

Early Assistance Intakes

From: 11/18/2019

Thru: 11/24/2019

Run Date: 11/25/2019 09:04:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-255788-000-00-EA	SW US VETERANS HOSPITAL RD, 97239		DA - Design Advice Request	11/21/19		Application
	<i>A multi-modal hub including combined Tri-met and C-Tran bus shelter and longterm bicycle parking enclosure. Stormwater runoff from the project will be captured via catch basins and coveyed to underground detention pipes. Stormwater runoff from the 25 year post development storm will be detained and released at the 10 year pre development rate by an orifice in a flow control manhole.</i>	1S1E09AD 00500F1 SECTION 09 1S 1E TL 500 AIRSPACE ONLY & IMPS ONLY SEE R327784 (R991091030) FOR LAND & IMPS	Applicant: CARL R. TULLY NBBJ 310 SW 4TH AVE, SUITE 900 PORTLAND OR 97204		Owner: UNITED STATES OF AMERICA DEPT OF VETS AFFAIRS PROJECT & PROPERTY MGMT 810 VERMONT AVE NW WASHINGTON, DC 20420-0001	
19-255465-000-00-EA	720 NE GRAND AVE, 97232		EA-Zoning & Inf. Bur.- w/mtg	11/20/19		Application
	<i>Sunset Porsche Audi of Beaverton intends to take occupancy of this facility, which is currently the Land Rover/Jaguar dealer, once they vacate. They propose to paint the exterior of the building and change the signage.</i>	1N1E35BC 02400 HOLLADAYS ADD BLOCK 24 LOT 1-4 EXC PT IN ST LOT 5-8	Applicant: BYRON BALOGH LRS ARCHITECTS 720 NW DAVIS, SUITE 300 PORTLAND OR 97209		Owner: RASMUSSEN PROPERTIES LTD PARTNERSHIP 720 NE GRAND AVE PORTLAND, OR 97232	
19-255704-000-00-EA	NE M L KING BLVD, 97212		EA-Zoning & Inf. Bur.- w/mtg	11/21/19		Application
	<i>21-unit building approved with design review - LU 16-202471 DZ. Applicant interested in purchasing site and project with some minor changes to the approved plan.</i>	1N1E22DD 15400 ALBINA HMSTD BLOCK 5 LOT 11	Applicant: DANIEL SILVEY DBS GROUP LLC PO BOX 205 TUALATIN OR 97062		Owner: THE PRIORY LLC 205 SUNRIDGE DR WHITE SALMON, WA 98672-4101	
19-254477-000-00-EA	SW HARRISON ST, 97201		EA-Zoning Only - w/mtg	11/19/19		Application
	<i>Replacement of concrete topping slab & waterproofing at plaza level above parking garage, bore new floor drains for stormwater</i>	1S1E03CB 80000 HARRISON WEST CONDOMINIUMS GENERAL COMMON ELEMENTS	Applicant: PATRICK KROCHINA 255 SW HARRISON ST UNIT 20H PORTLAND OR 97201		Owner: HARRISON WEST CONDO OWNERS ASSN 1600 SW 4TH AVE # 870 PORTLAND, OR 97201	
19-254654-000-00-EA	2997 SW MOODY AVE, 97201		PC - PreApplication Conference	11/19/19		Pending - EA
	<i>New mixed-use project in two buildings, with residential units above ground floor retail and at-grade level parking. The construction is 5 levels of 3B over 2 levels of 1A on one of the buildings, and the construction is 10 levels of 1A on the other building. Stormwater management to be determined.</i>	1S1E10BA 00200 SECTION 10 1S 1E TL 200 2.33 ACRES	Applicant: ROBERT THOMPSON TVA ARCHITECTS INC 920 SW 6TH AVE STE 1500 PORTLAND OR 97204		Owner: TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON 4012 SE 17TH AVE PORTLAND, OR 97202-3940	

