

**Early Assistance Intakes**

From: 10/28/2019

Thru: 11/3/2019

Run Date: 11/4/2019 09:29:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-247044-000-00-EA	5000 N WILLAMETTE BLVD, 97203		EA-Zoning & Inf. Bur.- w/mtg	10/30/19		Application
	<i>Complete renovation of the Physical Plant building that will also include an extensive addition. A pedestrian plaza will replace the existing upper parking lot and connect to the main campus quad east of Shiley Hall. A few heritage trees will be preserved to help define public outdoor space. A new outdoor plaza space will be created on the west side of the building to support student project space and provide on grade access to Level 2. A new building mounted canopy is planned to create covered outdoor work space outside the Adaptable Large Projects spaces on Level 1, on the north side of the building. Demolish much of Level 3 of the existing building and then expand it and build a new Level 4 on top. A new parking garage is proposed to be located along the west bluff, and will incorporate four levels of teired parking (accommodating 208 standard size parking stalls and 9 ADA sized stalls. This building also includes storage, electrical, and mechanical rooms on the lowest level.</i>	1N1E18A 00100 SECTION 18 1N 1E TL 100 80.73 ACRES	Applicant: JOHN SHORB OP SIS ARCHITECTURE 920 NW 17TH AVE PORTLAND, OR 97209		Owner: UNIVERSITY OF PORTLAND 5000 N WILLAMETTE BLVD PORTLAND, OR 97203-5743	
19-245920-000-00-EA	232 NE 97TH AVE, 97220		PC - PreApplication Conference	10/28/19		Pending - EA
	<i>A Pre-Application Conference to discuss construction of a ten-story, 309,060 square foot mixed use building. There are approximately 317 residential units and 3,565 square feet of ground floor commercial space. A proposed new public street, NE Davis Street, would run east/west along the southern edge of the property. Below grade structured parking is proposed with 119 spaces. The access to the parking is from NE Davis.</i>	1N2E33DA 08900 LEWIS PK BLOCK 1 LOT 27&28 EXC PT IN ST	Applicant: TERRY AMUNDSON KOBLE CREATIVE ARCHITECTURE LLC 2117 NE OREGON ST #201 PORTLAND OR 97232		Owner: GATEWAY AREA APARTMENTS LLC 7420 SW HUNZIKER RD #A TIGARD, OR 97223  Owner: JOE WESTERMAN 7420 SW HUNZIKER RD #A TIGARD, OR 97223	

**Total # of Early Assistance intakes: 2**

**Final Plat Intakes**

From: 10/28/2019

Thru: 11/3/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-127223-000-00-FP	3810 SE 92ND AVE, 97266	FP - Final Plat Review		11/1/19		Application
<p><i>Approval of a Preliminary Plan for a 3-parcel partition, that will result in 3 single dwelling lots for detached housing, 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 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><i>- Any buildings or accessory structures on the site at the time of the final plat application;</i></li> <li><i>- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</i></li> <li><i>- The reduced side setbacks allowed under 33.120.270.D, if desired;</i></li> <li><i>- Any other information specifically noted in the conditions listed below.</i></li> </ul> <p><i>B. The following must occur prior to Final Plat approval:</i></p> <p><b>Streets</b></p> <p><i>1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's SE Bush Street frontage. The applicant must obtain an approved Right Of Way permit from the Portland Bureau of Transportation to install the required sidewalk corridor (as approved in Alternative Review PW 18-145112, Exhibit E.2). The improvements along the frontage of Parcel 3, where the existing house will be retained, must be constructed prior to final plat approval. The improvements along the frontage of Parcel 1 (the undeveloped lot) may be constructed prior to final plat approval or with development on that lot as per the City Engineer's discretion. Frontage improvements must be in accordance with the arborist recommendations for preservation of tree No. 6 (Exhibit A.7 and E.7). Urban Forestry, in consultation with the City Engineer, has the discretion to approve changes to the approved preservation plan. If it is determined by Urban Forestry that tree No. 6 cannot be preserved, a sidewalk corridor to City standards is required to be constructed along SE Bush Street. The sidewalk corner constructed to current AD standards is required to be constructed as a condition of Building Permit approval with either sidewalk configuration, or as required by the City Engineer.</i></p> <p><b>Utilities</b></p> <p><i>2. The applicant shall demonstrate to the satisfaction of the Bureau of Environmental Services (BES) that the sewer lateral serving the existing structure is located within the Parcel 3 frontage, or cap the existing lateral for the future use of development on Parcel</i></p>		<p>1S2E09DB 01300</p> <p>WINCHESTER HTS INC PT VAC ST LOT 1</p>	<p>Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290</p>	<p>Owner: O L INVESTMENTS LLC 8733 SE DIVISION ST #201 PORTLAND, OR 97266</p>		

r area

1 and establish a new service connection from the existing structure to a public sewer

within the frontage of Parcel 3. If modifications to the lateral are necessary, the applicant must obtain finalized plumbing permits for this work prior to final plat approval.

