building, consisting of a five-story wood frame building over a two level podium with a concrete structure. Two modifications requested for encroachments into parking spaces and reduce the spacing for bike parking spaces from 24"-18".</i>						
	1N1E33DC 04700 PORTLAND BLOCK 319 LOT 1&2		Applicant: ROBERT LEEB LEEBS ARCHITECTS 308 SW FIRST AVE #200 PORTLAND, OR 97204		Owner: OPC 1500 TAYLOR STREET LLC 1211 SW 5TH AVE #2230 PORTLAND, OR 97204	
Total # of LU DZM - Design Review w/ Modifications permit intakes: 2						
18-280641-000-00-LU	617 NW 23RD AVE, 97210	HR - Historic Resource Review	Type 1x procedure	12/19/18		Pending
<i>Installation of projecting sign into mortar joints on brick wall and installation of non-illuminated amethyst awning. Site is a contributing structure in Alphabet Historic District.</i>						
	1N1E33BC 05600		Applicant: AUSTIN TUDOR RAMSAY SIGNS INC 9160 SE 74TH AVE PORTLAND OR 97206		Owner: CAROLYN MOORE 1211 SW 5TH AVE #1800 PORTLAND, OR 97204-3718 Owner: TERRY C HAUCK 1211 SW 5TH AVE #1800 PORTLAND, OR 97204-3718	

Land Use Review Intakes

From: 12/17/2018

Thru: 12/23/2018

Run Date: 12/24/2018 08:36:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-281038-000-00-LU	1131 SW KING AVE, 97205	HR - Historic Resource Review	Type 2 procedure	12/20/18		Application
<p><i>Project proposes to create a place for and reduce the visibility of mechanical equipment and trash/recycling/compost bins on site by constructing a recessed mechanical equipment area and refuse bin enclosure. Additionally the project includes a raised planter at the street and replaces deteriorating landscape stairs with new stairs to match existing. Project area is less than 500 SF. Site is contributing in King's Hill Historic District.</i></p>						
	1N1E33CD 05500	JOHNSONS ADD BLOCK 1 LOT 1&2	Applicant: JAMIE FISHER JEFFREY MILLER ARCHITECT 834 SW ST CLAIR AVE., SUITE 202 PORTLAND OR 97205		Owner: RALPH ZAZULA 1131 SW KING AVE PORTLAND, OR 97205	
					Owner: KELLY A TOSHACH 1131 SW KING AVE PORTLAND, OR 97205	
Total # of LU HR - Historic Resource Review permit intakes: 2						
18-281077-000-00-LU		LC - Lot Consolidation	Type 1x procedure	12/20/18		Application
<p><i>Proposal to consolidate the lots into two parcels. Site is part of the University of Portland's conditional use master plan completed in 2013 (LU 12-166257 CUMS AD) and is therefore exempt from density and lot size standards defined in 33.614 for lots in zone EG2.</i></p>						
	1N1E18 00300	PORTSMOUTH BLOCK 35&37 TL 300	Applicant: PAUL LUTY UNIVERSITY OF PORTLAND 5000 N WILLAMETTE BLVD PORTLAND OR 97203		Owner: UNIVERSITY OF PORTLAND 5000 N WILLAMETTE BLVD PORTLAND, OR 97203-5743	
18-281092-000-00-LU	5535 N WARREN ST, 97203	LC - Lot Consolidation	Type 1x procedure	12/20/18		Application
<p><i>Proposal is to consolidate seven parcels into three parcels. Site is part of University of Portland's conditional use master plan completed in 2013. See LU 12-166257 CUMS AD.</i></p>						
	1N1E18AB 06700	PORTSMOUTH BLOCK 29 LOT 11-20	Applicant: PAUL LUTY UNIVERSITY OF PORTLAND 5000 N WILLAMETTE BLVD PORTLAND OR 97203		Owner: UNIVERSITY OF PORTLAND 5000 N WILLAMETTE BLVD PORTLAND, OR 97203-5743	
Total # of LU LC - Lot Consolidation permit intakes: 2						
18-280943-000-00-LU	5421 NE 60TH AVE, 97218	LDP - Land Division Review (Partition)	Type 1x procedure	12/20/18		Application
<p><i>Two Lot Land Division</i></p>						
	1N2E19AA 14500	PRIMROSE PK BLOCK 1 LOT 32 EXC PT IN ST	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: SKY HOLDINGS LLC PO BOX 11930 PORTLAND, OR 97211-0930	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 1						
18-280699-000-00-LU	13810 SE CLAYBOURNE ST, 97236	LDS - Land Division Review (Subdivision)	Type 3 procedure	12/19/18		Application
<p><i>14 lot subdivision with one environmental tract and one public street. Plus a planned development (IIX)</i></p>						
	1S2E23AA 01600	SECTION 23 1S 2E TL 1600 3.34 ACRES	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: AGNES M HUML 13810 SE CLAYBOURNE ST PORTLAND, OR 97236-4501	
					Owner: GABRIELLE A GIBSON 13810 SE CLAYBOURNE ST PORTLAND, OR 97236-4501	

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

Land Use Review Intakes

From: 12/17/2018

Thru: 12/23/2018

Run Date: 12/24/2018 08:36:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-279891-000-00-LU	5009 SE 174TH AVE, 97236 <i>Type II Pleasant Valley Resource Review to make permanent an existing 6ft tall chain-link security fence.</i>	PV - Pleasant Valley Resources Review	Type 2 procedure	12/18/18		Pending
		1S3E18B 03700 JENNELYND AC LOT 1		Applicant: ROBERT FRALEY CITY OF PORTLAND - WATER BUREAU 400 SW 6TH AVE #400 PORTLAND OR 97204	Owner: PORTLAND WATER BUREAU 1120 SW 5TH AVE #600 PORTLAND, OR 97204-1912	
Total # of LU PV - Pleasant Valley Resources Review permit intakes: 1						
18-279916-000-00-LU	15635 NE CLACKAMAS CT, 97230 <i>Amendment to LU/FP 14-182650 to remove tree #2874 from final plat tree plan as recommended by arborist due to tree being a potential hazard.</i>	TR - Tree Review	Type 2 procedure	12/18/18		Pending
		1N2E36AB 00300		Applicant: BRADLEE HERSEY FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND OR 97201		
Total # of LU TR - Tree Review permit intakes: 1						
18-281565-000-00-LU	755 NE COLUMBIA BLVD - BLDG 1, 97211 <i>In preparation of the site for future industrial development (to enable an approximately 650,000 sq ft industrial warehouse redevelopment), applicant requests this zoning map amendment to remove existing (outdated) conditions of approval. No change in zoning is proposed as part of this application and no new development is proposed as part of this application.</i>	ZC - Zoning Map Amendment	Type 3 procedure	12/21/18		Application
		1N1E11C 00900 SECTION 11 1N 1E TL 900 9.48 ACRES LAND & IMPS SEE R315103 (R941111151) FOR MACH & EQUIP		Applicant: SCOTT MOORE MACKENZIE 1515 SE WATER AVE #100 PORTLAND OR 97214	Owner: 755 PORTLAND PROPERTY LLC 3520 PIEDMONT RD #410 ATLANTA, GA 30305	
Total # of LU ZC - Zoning Map Amendment permit intakes: 1						
Total # of Land Use Review intakes: 17						