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-255780-000-00-EA	SW US VETERANS HOSPITAL RD, 97239		PC - PreApplication Conference	11/21/19		Application
	<i>A multi-modal hub including combined Tri-met and C-Tran bus shelter and longterm bicycle parking enclosure. Stormwater runoff from the project will be captured via catch basins and coveyed to underground detention pipes. Stormwater runoff from the 25 year post development storm will be detained and released at the 10 year pre development rate by an orifice in a flow control manhole.</i>	1S1E09AD 00500F1 SECTION 09 1S 1E TL 500 AIRSPACE ONLY & IMPS ONLY SEE R327784 (R991091030) FOR LAND & IMPS	Applicant: CARL R. TULLY NBBJ 310 SW 4TH AVE, SUITE 900 PORTLAND OR 97204		Owner: UNITED STATES OF AMERICA DEPT OF VETS AFFAIRS PROJECT & PROPERTY MGMT 810 VERMONT AVE NW WASHINGTON, DC 20420-0001	

Total # of Early Assistance intakes: 6

Final Plat Intakes

From: 11/18/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-277372-000-00-FP	3004 SE 85TH AVE, 97266	FP - Final Plat Review		11/20/19		Application
<p><i>Approval of a Preliminary Plan for a 4-lot subdivision, that will result in 4 lots for detached dwelling units 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"> <i>¿ Any buildings or accessory structures on the site at the time of the final plat application;</i> <i>¿ The location of stormwater facilities for the existing house;</i> <i>¿ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; including the replacement parking pad on Lot 1</i> <i>¿ The reduced side setbacks allowed under 33.120.270.D; required for the existing house on Lot 1;</i> <i>¿ Any other information specifically noted in the conditions listed below.</i> <p><i>B. The final plat must show the following:</i></p> <ol style="list-style-type: none"> <i>1. The applicant shall meet the street dedication requirements of the City Engineer for SE Brooklyn St. and SE 85th Ave. The required right-of-way dedication must be shown on the final plat.</i> <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 C.7 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.¿</i> <p><i>C. The following must occur prior to Final Plat approval:</i></p> <p>Streets</p> <ol style="list-style-type: none"> <i>1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site¿s street frontage. The applicant shall submit an application for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental Services for required street frontage improvements. The improvements required along the frontage of Lot 1 must be designed and approved to the satisfaction of the City Engineer prior to final plat approval. Street Trees will be required to the satisfaction of Urban Forestry.</i> <p>Utilities</p> <ol style="list-style-type: none"> <i>2. 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>Existing Development</p> <ol style="list-style-type: none"> <i>3. 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.</i> <i>4. A parking space shall be installed on Lot 1, in conformance with the applicable requirements of the Portland Zoning Code. The parking space must be a minimum of 9' x 18' and located out of the new side setback for the lot with the existing house.</i> <p><i>Arborist oversight is required in correlation with the installation of the parking pad within the Root Protection Zone of Tree 1 as required under condition D.1 below</i></p>						
	1S2E09BC 04400	JOHNSTON AC BLOCK 5 LOT 26 EXC E 70'	Applicant: TRACY BROWN TRACY BROWN PLANNING CONSULTANTS, LLC 17075 FIR DR SANDY OR 97055		Owner: TAM,MEI TO TR 3721 SE 79TH AVE PORTLAND, OR 97206-2323	

within the Root Protection Zone of Tree 1 as required under condition D.1 below.

A certified arborist must provide a letter and contact specifying that they will be onsite during the installation of the new parking pad meeting the recommendations of the applicant's arborist report (Exhibit A.2)

The applicant must obtain a finalized Zoning Permit for installation of the parking space. The permit plans must include the note: This permit fulfills requirements of Condition C.4 of LU 18-277372. The new parking space must also be shown on the supplemental plan.

