

**Early Assistance Intakes**

From: 5/13/2019

Thru: 5/19/2019

Run Date: 5/20/2019 09:53:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-165668-000-00-EA	1617 N COLUMBIA BLVD, 97217		EA-Zoning & Inf. Bur.- w/mtg	5/16/19		Application
	<i>Surfacing repairs &amp; compliance with DEQ's ROD for capping the northern contaminated soil. Line surface stormwater treatment with connection to existing 24" overflow along western property edge. Possible building(s) in future phase.</i>	1N1E09A 00100 SECTION 09 1N 1E TL 100 15.36 ACRES SPLIT MAP R315013 (R941101980)	Applicant: SHANE JORGENSEN LB STONE PROPERTIES GROUP PO BOX 3949 SPOKANE WA 99220		Owner: N. COLUMBIA BLVD. LLC 20200 SW STAFFORD RD TUALATIN, OR 97062	
19-166280-000-00-EA	8502 SW TERWILLIGER BLVD, 97219		EA-Zoning & Inf. Bur.- w/mtg	5/17/19		Application
	<i>Remodel an existing commercial property (grocery store) as retail pharmacy. The proposed use is permitted within the Commercial Mixed Use (CM1) zone. The proposed remodel will renovate only a portion of the structure's interior and will not expand the building's footprint. Existing access/driveways, parking (49 shared stalls), landscaping and exterior architectural elements will be unchanged. Existing utilities (including stormwater disposal) are adequate to serve the proposed use and will also remain unchanged.</i>	1S1E21DD 07600 CARSON HTS BLOCK 30 LOT 5-7 & LOT 8&9 EXC PT IN ST	Applicant: STEVEN KATTNER BARGHAUSEN CONSULTING ENGINEERS, INC 18215 72ND AVE SOUTH KENT WA 98032		Owner: CHIMIANTI PROPERTIES LLC 11504 SW WOODLEE HEIGHTS CT PORTLAND, OR 97219-8915	
19-166270-000-00-EA	1835 NE 33RD AVE, 97212		EA-Zoning & Inf. Bur.- w/mtg	5/17/19		Application
	<i>Remodel an existing commercial property (grocery store) as a retail pharmacy. the proposed use is permitted within the Commercial Mixed Use (CM2) zone. The proposed remodel will renovate only a portion of the structure's interior and will not expand the building's footprint. Existing access/driveways, parking (50 shared stalls), landscaping and exterior architectural elements will be unchanged. Existing utilities (including stormwater disposal) are adequate to serve the proposed use and will also remain unchanged.</i>	1N1E25CD 03900 BROADWAY ADD BLOCK 7 LOT 7-10 LOT 13 EXC PT IN ST, LOT 14-18	Applicant: STEVEN KATTNER BARGHAUSEN CONSULTING ENGINEERS, INC 18215 72ND AVE SOUTH KENT WA 98032		Owner: MJH LAND LLC 1014 VINE ST PROPERTY TAX-7TH FL CINCINNATI, OH 45202	
19-165435-000-00-EA	737 SE SANDY BLVD, 97214		EA-Zoning & Inf. Bur.- w/mtg	5/15/19		Application
	<i>Current structure is to be deconstructed. New construction will be a ground up office building which is expected to be 6 levels when finished. Project will absorb approximately 15'-20' of the west and south portions of the current ROW. Street Vacation is requested. Stormwater could be mitigated through the use of a BES retention pond / bioswale / flow through garden at the southern point of the property, financed by the BES CWSP.</i>	1S1E02BB 00700 EAST PORTLAND BLOCK 162 LOT 1&2&3&8 TL 700	Applicant: MICHAEL REIS WORKS PROGRESS ARCHITECTURE 811 SE STARK STREET, SUITE 210 PORTLAND OR 97214		Owner: 737 SANDY THAD LLC 265 N HANCOCK ST #100 PORTLAND, OR 97227  Owner: 737 SANDY AMANDA LLC 265 N HANCOCK ST #100 PORTLAND, OR 97227	
19-165318-000-00-EA	210 SE MADISON ST, 97214		EA-Zoning & Inf. Bur.- w/mtg	5/15/19		Application
	<i>Project is a renovation of two buildings: one at 210 SE Madison Street and one at 226 SE Madison Street (the two smaller existing additions on the south side of 210 will receive no work). The two main buildings will function as a single building (circulation and infrastructure) and will be configured for future lease out. Improvements include new vertical circulation (stairs and elevator), architectural finishes, fire and life safety systems (sprinklers, alarms, etc.) new egress routes and seismic upgrades. A new 5,000 SF penthouse will be constructed on the roof of the 210 building. Exterior improvements include repairs as needed, new windows and doors and paint. A improved parking lot at the SE corner of the site with new ramp, paving and landscaping.</i>	1S1E03AD 06200 EAST PORTLAND BLOCK 52 LOT 1-3 LOT 4 EXC PT IN ST, LAND & IMPS SEE R149953 (R226503131) FOR OTHER IMPS	Applicant: KELLEY WILSON SUM DESIGN STUDIO + ARCHITECTURE 231 SE 12TH PORTLAND OR 97214		Owner: HONEYCUTT ENTERPRISES LLC 16113 NW 27TH CT VANCOUVER, WA 98685	