3. The applicant must document the location of the stormwater disposal system serving the existing structure to confirm whether it is located entirely within Parcel 3 and meets all

required setbacks. If the system no longer meets setback requirements per the SWMM, the applicant must modify the stormwater disposal system serving the existing structure according to BES and SWMM requirements and obtain finalized permits as necessary.

4. The applicant must meet BES requirements to submit a revised storm report that is complete and includes facility sizing information.

5. The applicant shall meet the requirements of the Water Bureau concerning relocation of the water service connection to the existing home. (Continued in full document)

**Final Plat Intakes**

From: 10/28/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-186071-000-00-FP	13975 SE SCHILLER ST, 97236	FP - Final Plat Review		11/1/19		Application
<p><i>Approval of a Preliminary Plan for a 3-parcel partition that will result in two standard lots and one corner lot that can accommodate duplex 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. 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 Condition C.5-C.6 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ¿An Acknowledgement of Special 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 must provide the required payment of the Local Transportation Infrastructure Charge (LTIC) that applies to the frontage of SE 140TH Ave and execute street and stormwater waivers of remonstrance and comply with all other applicable City Code provisions, administrative rules, and policies to the satisfaction of the Portland Bureau of Transportation.</i></p> <p><i>Utilities</i></p> <p><i>2. The applicant shall meet the requirements of the Fire Bureau demonstrating adequate hydrant spacing and installing a new fire hydrant if applicable. The applicant must contact the Water Bureau, Development Services Department at 503-823-7368, for fee installation information related to the purchase and installation of fire hydrants. The applicant must purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.</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>4. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new houses if applying the exception. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat</i></p>		1S2E14AA 02301 VICTORYDALE LOT 13	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290	Owner: TO NGUYEN 10225 SW BROOKSIDE PL TIGARD, OR 97223  Owner: CHIEN NGUYEN 10225 SW BROOKSIDE PL TIGARD, OR 97223		

*sprinkler requirement must be referenced on and recorded with the final plat.*

**Required Legal Documents**

5. If required per condition B.3 or B.4 above, the applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development to contain internal fire suppression sprinklers. The acknowledgement shall be referenced

on and recorded with the final plat.

6. 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.

**Other requirements**

7. 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

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18-199728-000-00-FP    12437 SE SALMON CT, 97233    FP - Final Plat Review    11/1/19    Application

*Approval of a Preliminary Plan for a 2-parcel partition that will result in 1 standard lot and 1 flag lot, as illustrated in Exhibit C.1. This approval is subject to the following conditions:*

1S2E02BB 03700

Applicant:  
MARK DANE  
MARK DANE PLANNING  
14631 SW MILLIKAN WAY #6  
BEAVERTON OR 97003

Owner:  
VYACHESLAV KAMINSKIY  
12459 SE SALMON CT  
PORTLAND, OR 97233

*A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use 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:  
"Any buildings or accessory structures on the site at the time of the final plat application, including eaves;  
"Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;  
"The stormwater system for the existing garage to remain on Parcel 1 (see condition C.4)  
"Any other information specifically noted in the conditions listed below.*