5. Documentation of the location of the stormwater disposal system for the existing house shall be submitted to the Bureau of Environmental Services. The location of any exi

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-274627-000-00-FP	8011 N ST LOUIS AVE, 97203	FP - Final Plat Review		11/20/19		Application
<p><i>Approval of a Preliminary Plan for a 3-parcel partition, that will result in 3 single dwelling 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 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"> <i>- Any buildings or accessory structures on the site at the time of the final plat application;</i> <i>- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</i> <i>- The reduced side setbacks allowed under 33.120.270.D</i> <i>- Any other information specifically noted in the conditions listed below.</i> <p><i>B. The following must occur prior to Final Plat approval:</i></p> <p>Streets</p> <p><i>1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage. The applicant must obtain an approved Public works permit from the Portland Bureau of Transportation to install the required sidewalk corridor. A bond and contract ensuring the improvements will be constructed shall be required prior to final plat approval.</i></p> <p><i>The improvements along the N Leonard St. frontage abutting Parcel 1, where the existing house will be retained, must be constructed prior to final plat approval. The improvements along the frontage of the undeveloped lot(s) may be constructed with development on each lot as per the City Engineer's discretion.</i></p> <p>Utilities</p> <p><i>2. 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 to final plat approval.</i></p> <p>Existing Development</p> <p><i>3. 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.</i></p> <p><i>4. The applicant shall meet the requirements of the Bureau of Environmental Services concerning relocation of the sanitary sewer service connection to the existing home and accessory dwelling unit on Parcel 1.</i></p> <p><i>5. The applicant must obtain a finalized building permit for modifications to the existing house that will remain on proposed Parcel 1 to comply with building code requirements to the satisfaction of the Life Safety Section of BDS for the following items: (Continued in full Decision document)</i></p> <ul style="list-style-type: none"> <i>-Fire rating of eaves less than 3'-0" from the proposed property line.</i> <i>-Fire rating of guardrail at the exterior basement stairs located less than 3'-0" from</i> 						
	1N1W01CD 01500	SECTION 01 1N 1W TL 1500 0.16 ACRES	Applicant: JAMIE LERMA RED CROW, LLC PO BOX 825 CANNON BEACH OR 97110		Owner: LOIS AZUMANO PO BOX 210 TOLOVANA PARK, OR 97145	
					Owner: JAMES AZUMANO PO BOX 210 TOLOVANA PARK, OR 97145	

The railing or guardrail at the exterior basement stairs located less than 5'-0" from the property line.

The permit plans must include the note: This permit fulfills requirements of Condition

C.5 of LU 18-274627 LDP.

6. The applicant must meet the requirements of Urban Forestry to plant street tree(s) in

the planter strip on N St. Louis Ave and N Leonard street adjacent to Parcel 1 or satisfy as part of Public Works review. The applicant must contact Urban Forestry at

503-823-TREE (8733) prior to selecting trees to discuss the species of trees that are

permitted and to obtain the planting permit.

Required Legal Documents

7. If required per Condition B.2 above, the applicant shall execute an

Acknowledgement

of Special Land Use conditions, requiring residential development on Parcels 2-3 to

contain internal fire suppression sprinklers if an exception is used or a Fire Bureau

Appeal requires. The acknowledgement shall be referenced on the final plat and recorded with Multnomah County.

