

Early Assistance Intakes

From: 1/14/2019

Thru: 1/20/2019

Run Date: 1/22/2019 09:13:0

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-107328-000-00-EA	1260 NE LLOYD CENTER, 97232 <i>Existing Sears Anchor Building conversion new mall entry and new 14-screen theatre building.</i>	1N1E35BA 00102 PARTITION PLAT 1999-146 LOT 2	DA - Design Advice Request	1/16/19		Application
			Applicant: RICHARD BRETT LDA ARCHITECTURE 3500 WEST BURBANK BLVD BURBANK CA 91505		Owner: CAPREF LLOYD CENTER EAST LL 8333 DOUGLAS AVE #975 DALLAS, TX 75225	
19-106674-000-00-EA	6702 SE 72ND AVE, 97206 <i>2 Phase project, Phase 1 includes two 3 story buildings with a total of 20 dwelling units, off street parking, on site drywell</i>	1S2E20AB 07800 GASTON TR W 265.1' OF N 91' OF S 130.01' OF LOT 13 EXC PT IN ST	EA-Zoning & Inf. Bur.- no mtg	1/16/19		Pending
			Applicant: LANE LOWRY 10117 SE SUNNYSIDE RD #F707 CLACKAMAS OR 97015		Owner: NORTHWEST EQUITY PARTNERS LLC PMB 707 10117 SE SUNNYSIDE RD #F CLACKAMAS, OR 97015-7708	
19-106679-000-00-EA	6330 N LOVELY ST, 97203 <i>2 Phase project, Phase 1 includes a 3 story building with a total of 19 dwelling units, no off street parking, on site drywell</i>	1N1E07AC 12300 WILLUMBIA BLOCK 1 LOT 15&16	EA-Zoning & Inf. Bur.- no mtg	1/16/19		Application
			Applicant: LANE LOWRY 10117 SE SUNNYSIDE RD #F707 CLACKAMAS OR 97015		Owner: PORTLAND HOUSING INVESTORS LLC 6330 N LOVELY ST PORTLAND, OR 97203-3323	
19-108053-000-00-EA	12727 SE SHERMAN ST, 97233 <i>The proposal is to divide the site into 5 lots with a private street.</i>	1S2E02CD 10400 DAGMAR AC BLOCK 2 W 54.48' OF LOT 8 E 28.02' OF LOT 9	EA-Zoning & Inf. Bur.- w/mtg	1/17/19		Application
			Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: TONY K YAN 12727 SE SHERMAN ST PORTLAND, OR 97233	
19-108479-000-00-EA	2047 NE DAVIS ST, 97232 <i>Proposal is for an addition of four multi family residential units to an existing duplex. Stormwater proposal to be drywell.</i>	1N1E35DA 10000 DUNNS ADD BLOCK 8 LOT 6 EXC E 3'	EA-Zoning & Inf. Bur.- w/mtg	1/18/19		Application
			Applicant: TODD ISELIN ISELIN ARCHITECTS PC 1307 SEVENTH ST OREGON CITY OR 97045		Owner: KATHRYN L LANGSTAFF 2047 NE DAVIS ST PORTLAND, OR 97232	
			Applicant: JORDAN TIETZ JASMINE INVESTMENTS 636 SW ARBORETEUM CIRCLE PORTLAND OR		Owner: STUART G COWAN 2047 NE DAVIS ST PORTLAND, OR 97232	
					Owner: JORDAN TIETZ SEQUOIA INVESTMENTS LLC 636 SW ARBORETUM CIRCLE PORTLAND, OR 97221	