JANET ADD  
BLOCK 2  
LOT 7  
SWLY 35' OF LOT 8

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

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Land Use Review Intakes

From: 10/28/2019

Thru: 11/3/2019

Run Date: 11/4/2019 09:29:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-246736-000-00-LU	NE COUCH ST, 97220	AD - Adjustment	Type 2 procedure	10/29/19		Pending
<p><i>Changing Type B Loading as approved under LU 18-173798 DZM to a designated curbside loading area.</i></p>						
	1N2E33DB 00700		Applicant: GORDON C JONES 9837 NE IRVING ST #302 PORTLAND, OR 97220-4446		Owner: TANIA THOMPSON-BORHO PO BOX 790 BEAVERCREEK, OR 97004	
	RUSSELLVILLE ADD BLOCK 1 LOT 19 TL 700				Owner: RANDALL BORHO PO BOX 790 BEAVERCREEK, OR 97004	
19-246590-000-00-LU	650 NW MACLEAY BLVD, 97210	AD - Adjustment	Type 2 procedure	10/29/19		Pending
<p><i>Adjustment for maximum lot area for parcel 1.</i></p>						
	1N1E32AC 11700		Applicant: JOSHUA PATRICK JOE KARMAN ARCHITECTS PO BOX 14631 PORTLAND OR 97293		Owner: LIBERTY NW HOMES LLC 17847 S HIDDEN LAKE DR OREGON CITY, OR 97045-5802	
	KINGS HTS & RPLT BLOCK 32 E 32' OF LOT 4 LOT 5&6					
19-246464-000-00-LU	3815 SE BERKELEY WAY, 97202	AD - Adjustment	Type 2 procedure	10/29/19		Pending
<p><i>Remodel of existing house, no changes to building footprint. The existing RV shelter will get a new overhead door and shed roof at the exterior entries. Adjustment requested to side setback (33.110.220 and Table 10-3).</i></p>						
	1S1E24DD 03300		Applicant: JOEL FRALEY FRALEY + COMPANY 4784 SE 17TH AVE #111 PORTLAND OR 97202-4715		Owner: JENNIFER LAXER 3815 SE BERKELEY WAY PORTLAND, OR 97202	
	BERKELEY BLOCK 41 E 15' OF LOT 21 LOT 22					
19-247542-000-00-LU	2901 NW FRONT AVE, 97210	AD - Adjustment	Type 2 procedure	10/31/19		Pending
<p><i>Requesting an adjustment to 33.258.070, relating to non-conforming development that would allow Oseran to keep the parking lot and landscaping in substantially their present configuration</i></p>						
	1N1E28BD 00900		Applicant: MELANIE LANE OSERAN INVESTMENT COMPANY, LLC 2455 NW MARSHALL ST, SUITE 4 PORTLAND OR 97210		Owner: OSERAN INVESTMENT COMPANY LLC 2455 NW MARSHALL ST #4 PORTLAND, OR 97210	
	SECTION 28 1N 1E TL 900 1.89 ACRES					
19-248045-000-00-LU	3426 NE 38TH AVE, 97212	AD - Adjustment	Type 2 procedure	11/1/19		Application
<p><i>Expansion and attachment of existing detached garage to main house, including a 2nd story addition, above. Existing garage is built against the south property line. Adjustment requested to side yard setback requirement.</i></p>						
	1N1E25AA 04700		Applicant: ARAM IRWIN ARAM IRWIN HISTORIC HOME DESIGN 2829 SW BERTHA BLVD PORTLAND OR 97239		Owner: CHARLES ROW 3426 NE 38TH AVE PORTLAND, OR 97212	
	BEAUMONT BLOCK 43 LOT 2					

Total # of LU AD - Adjustment permit intakes: 5

Land Use Review Intakes

From: 10/28/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-246279-000-00-LU	715 NW HOYT ST, 97209 <i>Central City Master Plan with an adjustment requested to required active use zones on Lovejoy and Hoyt Streets.</i>	CCMS - Central City Master Plan 1N1E34BC 00100 COUCHS ADD BLOCK 113&114&129-132&147&148&192&193&T&Z TL 100	Type 3 procedure	10/28/19		Pending
			Applicant: SARAH HARPOLE PORTLAND DEVELOPMENT COMMISSION DBA PROSPER PORTLAND 222 NW 5TH AVE PORTLAND, OR 97209	Owner: PORTLAND DEV COMM 222 NW 5TH AVE PORTLAND, OR 97209		
<b>Total # of LU CCMS - Central City Master Plan permit intakes: 1</b>						
19-246769-000-00-LU	5415 SE POWELL BLVD, 97206 <i>100-day Review Timeline. The applicant is proposing to construct a new residential structure that includes 20 multi-family units and 15 group living units and will reduce the parking area on the site from 50 spaces to 34 spaces. The applicant is also seeking a lot confirmation to establish four existing legal lots that would compose (and create) a discrete area for the residential project. Parking would be shared between the residential and church uses.</i>	CU - Conditional Use 1S2E07AC 04300 EAST CRESTON BLOCK 28 TL 4300	Type 3 procedure	10/29/19		Pending
			Applicant: MASAYE HOSHIDE POTLAND HOUSING BUREAU 421 SW 6TH AVE PORTLAND OR 97204  Applicant: BEN PRAY FINDLEY COMMONS LLC 5830 NE ALAMEDA PORTLAND OR 97213  Applicant: JERRY JONES COLUMBIA CONSTRUCTION MANAGEMENT 10260 SW GREENBURG ROAD, SUITE 400 PORTLAND OR 97223	Owner: ST MARK'S EVANGELICAL LUTHERAN CHURCH OF PORTLAND 5415 SE POWELL BLVD PORTLAND, OR 97206-2953		
<b>Total # of LU CU - Conditional Use permit intakes: 1</b>						
19-247650-000-00-LU	936 SW WASHINGTON ST, 97205 <i>Pursuant of Conditions of Approval for LU 18-210124. This application covers updates: 1) The NW Plaza updates (Condition F). Includes modification of the building entry in support of Hotel operations and programming. 2) Connection and Catenary Fixture for SW Ninth Avenue (I - partial approval 19-178080 HR) 3) Updates to the terrace on Level 8 is being submitted for review which includes; outdoor seating area, canopy and stair, cabanas and a modification of the footprint of the eco-roof. 4) Modification of the pedestrian canopy on SW 10th Avenue. See attached narrative for more detailed descriptions. 5) Modify limits of bird friendly glass to stop at a consistent datum line above code required, rather than infill all glass within podium.</i>	DZ - Design Review 1N1E34CC 05900 PORTLAND BLOCK 216 LOT 1&2 LOT 7&8	Type 2 procedure	10/31/19		Pending
			Applicant: KYLE ANDERSEN GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND, OR 97209	Owner: BLOCK 216 LLC 920 SW 6TH AVE, #223 PORTLAND, OR 97204		

