

Early Assistance Intakes

From: 3/18/2019

Thru: 3/24/2019

Run Date: 3/25/2019 08:53:4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-134411-000-00-EA	701 NE 7TH AVE, 97232		DA - Design Advice Request	3/18/19		Pending
	<i>New 7-story mixed-use project to include two levels of parking and a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units (480 units in total proposed). Ground floor includes parking, retail and residential amenities such as a residential lounge, fitness area, leasing offices, bike storage, and pet area/wash. Proposed stormwater disposal will connect to public sewer.</i>	1N1E35BC 02200 HOLLADAYS ADD BLOCK 84 LOT 5 S 16.9' OF LOT 6	Applicant: RYAN MIYAHIRA ANKROM MOISAN ARCHITECTS, INC 38 NW DAVIS ST PORTLAND OR 97209		Owner: RASMUSSEN PROPERTIES LTD PARTNERSHIP 720 NE GRAND AVE PORTLAND, OR 97232 Owner: AUTOMOBILE DEALERS & ASSOCIATION OF PORTLAND 777 NE 7TH AVE PORTLAND, OR 97232	
19-134120-000-00-EA	, 97232		DA - Design Advice Request	3/18/19		Pending
	<i>The five-story development has assisted living and memory care units in a single building each caring for the specific needs of its residents. A total of 113 units is proposed. Structured parking with approximately 70 parking spaces is proposed.</i>	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 Applicant: MARK COPLIN ANKROM MOISAN ARCHITECTS 38 NW DAVIS ST PORTLAND OR 97209		Owner: SANDY LOT PORTLAND LLC 5665 SW MEADOWS RD #140 LAKE OSWEGO, OR 97035	
19-136919-000-00-EA	7 NE 72ND AVE, 97213		EA-Zoning & Inf. Bur.- no mtg	3/22/19		Application
	<i>Option 1 - Three lot land division with one corner lot, one lot fronting on Burnside only & one lot lot fronting on SE 72nd Ave only. Existing dwelling to be demolished. Option 2 - Two lot land division with existing dwelling to remain on corner lot with one new lot fronting Burnside only.</i>	1N2E32DB 11200 MIRIAM BLOCK 4 LOT 10	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: KAMASZ FAMILY LLC 6764 NE DAVIS ST PORTLAND, OR 97213-5624	
19-134344-000-00-EA	8400 SE 26TH PL, 97202		EA-Zoning & Inf. Bur.- w/mtg	3/18/19		Application
	<i>The project is an interior T1 to create a room with an occupancy of H4 in an existing F1 occupancy for the purpose of chrome plating. the company currently does this at a different location in Portland but desires to move the process and the equipment it already owns to this location to better serve its needs.</i>	1S1E24C 00400 BURLEY HTS & AMD PLAT BLOCK 3-5 TL 400 LAND & IMPS SEE R123722 & R123723 FOR OTHER IMPS & R646131 & R646132 & R646134 FOR MACH & EQUIP	Applicant: JIM DOUGLAS EAST SIDE PLATING INC 8400 SE 26TH PL PORTLAND OR 97202		Owner: EAST SIDE PLATING INC 8400 SE 26TH PL PORTLAND, OR 97202	

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19-135359-000-00-EA	1001 N SCHMEER RD, 97217		EA-Zoning & Inf. Bur.- w/mtg	3/20/19		Application
	<i>Initial phase industrial redevelopment of Portland Meadows with an Urban Logistics facility in the western EG2-zoned portion of the property. Possible land division to be proposed following construction of buildings in order to divide the property in a one-building-per-lot configuration.</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, STE 100 PORTLAND OR 97202		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
,