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19-105729-000-00-EA	801 NE 21ST AVE, 97232		EA-Zoning & Inf. Bur.- w/mtg	1/14/19		Application
	<i>Anticipated to be new 7-story multi-family residential building over 1 of below grade parking level. Total building will be 271,708 gross sf (234,425 sf FAR), 300-350 units, plus residential amenities. Inclusionary Housing will be triggered, and provided on-site at standard rates. Stormwater treatment is anticipated on-site via flow-through planters. Possible street vacation.</i>	1N1E35AD 02400 SULLIVANS ADD BLOCK 34 LOT 1-8 LAND & IMPS SEE R646167 (R806102451) & R657804 (R806102452) & R679007 (R806102454) FOR MACH & EQUIP & R676162 (R806102453) FOR	Applicant: JESSE FIGGINS HACKER ARCHITECTS 1615 SE 3RD AVE, SUITE 500 PORTLAND OR 97214			Owner: KARAMANOS HOLDINGS INC 801 NE 21ST AVE PORTLAND, OR 97232
19-108152-000-00-EA	12301 NE GLISAN ST, 97230		EA-Zoning & Inf. Bur.- w/mtg	1/17/19		Application
	<i>Land division totaling 3-lots.</i>	1N2E35BC 06100 GLISAN ST HALF AC LOT 1-20 TL 6100	Applicant: KENNETH SANDBLAST WESTLAKE CONSULTANTS 15115 SW SEQUOIA PARKWAY TIGARD OR 97224			Owner: MENLO PARK PLAZA LLC 32351 VIA ANTIBES DANA POINT, CA 92629-3442
19-106854-000-00-EA	, 97214		EA-Zoning & Inf. Bur.- w/mtg	1/15/19		Cancelled
	<i>New ~12,000sf 1-story automotive service building at NE corner of property. Stormwater is intended to be re-infiltrated to the site, after oil-water separator treatment, via below grade drywells and detention swale at SW corner of property (presumed low point).</i>	1N1E35CC 04200 EAST PORTLAND BLOCK 145 LOT 1-8	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
19-106097-000-00-EA	6335 N BASIN AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	1/14/19		Pending
	<i>Proposed Expansion of an existing 33,746 SF warehouse building. New building area will be approximately 17,000 sf, located on the south side of the warehouse. Approximately 4,000 sf of combined office and retail are included in the overall building area.</i>	1N1E17CA 00200 SECTION 17 1N 1E TL 200 2.39 ACRES	Applicant: SUZANNAH STANLEY MACKENZIE 1515 SE WATER AVE, SUITE 100 PORTLAND, OR 97214			Owner: W W GRAINGER INC 18818 TELLER AVE #277 IRVINE, CA 92612
19-108671-000-00-EA	12240 NE GLISAN ST, 97230		EA-Zoning Only - w/mtg	1/18/19		Application
	<i>Siting of temporary manufactured modular trailers on an existing parking lot for use as office trailers to accommodate Multnomah County staff displaced by building renovation at 1245 and 1417 SE 122nd Ave.</i>	1N2E35CB 03000 SECTION 35 1N 2E TL 3000 2.00 ACRES	Applicant: GREG HOCKERT MULTNOMAH COUNTY FACILITIES AND PROPERTY MANAGEMENT 401 N DIXON ST PORTLAND, OR 97227			Owner: MULTNOMAH COUNTY(LEASED) 401 N DIXON ST PORTLAND, OR 97227-1865 Owner: TRANSITION PROJECTS INC 401 N DIXON ST PORTLAND, OR 97227-1865