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19-166590-000-00-EA	4619 N MICHIGAN AVE, 97217 <i>Existing SRO housing to include general site improvements, selective exterior improvements, and interior improvements.</i>	1N1E22BC 02500 M PATTONS ADD & 2ND BLOCK 22 POTENTIAL ADDITIONAL TAX	EA-Zoning & Inf. Bur.- w/mtg	5/17/19		Application
			Applicant: KRISTINA HAURI MWA ARCHTECTS 70 NW COUCH ST, STE 401 PORTLAND, OR 97209		Owner: PATTON HOME LP 0245 SW BANCROFT ST #B PORTLAND, OR 97239-4258	
19-166599-000-00-EA	11510 SE STARK ST, 97216 <i>Tenant improvement of an existing medical office building in the R3a zone with an existing landscaping, parking and stormwater disposal methods.</i>	1S2E03AB 00500 VENTURA PK BLOCK 1 LOT 1-7 EXC PT IN ST	EA-Zoning Only - w/mtg	5/16/19		Application
			Applicant: ANDREI EFREMOFF AXIS DESIGN GROUP ARCHITECTURE & ENGINEERING, INC. 11104 SE STARK ST PORTLAND OR 97216		Owner: PORTLAND ADVENTIST MEDICAL CENTER 10123 SE MARKET ST PORTLAND, OR 97216-2532	
19-166571-000-00-EA	1017 SW WASHINGTON ST, 97205 <i>Per section 33.825.25.A.2 Review Procedures, the applicant wishes to make changes to an approved design review that was originally processed through a Type III procedure (LU 17-180220), using a Type II procedure to process the proposed changes.</i>	1N1E34CC 05200 PORTLAND BLOCK 254 E 99.5' OF LOT 3&4	EA-Zoning Only - w/mtg	5/17/19		Application
			Applicant: ALAN JONES JONES ARCHITECTURE 120 NW 9TH AVE #210 PORTLAND OR 97209		Owner: TALON FLIEDNER QOZB LLC 929 108TH AVE NE STE 1510 BELLEVUE, WA 98004	
			Applicant: KATHY JOHNSON JONES ARCHITECTURE 120 NW 9TH AVE #210 PORTLAND, OR 97209			
			Applicant: MEAGHAN BULLARD JONES ARCHITECTURE 120 NW 9TH AVE, STE 210 PORTLAND OR 97209			
19-165900-000-00-EA	499 NE TOMAHAWK IS DR, 97217 <i>Comprehensive Plan amendment and zone change.</i>	1N1E02B 01200 PARTITION PLAT 1992-36 LOT 1 EXC PT IN ST	PC - PreApplication Conference	5/16/19		Application
			Applicant: MICHAEL DEFREES YACHT HARBOR LLC 2501 NE 134TH ST, STE 300 VANCOUVER WA 98686		Owner: YACHT HARBOR LLC 2501 NE 134TH ST #300 VANCOUVER, WA 98686-3030	

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19-166258-000-00-EA	2865 SE DIVISION ST, 97202		PC - PreApplication Conference	5/17/19		Application
	<i>Future design review application for a 10-unit, approximately 37,000SF multi-family project with a ground floor restaurant tenant space and 20 parking spaces. Parking is accessed from SE 28th. Outdoor space is provided in individual terraces and a common rooftop deck.</i>	1S1E01CC 04500 SELDON PL BLOCK 1 LOT 5 S 1/2 OF LOT 6	Applicant: VIJAYETA DAVDA HACKER ARCHITECTS 1615 SE 3RD AVE, 5TH FLOOR PORTLAND OR 97214		Owner: DIVISION 28 LLC 116 NE 6TH AVE PORTLAND, OR 97232	
19-166315-000-00-EA	234 NW 14TH AVE, 97209		PC - PreApplication Conference	5/17/19		Application
	<i>Demolition of existing single story 1/2 block (100'x100' site); Construction of new 12 story hotel.</i>	1N1E33DA 03400 COUCHS ADD BLOCK 91 LOT 6&7	Applicant: MARK ATTERIDGE MORTENSON 710 NW 14TH AVE PORTLAND OR 98686		Owner: DAY PORTLAND BUILDING LLC ETAL 234 NW 14TH AVE PORTLAND, OR 97209	