<p>19-135956-000-00-EA 3675 SW TROY ST, 97219 <i>49 unit apartment building including 5 live/work units.</i></p>	<p>1S1E20CA 09800 WILDWOOD BLOCK 6 LOT 7-9</p>	<p>EA-Zoning & Inf. Bur.- w/mtg 3/21/19</p>	<p>Application</p>
<p>19-136933-000-00-EA , 97201 <i>New three level single family home with roof access. Stormwater will connect to combined sewer after local treatment/delay</i></p>	<p>1S1E09BC 01100 PORTLAND HTS PK LOT 52</p>	<p>EA-Zoning & Inf. Bur.- w/mtg 3/22/19</p>	<p>Application</p>
<p>19-136660-000-00-EA 8533 SW 35TH AVE, 97219 <i>The project proposes a lot confirmation, boundary line adjustment and future land division. The land division would be a separate process after the boundary line adjustment and only for Tract 2. Stormwater disposal for the future land division would be on-site infiltration.</i></p>	<p>1S1E20CD 13400 SOUTH MULTNOMAH HALF AC BLOCK 4 LOT 1&2</p>	<p>EA-Zoning & Inf. Bur.- w/mtg 3/22/19</p>	<p>Application</p>
		<p>Applicant: MARK TAYLOR 18765 SW BOONES FERRY RD, STE 325 TUALATIN OR 97062</p>	<p>Owner: PAUL RIGBY 3675 SW TROY ST PORTLAND, OR 97219 Owner: TRACI RIGBY 3675 SW TROY ST PORTLAND, OR 97219</p>
		<p>Applicant: ALEXIS KURLAND WAECHTER ARCHITECTURE 3928 N WILLIAMS AVE PORTLAND OR 97227</p>	<p>Owner: ERYN K GREGORY 10940 SW BARNES RD PMB 145 PORTLAND, OR 97225</p>
		<p>Applicant: DOUG DILLAVOU DILLAVOU PROPERTIES, LLC P.O. BOX 1692 LAKE OSWEGO OR 97035</p>	<p>Owner: KEY TRUST CO OF THE NORTHWEST 100 PUBLIC SQ #600 06-01-10-0930 CLEVELAND, OH 44113</p>

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19-135548-000-00-EA	1455 SW BROADWAY, 97201		EA-Zoning Only - w/mtg	3/20/19		Application
	<i>Completed mixeduse building which went through a Master Plan process. Building includes 180 dey Radisson RED hotel and office. Public benefit for added FAR included contribution to Portland Parks and Recreation for masterplan of S. Park blocks and commitment to build an affordable housing project on adjacent 1/4 block.</i>	1S1E04AD 03500	Applicant: PHIL BEYL GBD ARCHITECTS, INC 1120 NW COUCH ST SUITE 300 PORTLAND, OR 97209		Owner: BDC/SW BROADWAY LLC 1331 NW LOVEJOY ST #775 PORTLAND, OR 97209	
			Applicant: MICHAEL MARCUS GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209			
19-136620-000-00-EA	8338 NE ALDERWOOD RD, 97220		EA-Zoning Only - w/mtg	3/22/19		Application
	<i>Revise portion of existing parking area. New 3 story building.</i>	1N2E16B 01701 PORTLAND INT'L CENTER LOT 12 TL 1701 SPLIT LEVY R247870 (R669302000)	Applicant: STEVEN MAGUIRE AXIS DESIGN GROUP 11104 SE STARK ST PORTLAND OR 97216		Owner: PORT OF PORTLAND(LEASED 8440 NE ALDERWOOD RD STE A PORTLAND, OR 97220-1471	
					Owner: YOSHIDA FAMILY LTD PTRNSHP 8440 NE ALDERWOOD RD STE A PORTLAND, OR 97220-1471	
19-136860-000-00-EA	2516 SW EAGLES NEST LN, 97239		EA-Zoning Only - w/mtg	3/22/19		Application
	<i>Project to aquire & divide property between 3 neighbors and then adjust the property line between 2 neighbors to solve current & potential problems</i>	1S1E17DD 01000 EAGLES NEST LOT 3 TL 1000	Applicant: COLE TRUSTY 2516 SW EAGLES NEST LANE PORTLAND OR 97239		Owner: COLE TRUSTY 2516 SW EAGLES NEST LN PORTLAND, OR 97239	
19-135795-000-00-EA	, 97214		PC - PreApplication Conference	3/21/19		Application
	<i>OMSI is working on a CCMP, and hopes to have it approved by the end of 2019.</i>	1S1E03D 00500 SECTION 03 1S 1E TL 500 2.22 ACRES	Applicant: Allison Rouse ZGF Architects, LLP		Owner: OREGON MUSEUM OF SCIENCE 1945 SE WATER AVE PORTLAND, OR 97214-3356	
					Owner: INDUSTRY 1945 SE WATER AVE PORTLAND, OR 97214-3356	
19-136796-000-00-EA	, 97206		PC - PreApplication Conference	3/22/19		Application
	<i>Multi-family planned development on existing site wit a total of 22 multi-family units and 2 existing single-family dwellings (with an ADU to be added - Option 1). 16 new multi-family units, 4-6 units with a garage (depending on option). Parking for other new units to be provided in parking lot. Existing 6-plex to remain with existing parking to remain.</i>	1S2E20DB 01800 D & O LITTLE HMS SUB 2 S 65' OF N 137' OF W 66' OF S 1/2 OF LOT 19	Applicant: DANELLE ISENHART ISENHART CONSULTING LLC PO BOX 2364 BEAVERTON OR 97075		Owner: RICHARD CASSAR PO BOX 290 MOLALLA, OR 97038	