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19-105822-000-00-EA	1037 SW BROADWAY, 97205		EA-Zoning Only - w/mtg	1/14/19		Application
	<i>Repair of Broadway and Park Street marquees at the Arlene Schnitzer Concert Hall.</i>	1S1E03BB 03500 PORTLAND BLOCK 208 LOT 1-8 TL 3500	Applicant: NANCY STRENING OREGON METRO 600 NE GRAND AVENUE PORTLAND, OR 97232		Owner: PORTLAND CITY OF 777 NE M L KING BLVD PORTLAND, OR 97232-2742	
19-107525-000-00-EA	3150 NW 31ST AVE, 97210		EA-Zoning Only - w/mtg	1/16/19		Application
	<i>Request for zoning only meeting to discuss possible conditional use review for space greater than 3,000 SF. Blue Chalk Media, a video production company, utilizes two connected warehouses and office space to form a single tenant space in IH zone and Guilds Lake Industrial Sanctuary.</i>	1N1E29AC 01700 SECTION 29 1N 1E TL 1700 2.00 ACRES LAND & IMPS SEE R645979 (R941291071) FOR MACH & EQUIP	Applicant: AMY POLANSKY BLUE CHALK MEDIA 3150 NW 31ST AVE., SUITE 4A PORTLAND OR 97210		Owner: DOMINIUM INC 226 SW KINGSTON AVE PORTLAND, OR 97205	
19-106010-000-00-EA	1516 NE 15TH AVE, 97232		PC - PreApplication Conference	1/14/19		Pending
	<i>A Pre-Application conference to discuss building a gate on the east and west sides of the public access easement through this site. The intention is to create a secure plaza with no public access between the two buildings on the site. There is a condition of the 1994 zone change that required the public access east/west through the site. The public easement is located in the area of vacated NE Halsey Street.</i>	1N1E26DC 15300 HOLLADAYS ADD BLOCK 199 LOT 3 EXC PT IN ST INC PT VAC ST LOT 4 EXC PT IN ST INC PT VAC STS LOT 5; INC PT VAC ST LOT 6	Applicant: GABRIEL DOMINEK DOMINEK ARCHITECTURE LLC 2246 E BURNSIDE STREET #A PORTLAND OR 97214		Owner: MG AXCESS 15 APARTMENTS LLC 10505 SORRENTO VALLE RD #300 SAN DIEGO, CA 92121	
19-106764-000-00-EA	2145 NE 18TH AVE, 97212		PC - PreApplication Conference	1/15/19		Pending
	<i>A Pre-Application Conference to discuss demolition of an existing single car garage and replacement with a new garage. The existing garage has already been demolished and was a contributing resource in the Irvington Historice District..</i>	1N1E26DB 13100 IRVINGTON BLOCK 49 LOT 6	Applicant: TIM AUSTIN TIM AUSTIN LLC 37875 SE KELSO RD SANDY OR 97055		Owner: MARY K SENATORI 2145 NE 18TH AVE PORTLAND, OR 97212	
19-105793-000-00-EA			Public Works Inquiry	1/14/19		Pending
	<i>The proposal is to construct a new house on the vacant lot..</i>	1S1E18DA 03701 RONALD PL BLOCK 3 LOT 6&7 TL 3701	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: CHRISTIAN D ETTINGER 5718 SW 53RD AVE PORTLAND, OR 97221 Owner: BRANDIE ETTINGER 5718 SW 53RD AVE PORTLAND, OR 97221	

Total # of Early Assistance intakes: 15

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-147145-000-00-FP	4030 NE 42ND AVE, 97213	FP - Final Plat Review		1/18/19		Application
<p><i>Approval of a Preliminary Plan for a 3-lot subdivision, that will result in 3 single-dwelling lots and a new private street tract, 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. An Emergency Vehicle Access Easement, granted to the City of Portland, shall be shown over the relevant portions of the private street to the satisfaction of the Fire Bureau.</i></p> <p><i>2. The private street tract shall be named, with approval from the City Engineer, and noted on the plat as "Tract A: Private Street name of street ".</i></p> <p><i>3. A recording block for each of the legal documents such as maintenance agreements, acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Conditions B.9, B.10 and B.11 below. The recording blocks shall, at a minimum, include language substantially similar to the following example: A Declaration of Maintenance Agreement for (name of feature) /An Acknowledgement of Tree Preservation Land Use Conditions/ Covenant Regarding Front Yard Trees 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>1. The applicant shall submit an application for a Site Development Permit for construction of the private street and related site development improvements. Street design plans must be prepared by, or under the direction of, an Oregon licensed civil engineer. The plans must be in substantial conformance with Exhibits C.4 and C.5 and the Private Street Administrative Rule. In addition, the street shall include the following:</i></p> <ul style="list-style-type: none"> <i>- 1-foot buffer setback to tract boundary</i> <i>- Street trees</i> <p><i>2. The applicant shall furnish a financial guarantee of performance, as approved by the Bureau of Development Services, for 125 percent of the estimated construction cost for the private street and all required site development improvements. The applicant shall provide an engineer's estimate of the costs of performance including the costs for temporary erosion control measures required during construction. The financial guarantee of performance shall be accompanied by a performance agreement with the Bureau of Development Services to complete the required improvements.</i></p> <p><i>3. The applicant shall provide a clearing and grading plan with the Site Development permit required for the private street described in Condition B 2. The clearing and</i></p>		<p>1N2E19CB 15500 SECTION 19 1N 2E TL 15500 0.52 ACRES</p>	<p>Applicant: PETER KUSYK FIRENZE DEVELOPMENT INC 7110 SW OLD WILSONVILLE RD WILSONVILLE OR 97070</p>	<p>Owner: FIRENZE DEVELOPMENT INC 7110 SW OLD WILSONVILLE RD WILSONVILLE, OR 97070-7857</p>		