**Total # of Early Assistance intakes: 11**

**Final Plat Intakes**

From: 5/13/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-269869-000-00-FP	4424 SE ELLIS ST, 97206	FP - Final Plat Review		5/17/19		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in two standard lots as illustrated with Exhibit 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 and BES 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"> <li>- Any buildings or accessory structures on the site at the time of the final plat application;</li> <li>- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</li> <li>- The proposed general location of future building footprints and stormwater facilities for each of the vacant lots.</li> <li>- As required by BES, the location of existing sewer lateral serving the existing house, this lateral must be field located.</li> <li>- Any other information specifically noted in the conditions listed below.</li> </ul> <p><i>B. The final plat must show the following:</i></p> <ol style="list-style-type: none"> <li>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&amp;Rs) as required by Conditions C.3 and C.4 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.</li> </ol> <p><i>C. The following must occur prior to Final Plat approval:</i></p> <p><i>Utilities</i></p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p><i>Existing Development</i></p> <ol style="list-style-type: none"> <li>2. The applicant must meet the requirements of BES for the stormwater systems on the existing house to remain on Parcel 1. Specifically, the gutters and downspouts must direct water to an approved disposal point that meets setback requirements from the new lot lines. If modifications to the system are required by BES, the applicant must obtain finalized plumbing permits for this work prior to final plat approval.</li> <li>3. The applicant must meet the requirements of BES and cap the existing sewer lateral for the existing house and establish a new service connection from the existing dwelling on Parcel 1 to a public sewer. The applicant must obtain finalized plumbing</li> </ol>						
		1S2E18CB 11100				
		WOODSTOCK BLOCK 92 LOT 1				
			Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213			Owner: KEYSTONE LLC 14237 BRIDGE CT LAKE OSWEGO, OR 97034-2177

*permitting*

*permits for this work prior to final plat approval.*

*Required Legal Documents*

*4. If required per condition C.1 above, the applicant shall execute an*

*Acknowledgement*

*of Special Land Use conditions, requiring residential development on Parcel 2 to*

*contain internal fire suppression sprinklers, per any approved Fire Bureau Appeal.*

*The acknowledgement shall be referenced on and recorded with the final plat.*

*5. The applicant shall execute an Acknowledgement of Tree Preservation Land*

*Use*

*Conditions that notes tree preservation requirements that apply to Parcels 1 and 2*

*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.*

*(Continued in Decision document)*

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

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**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
19-163863-000-00-LU	4804 SE WOODSTOCK BLVD, 97206	AD - Adjustment	Type 2 procedure	5/13/19		Incomplete
<p><i>Construction of a full-block mixed-use building with approx 195 residential units and 6,750 sq ft of ground floor commercial space (along Woodstock). Adjustment requested to High Ceilings (per 33.130.210.C.8).</i></p>		1S2E18CD 07400		Applicant: CASSIDY BOLGER MILL CREEK RESIDENTIAL 220 NW 2ND AVE #900 PORTLAND OR 97209	Owner: WOODSTOCK PROPERTIES LLC 15743 SE PALERMO AVE HAPPY VALLEY, OR 97086	
		WOODSTOCK BLOCK 5 LOT 1&4			Owner: JOINERY PROPERTY LLC 4804 SE WOODSTOCK BLVD PORTLAND, OR 97206	
<b>Total # of LU AD - Adjustment permit intakes: 1</b>						
19-164515-000-00-LU	7430 SW MILES PL, 97219	DZ - Design Review	Type 2 procedure	5/14/19		Pending
<p><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. Additionally, the existing seawall is to be reinforced in its existing configuration/location.</i></p>		1S1E22AC 01800		Applicant: GABE HEADRICK STEELHEAD ARCHITECTURE 201 SE 3RD AVE PORTLAND, OR 97214	Owner: MENDEZ ITO 3852 WELLINGTON CT WEST LINN, OR 97068	
		WILLAMETTE OAKS PK LOT 35			Owner: ASSOCIATES LLC 3852 WELLINGTON CT WEST LINN, OR 97068	
<b>Total # of LU DZ - Design Review permit intakes: 1</b>						
19-164548-000-00-LU	7430 SW MILES PL, 97219	GW - Greenway	Type 2 procedure	5/15/19		Pending
<p><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. Additionally, the existing seawall is to be reinforced in its existing configuration/location.</i></p>		1S1E22AC 01800		Applicant: GABE HEADRICK STEELHEAD ARCHITECTURE 201 SE 3RD AVE PORTLAND, OR 97214	Owner: MENDEZ ITO 3852 WELLINGTON CT WEST LINN, OR 97068	
		WILLAMETTE OAKS PK LOT 35			Owner: ASSOCIATES LLC 3852 WELLINGTON CT WEST LINN, OR 97068	
<b>Total # of LU GW - Greenway permit intakes: 1</b>						
19-165739-000-00-LU	3144 NE 24TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	5/16/19		Application
<p><i>Remove existing fabric canopy and replace with permanent canopy.</i></p>		1N1E25BB 07700		Applicant: DAVID SPITZER DMS ARCHITECTS 2325 NE 19TH AVE PORTLAND OR 97212	Owner: EVAN SCHAYE 3144 NE 24TH AVE PORTLAND, OR 97212	
		EDGEMONT BLOCK 8 LOT 15			Owner: STEPHANIE GO 3144 NE 24TH AVE PORTLAND, OR 97212	