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19-134273-000-00-EA	336 NE 20TH AVE, 97232		Pre-Prmt Zoning Plan Chck.Oth	3/18/19		Pending
<i>Repaint and refinish four sides of existing building (stucco and concrete). The glazing and lower band decorative metal below glazing will remain. Renovate and retrofit the two existing entries (primary and secondary entrances) to reflect the new corporate branding vision with compatible building materials.</i>		1N1E35DA 02900 BYRNES ADD BLOCK 4 LOT 1	Applicant: ERIC HALL ERIC HALL ARCHITECTS INC 116 HWY 99 N, STE 100 EUGENE OR 97402		Owner: OREGONIANS FEDERAL 6915 SE LAKE RD MILWAUKIE, OR 97267-2103 Owner: CREDIT UNION 6915 SE LAKE RD MILWAUKIE, OR 97267-2103	
19-135337-000-00-EA	1818 NE M L KING BLVD, 97212		Pre-Prmt Zoning Plan Chck.Oth	3/20/19		Application
<i>Add parking lot at existing (grass) site.</i>		1N1E26CC 05100 HOLLADAYS ADD BLOCK 249 LOT 2&3 EXC PT IN ST	Applicant: MIKE MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE, PMB 211 PORTLAND, OR 97225		Owner: HELEN B ELSASSER 4414 SW SEMLER WAY PORTLAND, OR 97221-1279	

Total # of Early Assistance intakes: 15

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-136222-000-00-LU	3115 NE 84TH AVE, 97220	AD - Adjustment	Type 2 procedure	3/22/19		Application
<p><i>Request for Adjustment to 33.110.220.B and Table 110-3 for reduced setback for accessory structure.</i></p>						
	1N2E28BB 14300 DOLORES HTS BLOCK 2 LOT 23		Applicant: MICHAEL WETTER 3115 NE 84TH AVE PORTLAND, OR 97220		Owner: JENNIFER PRATT 3115 NE 84TH AVE PORTLAND, OR 97220	
19-135536-000-00-LU	10123 SE MARKET ST, 97216	AD - Adjustment	Type 2 procedure	3/20/19		Application
<p><i>Adjustment review for signs within a Master Conditional Use Permit site: 1) Increase the number of freestanding signs allowed (32.32.020 table 2); 2) Increase the maximum size of freestanding signs allowed (32.32.020 table 2); 3. Allow freestanding signs to be located on non-arterial frontages (32.32.030.F.2); 4. Allow freestanding signs on frontages where a projecting sign is in place (32.32.020 table 2); 5. Allow increase fascia sign allowance (32.32.020 table 2).</i></p>						
	1S2E04A 02300 EVERGLADE LOT 6&7 TL 2300 SPLIT MAP R159228 (R261601510)		Applicant: DAN OSTERMAN TUBE ART GROUP 4243-A SE INTERNATIONAL WAY MILWAUKIE, OR 97222		Owner: ASSOCIATION OF UNIT OWNERS OF PTLD ADV MED PLAZA C 10123 SE MARKET ST PORTLAND, OR 97216	
					Owner: PORTLAND ADVENTIST MEDICAL 10123 SE MARKET ST PORTLAND, OR 97216-2532	
					Owner: CENTER 10123 SE MARKET ST PORTLAND, OR 97216-2532	
19-136746-000-00-LU	3468 NE PACIFIC ST, 97232	AD - Adjustment	Type 2 procedure	3/22/19		Application
<p><i>The applicant's property is in the R5 zone and is located within the Laurehurst Plan District and is subject to a 20'-0" special setback for the front street facing yard. Requesting a reduction of the special setback to 17'-0" in order to onstruct the new porch.</i></p>						
	1N1E36AC 00200 LAURELHURST BLOCK 21 LOT 4		Applicant: ANTHONY HASENBERG GIULETTI/SCHOUTEN AIA ARCHITECTS PC 2800 NW THURMAN ST PORTLAND OR 97210		Owner: MICHAEL PULLEN 3468 NE PACIFIC ST PORTLAND, OR 97232	
					Owner: SAUNDRA STEVENS 3468 NE PACIFIC ST PORTLAND, OR 97232	
Total # of LU AD - Adjustment permit intakes: 3						
19-136890-000-00-LU	5315 NE 20TH AVE, 97211	CU - Conditional Use	Type 2 procedure	3/22/19		Application
<p><i>Type B Accessory Rental, 3 bedroom rental</i></p>						
	1N1E23AA 03600 VERNON BLOCK 7 LOT 14		Applicant: JEFFREY STUMP DYNAMIC VACATION RENTALS 5315 NE 20TH AVE PORTLAND OR 97211		Owner: PEPINOQCUMBER'S LVG 5315 NE 20TH AVE PORTLAND, OR 97211	