permit required for the private street described in Condition D.2. The clearing and grading plan must substantially conform to the Preliminary Clearing and Grading Plan approved with this decision (Exhibit C.2) with the following additions:

- Root protection zones of the on-site trees to be preserved and the off-site trees to be protected, as shown on the Tree Preservation Plan (Exhibit C.1);
- The 30-foot radius area around trees #21, 28 and 29 where arborist supervision is required, as noted on Exhibit C.1;
- Limits of disturbance;
- Stockpile areas; and
- A note that topsoil must be stockpiled on site and re-used to the extent practicable.

Utilities

4. 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.

5. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Lots 1 to 3, as required in Chapter 5 of the Oregon Fire Code.

Existing Development

(See full Decision document for full information)

Total # of FP FP - Final Plat Review permit intakes: 1

Total # of Final Plat intakes: 1

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-106698-000-00-LU	1525 NW 24TH AVE, 97210	AD - Adjustment	Type 2 procedure	1/15/19		Pending
<p><i>Project work includes construction of a new single family residence with accessory dwelling unit and garage located in the basement. Site work includes new combined sanitary and stormwater line and manhole at NW 24th Ave. A new driveway, sidewalk and stormwater plater will serve the site. Requesting adjustments for the following: 1. allow wall plane area to 1,164sf with 5'0" South side yard Setback. 2. Allow Projection of 2'0" at South side yard Setback for steel canopy at kitchen window. 3. Allow fence height in Front setback up to 6'0" above grade as indicated on drawings</i></p>						
	1N1E28CC 15801 GOLDSMITHS ADD BLOCK 9 LOT 2&3 TL 15801		Applicant: COLLIN JANKE JANKE ARCHITECTURE 1927 NW KEARNEY ST PORTLAND OR 97209		Owner: MAGGIE O SAMUELSON 3008 NW GREENBRIAR TER PORTLAND, OR 97210-2711	
Total # of LU AD - Adjustment permit intakes: 1						
19-105869-000-00-LU	4707 SW KELLY AVE, 97239	DZ - Design Review	Type 2 procedure	1/14/19		Pending
<p><i>Replace the existing horizontal lap siding (at building front and partial north and south sides) with new pre-painted Hardie 2.0 panels. Siding will be "Gray Slate" and trim will be "Iron Gray". Add a new parapet at roof. Relocate existing front window. Replace the door on the north side of building. Replace north side downspout and connect to the existing stormwater system. Paint all existing siding and trim.</i></p>						
	1S1E15BA 03100 TERWILLIGER HMSTD BLOCK 1 W OF KELLY ST LOT 2 INC E 1/2 VAC ST W OF & ADJ LOT 3		Applicant: TONY YRAGUEN YRAGUEN ARCHITECT 6663 SW BEAVERTON HILLSDALE HWY, #138 PORTLAND OR 97225		Owner: 4707 SW KELLY LLC 9414 SW BARBUR BLVD #150 PORTLAND, OR 97219-5486	
Total # of LU DZ - Design Review permit intakes: 1						
19-105850-000-00-LU	3035 NE 23RD AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	1/14/19		Pending
<p><i>Installing a central air conditioning unit outside beside the SE corner of the residents home, contributing structure.</i></p>						
	1N1E26AA 16000 IRVINGTON BLOCK 12 LOT 2		Applicant: EDWARD C EPP 3035 NE 23RD AVE PORTLAND, OR 97212-3454		Owner: EDWARD C EPP 3035 NE 23RD AVE PORTLAND, OR 97212-3454 Owner: MARILYN D JOHNSON 3035 NE 23RD AVE PORTLAND, OR 97212-3454	
19-105945-000-00-LU	2773 NW WESTOVER RD, 97210	HR - Historic Resource Review	Type 2 procedure	1/14/19		Pending
<p><i>A kitchen remodel is proposed, removing two interior walls, cabinets and countertops. An exterior door will be removed and infilled, a 5'x5' section of roof will be reframed and an existing damaged skylight will be replaced. The total remodeled area is 230sf</i></p>						
	1N1E32AA 13100 WESTOVER TERR BLOCK 4 LOT 18		Applicant: DON LIVINGSTONE LIVINGSTONE STUDIOS ARCHITECTURE AND PLANNING LLC 2758 SW SUMMIT DR PORTLAND OR 97201		Owner: JAMES F DULCICH 2773 NW WESTOVER RD PORTLAND, OR 97210-2823 Owner: KELLEY M DULCICH 2773 NW WESTOVER RD PORTLAND, OR 97210-2823	
Total # of LU HR - Historic Resource Review permit intakes: 2						