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-248077-000-00-LU	2400 NE BROADWAY, 97232	DZ - Design Review	Type 2 procedure	11/1/19		Application
	<i>Installation of two new service entry doors, painting all facades, replacement of non-compliant handrails and guardrails, partial removal of obsolete retaining wall, removal of unreinforced masonry chimneys, installation of new mechanical equipment, and minor paving work.</i>	1N1E25CC 14300	Applicant: REBECCA MORELLO OPEN CONCEPT ARCHITECTURE 208 NW 21ST AVE #201 PORTLAND OR 97209		Owner: HARDER DAY LLC 2148 NE M L KING BLVD PORTLAND, OR 97212	
		CARTERS ADD TO E P BLOCK 2 W 1' OF LOT 2 EXC PT IN ST LOT 3&4 EXC PT IN ST				
<b>Total # of LU DZ - Design Review permit intakes: 2</b>						
19-247109-000-00-LU	230 SW ASH ST, 97204	HR - Historic Resource Review	Type 1x procedure	10/30/19		Pending
	<i>Installation of a 2'x5' non-illuminated, suspended, blade sign below canopy. Sign to be located at main residence/lobby entry. This is a non-contributing site/building.</i>	1N1E34CD 02400	Applicant: DAN OSTERMAN TUBE ART GROUP 4543-A SE INTERNATIONAL WAY MILWAUKIE, OR 97222		Owner: LOT-94 LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204	
		PORTLAND BLOCK 31 LOT 1&2&7&8				
19-246544-000-00-LU	1135 SE GRAND AVE, 97214	HR - Historic Resource Review	Type 2 procedure	10/29/19		Pending
	<i>Minor exterior alterations to include a new entrance, removal of existing door, mechanical equipment at roof, signage, and lighting. Installing two underground electric vaults (in ROW). Non-contributing site.</i>	1S1E02BC 01700	Applicant: COREY OMEY EMA ARCHITECTURE, LLC 721 NW 9TH AVE, STE 280 PORTLAND, OR 97209		Owner: 1125-1135 SE GRAND AVENUE POR LLC 777 S FIGUEROA ST FL 41 LOS ANGELES, CA 90017	
		EAST PORTLAND BLOCK 95 LOT 5&6 EXC PT IN ST				
19-248022-000-00-LU	1828 NE KNOTT ST, 97212	HR - Historic Resource Review	Type 2 procedure	11/1/19		Pending
	<i>Replace roof on landmark home.</i>	1N1E26AC 13700	Applicant: TREASURE HEINLE 1828 NE KNOTT ST PORTLAND, OR 97212		Owner: TREASURE HEINLE 1828 NE KNOTT ST PORTLAND, OR 97212	
		IRVINGTON BLOCK 38 LOT 1&2	Applicant: ERIC HEINLE 1828 NE KNOTT ST PORTLAND, OR 97212		Owner: ERIC HEINLE 1828 NE KNOTT ST PORTLAND, OR 97212	
<b>Total # of LU HR - Historic Resource Review permit intakes: 3</b>						
19-248207-000-00-LU	12727 SE SHERMAN ST, 97233	LDS - Land Division Review (Subdivision)	Type 2x procedure	11/1/19		Application
	<i>5 lot land division. The existing house will be retained. A new private street is proposed.</i>	1S2E02CD 10400	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: TONY YAN 12727 SE SHERMAN ST PORTLAND, OR 97233	
		DAGMAR AC BLOCK 2 W 54.48' OF LOT 8 E 28.02' OF LOT 9				

**Land Use Review Intakes**

From: 10/28/2019

Thru: 11/3/2019

Run Date: 11/4/2019 09:29:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-246030-000-00-LU	SW COMUS ST, 97219 <i>Proposal for an 8 lot land division. The site is currently vacant.</i>	LDS - Land Division Review (Subdivision)	Type 3 procedure	10/28/19		Pending
		1S1E32AB 00106 CRYSTAL WOODS LOT 6	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: COLLEEN BLAZER 11007 SW 32ND AVE PORTLAND, OR 97219  Owner: DON BLAZER 11007 SW 32ND AVE PORTLAND, OR 97219	

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**Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 2**

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**Total # of Land Use Review intakes: 14**