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19-136032-000-00-LU	2595 NW SKYLINE BLVD, 97229	CU - Conditional Use	Type 3 procedure	3/21/19		Application
<p><i>Upgrade of an existing wireless facility consisting of the removal/replacement of an existing 90' guy tower with a new 150' unstaffed essential public communication facility lattice tower. WCCCA will retrofit an existing concrete equipment shelter and remove/replace an existing generator shelter and propane with a new 40kW generator (with canopy) and new 1,000-gallon propane tank (both installed on new concrete pads). WCCCA proposes a new 50'x55' lease area with security fence barb wire.</i></p>						
	1N1W25BD 01900		Applicant: KEN SEYMOUR WCCCA PO BOX 6375 BEAVERTON OR 97007-0375		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1204 PORTLAND, OR 97204-1912	
	PARTITION PLAT 1990-34 LOT 1					
Total # of LU CU - Conditional Use permit intakes: 2						
19-135212-000-00-LU	1230 SW PARK AVE, 97205	DZ - Design Review	Type 2 procedure	3/20/19		Pending
<p><i>Add a outdoor canopy over a patio, 61"x20"</i></p>						
	1S1E03BB 02900		Applicant: DAN SPEARING PIKE AWNING CO 7300 SW LANDMARK LN PORTLAND OR 97224		Owner: OREGON HISTORICAL SOCIETY 1200 SW PARK AVE PORTLAND, OR 97205-2441	
	PORTLAND BLOCK 206 LOT 3 W 25' OF LOT 4 LOT 5&6					
19-135882-000-00-LU	1300 SW 5TH AVE, 97201	DZ - Design Review	Type 2 procedure	3/21/19		Application
<p><i>Design update for previously-approved (and recorded) design review (see LU 18-119030 DZ and CO 18-208004). Remove the existing drive-thru on SW 4th Ave and replace with a new building entry (this was previously-approved but the proposed design needs to be altered to accommodate an unavoidable subterranean vault. Remove previously proposed concrete benches from the scope and select lighting design updates.</i></p>						
	1S1E03BC 01800		Applicant: AARON VAN DYKE LINCOLN PROPERTY COMPANY 1211 SW 5TH AVE #700 PORTLAND OR 9204		Owner: SOF-XI WFP OWNER LLC 591 W PUTNAM AVE GREENWICH, CT 06830	
	PORTLAND BLOCK 148 TL 1800					
Total # of LU DZ - Design Review permit intakes: 2						