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19-164042-000-00-LU	818 SW BROADWAY, 97205 <i>Project to replace the wooden clock hands with aluminum (for weight and stability), repair broken clock faces, repaint clocks and replace clock upright with LED fixtures</i>	HR - Historic Resource Review 1S1E03BB 02000 PORTLAND BLOCK 180 LOT 7&8	Type 1x procedure	5/13/19		Pending
			Applicant: SARAH LAVOIE EMERICK ARCHITECTS P.C. 321 SW 4TH AVE #200 PORTLAND, OR 97204		Owner: JACKSON TOWER PARTNERS LLC 2447 PACIFIC COAST HWY #105 HERMOSA BEACH, CA 90254	
19-166240-000-00-LU	4144 NE SANDY BLVD, 97212 <i>An improved ventilation fan is required to properly vent the Theater's projection room. The existing fan is inside the room, which is ducted directly to an exterior wall. A new exhaust ventilator is proposed, that relocates the fan unit to the exterior of the building, providing the necessary air draw. The ventilator will attach to the existing ducting and require no change to the exterior opening. That current opening location is not visible from any public right-of-way. The Hollywood Theater is a Historic Landmark</i>	HR - Historic Resource Review 1N1E25DD 10300 RALSTONS ADD BLOCK 3 LOT 1&2&8 EXC PT IN ST LOT 3-7	Type 1x procedure	5/17/19		Application
			Applicant: PAUL FALSETTO PAUL M FALSETTO ARCHITECT 1605 NE BUFFALO ST PORTLAND OR 97211		Owner: FILM ACTION OREGON 4035 NE SANDY BLVD #212 PORTLAND, OR 97212	
19-163769-000-00-LU	RIGHT OF WAY <i>Installation of new protective fencing between Pier 4 and Bent 23, from the railroad right-of-way to the pedestrian stair tower to increase safety for highway users. Bridge is a Historic Landmark</i>	HR - Historic Resource Review	Type 2 procedure	5/13/19		Pending
			Applicant: EMILY MILETICH MULTNOMAH COUNTY, ENGINEERING SERVICES MANAGER 1403 SE WATER AVE PORTLAND OR 97214			
<b>Total # of LU HR - Historic Resource Review permit intakes: 4</b>						
19-164104-000-00-LU	7909 SE CESAR E CHAVEZ BLVD, 97202 <i>Consolidate Lots 2 and 3, Block 32, Berkeley in the R-5 zone. A PLA will be proposed for the site. The PLA will rotate the line between Lot 1 and the newly consolidated lot 90 degrees and therefore, this lot consolidation is needed first.</i>	LC - Lot Consolidation 1S1E24DA 12800 BERKELEY BLOCK 32 LOT 1-3	Type 1x procedure	5/13/19		Pending
			Applicant: DANIEL SILVEY DBS GROUP LLC 2115 SE TENINO STREET PORTLAND OR 97202		Owner: DBS GROUP LLC 2115 SE TENINO ST PORTLAND, OR 97202	
<b>Total # of LU LC - Lot Consolidation permit intakes: 1</b>						
19-164142-000-00-LU	2744 SW SUMMIT DR, 97201 <i>Two lot land division, existing dwelling &amp; detached garage to remain</i>	LDP - Land Division Review (Partition) 1S1E08AA 04400 GREENWAY BLOCK A&G TL 4400	Type 2x procedure	5/13/19		Pending
			Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: GEOFFREY BURKE 2744 SW SUMMIT DR PORTLAND, OR 97201	
					Owner: COLLEEN BURKE 2744 SW SUMMIT DR PORTLAND, OR 97201	

**Total # of LU LDP - Land Division Review (Partition) permit intakes: 1**

**Total # of Land Use Review intakes: 9**