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19-105983-000-00-LU	8145 SE 17TH AVE, 97202	LC - Lot Consolidation	Type 1x procedure	1/14/19		Pending
<i>Lot Consolidation to remove internal lot line to accommodate construction of CVS/pharmacy.</i>		1S1E23DC 10200	Applicant: NICK WECKER BARGHAUSEN CONSULTING ENGINEERS 18215 72ND AVE SOUTH KENT WA 98032			
		SELLWOOD BLOCK 76 LOT 1&2 EXC PT IN ST LOT 18				
Total # of LU LC - Lot Consolidation permit intakes: 1						
19-108041-000-00-LU	1606 NE HOLMAN ST, 97211	LDP - Land Division Review (Partition)	Type 1x procedure	1/17/19		Pending
<i>Type 1x Land Division to divide the site into two lots to be developed with attached housing. The existing house will be removed.</i>		1N1E14DB 16600	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: SARA V GRAY 3434 NE CEZAR E CHAVEZ BLVD PORTLAND, OR 97212	
		COLUMBIA HTS SOUTH BLOCK 2 LOT 1 LOT 2 E OF NE 16TH AVE			Owner: MICHAEL L GRAY 3434 NE CEZAR E CHAVEZ BLVD PORTLAND, OR 97212	
19-107677-000-00-LU		LDP - Land Division Review (Partition)	Type 2x procedure	1/16/19		Pending
<i>Applicant seeks approval of a two lot partition to create two residential lots of 88,760 SF and 81,597 SF. Site is in Multnomah County jurisdiction and in regulatory landslide hazard area.</i>		1S1E33DD 01001	Applicant: LAURA MITTELSTADT LEWIS J. INKSTER JR TRUST PO BOX 696 LAKE OSWEGO OR 97034		Owner: JAMES L INKSTER PO BOX 696 LAKE OSWEGO, OR 97034	
		ENGLEWOOD RPLT LOT 23&24 TL 1001 DEFERRAL-POTENTIAL ADDITIONAL TAX				
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						
19-106042-000-00-LU	12946 SE RAMONA ST, 97236	LDS - Land Division Review (Subdivision)	Type 1x procedure	1/14/19		Pending
<i>The project proposes to subdivide an existing .49 acre property inot three single family residential parcels and a new private access tract. The northern most parcel includes an existing house that is to remain with a new private driveway. The two southern parcels will each have a new new home and a new shared access easement drive.</i>		1S2E14CA 05500	Applicant: CHRIS DESLAURIERS WDY STUCTURAL-CIVIL ENGINEERS (ENGINEERS INC) 6443 SW BEAVERTON-HILLSDALE HWY STE 210 PORTLAND, OR 97221		Owner: ZIG DEVELOPMENT LLC 14523 WESTLAKE DR LAKE OSWEGO OR 97035	
		LAMARGENT PK NO 2 E 1/2 ACRE OF N 1 ACRE OF W 2 ACRES OF LOT 5	Applicant: RODERICK ISHAM ZIG DEVELOPMENT LLC 14523 WESTLAKE DRIVE LAKE OSWEGO OR 97035			
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						
Total # of Land Use Review intakes: 8						