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19-134376-000-00-LU	, 97201	EN - Environmental Review	Type 1x procedure	3/18/19		Pending
<p><i>Proposal is to cut resprouts out of big leaf maple stumps only and replace with Douglas fir plantings to improve species diversity and wildlife habitat. See IVR 4309825 & IVR 4309816. (They applied for tree removal permits and were denied).</i></p>						
	1S1E16AD 02300		Applicant: WILLIAM A BERG 5520 SW MENEFEER DR PORTLAND, OR 97239		Owner: WILLIAM A BERG 5520 SW MENEFEER DR PORTLAND, OR 97239	
	SECTION 16 1S 1E TL 2300 0.31 ACRES		Applicant: KATHLEEN T KIELY 5520 SW MENEFEER DR PORTLAND, OR 97239		Owner: KATHLEEN T KIELY 5520 SW MENEFEER DR PORTLAND, OR 97239	
			Applicant: BETTINA G CHEW P O BOX 19009 PORTLAND, OR 97219-0009		Owner: BETTINA G CHEW P O BOX 19009 PORTLAND, OR 97219-0009	
			Applicant: VIRGINIA D SEWELL 5400 SW MENEFEER DR PORTLAND, OR 97239-2700			
			Applicant: KIMBERLY A THOMPSON 5510 SW MENEFEER DR PORTLAND, OR 97239			
			Applicant: STEPHEN BROWN 5500 SW MENEFEER DR PORTLAND, OR 97239			
Total # of LU EN - Environmental Review permit intakes: 1						
19-134008-000-00-LU	3112 NE 10TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	3/18/19		Pending
<p><i>Replace 9 non-original vinyl windows with historically accurate wood windows on street facing facades. See CC 18-207233. Property is a Contributing Resource</i></p>						
	1N1E26BA 08500		Applicant: STEPHEN COLVIN EAST PORTLAND SASH 1303 NE SHAVER ST PORTLAND OR 97212		Owner: GERALD JACKSON 3112 NE 10TH AVE PORTLAND, OR 97212	
	IRVINGTON BLOCK 97 LOT 12				Owner: SUZANNE JACKSON 3112 NE 10TH AVE PORTLAND, OR 97212	
19-136780-000-00-LU	110 SW YAMHILL ST, 97204	HR - Historic Resource Review	Type 1x procedure	3/22/19		Application
<p><i>Historic review for exterior sign 31.67 sf projecting.</i></p>						
	1S1E03BA 02400		Applicant: CYNDI STOCKS SECURITY SIGNS, INC 2424 SE HOLGATE BLVD PORTLAND OR 97202		Owner: B13 INVESTORS LLC 111 SW COLUMBIA ST #1380 PORTLAND, OR 97201-5845	
	PORTLAND BLOCK 13 LOT 1-3 LOT 5-7 EXC PT IN ST					

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19-135319-000-00-LU	230 NW 20TH AVE, 97209	HR - Historic Resource Review	Type 2 procedure	3/20/19		Pending
<i>Replacement of exterior wood stairs from balcony. Install ships ladder from east/rear second floor balcony to the third floor egress window. Non-Contributing resource</i>		1N1E33DB 09200	Applicant: DELANEY MCCOY CAPITAL PROPERTY MANAGEMENT SERVICES INC 1539 NW 19TH AVE PORTLAND 97209		Owner: TAYLOR FAMILY 2000 8983 SONOMA HWY KENWOOD, CA 95452	
		COUCHS ADD BLOCK 276 LOT 19				
Total # of LU HR - Historic Resource Review permit intakes: 3						
19-136599-000-00-LU	11557 SE POWELL BLVD, 97266	LDS - Land Division Review (Subdivision)	Type 1x procedure	3/22/19		Application
<i>3 lot land division. 1 private street.</i>		1S2E10AC 05700	Applicant: JON ALLENDER NW CONSTRUCTION CONSULTANTS 11501 SW PACIFIC HWY #201 PORTLAND OR 97223		Owner: MATTHEW H PETERS 11557 SE POWELL BLVD PORTLAND, OR 97266-1756	
		LARKWOOD LOT 37 TL 5700				
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						
Total # of Land Use Review intakes: 12						