Total # of FP FP - Final Plat Review permit intakes: 2

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Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-253853-000-00-LU	4452 SW GREENLEAF DR, 97221	AD - Adjustment	Type 2 procedure	11/18/19		Pending
<p><i>Extend the height of the walls on the existing pool equipment shed to allow for roof framing to be above standing-height (6'0" min plate height). The shed doesn't require a building permit. The existing shed is located 9'8" from the west property line and 6'8" from the south property line. Adjustment requested to Table 110-3 and 33.110.220 to allow the reduced building setback on both property lines (from 10' to 9'8" at west (rear) and from 10' to 6'8" at south.</i></p>		1S1E07AA 03400	Applicant: JAKE FURLONG JDL DEVELOPMENT 2314 NW SAVIER ST PORTLAND OR 97210	Owner: HALL JOINT REV TR 4452 SW GREENLEAF DR PORTLAND, OR 97221		
19-255933-000-00-LU	824 SE 174TH AVE, 97233	AD - Adjustment	Type 2 procedure	11/21/19		Application
<p><i>Adjustment to fence height is requested.</i></p>		1S3E06AB 07600	Applicant: VILIAMI KALAMAFONI 824 SE 174TH AVE PORTLAND, OR 97233	Owner: VILIAMI KALAMAFONI 824 SE 174TH AVE PORTLAND, OR 97233		
19-254118-000-00-LU	5110 SE 84TH AVE, 97266	AD - Adjustment	Type 2 procedure	11/18/19		Pending
<p><i>Converted 2-car garage into ADU, finalized inspections in December 2018. No additional parking added at time of construction. Proposed adjustment requested, to 33.266.120.C.1.a, for sub-standand parking area to acknowledge existing 2-car garage driveway. No proposed changes to structures, lot lines etc.</i></p>		1S2E16BC 04900	Applicant: CESAR ANAYA 8404 SE RAYMOND CT, UNIT #A PORTLAND OR 97266	Owner: JOANNA MORRILL 8404 SE RAYMOND CT PORTLAND, OR 97266		
Total # of LU AD - Adjustment permit intakes: 3						
19-256213-000-00-LU	4775 N LOMBARD ST, 97203	CU - Conditional Use	Type 2 procedure	11/22/19		Application
<p><i>The existing church property has been subdivided into two lots. This application is to modify the existing conditional use for the church property only. The church lot has been reduced in size from 25,655 to 15,393 sf. The property line adjustment is approved. No changes to the remaining church lot, site, or building are proposed, except the approved adjustments to the institutional standards. Lot line adjustment case number: 18-273277 PR. The institutional requirements adjustment case number: 19-191904 AD.</i></p>		1N1E08CD 05300	Applicant: DOUG CIRCOSTA DOUG CIRCOSTA ARCHITECT LLC 14670 SW FOREST DRIVE BEAVERTON OR 97007	Owner: UNIVERSITY PARK UNITED METHODIST CHURCH OF PORTLAND OREGON 4784 N LOMBARD ST PORTLAND, OR 97203-4565		
19-255448-000-00-LU	6255 NE 17TH AVE, 97211	CU - Conditional Use	Type 2 procedure	11/20/19		Application
<p><i>Application to operate four short-term rental bedrooms in the five-bedroom house, which includes an ADU.</i></p>		1N1E14DB 14200	Applicant: RYAN JONES GOLDEN BEAR LAIR HOLDINGS LLC 774 34TH AVE SAN FRANCISCO CA 94121	Owner: RYAN JONES 6255 NE 17TH AVE PORTLAND, OR 97211	Owner: KIMBERLY KASPAR 6255 NE 17TH AVE PORTLAND, OR 97211	
Total # of LU CU - Conditional Use permit intakes: 2						

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-255169-000-00-LU	NE SANDY BLVD, 97232	DZ - Design Review	Type 2 procedure	11/20/19		Application
<p><i>The project scope for the MOD Pizza - Hollywood District includes tenant improvements of an interior space in an existing multi-tenant single-level building for a fast-casual dining pizza restaurant. Exterior project scope includes repainting the existing finish materials, adding a composite wood rainscreen material on the facade as a secondary exterior finish and adding an exterior painted graphic to a street facing facade.</i></p>						
	1N1E25DD 12700		Applicant: JOSH NEUMANN GRAPHITE DESIGN GROUP 1809 7TH AVENUE, SUITE 700 SEATTLE WA 98101		Owner: C E JOHN COMPANY INC 1701 SE COLUMBIA RIVER DR VANCOUVER, WA 98661	
	RALSTONS ADD BLOCK 5 LOT 11&12 EXC PT IN STS					
Total # of LU DZ - Design Review permit intakes: 1						
19-256251-000-00-LU	SW MENELEE DR, 97239	EN - Environmental Review	Type 2 procedure	11/22/19		Application
<p><i>Environmental review for a new single family home, located in the conservation zone and design overlay. (Design Review will be applied for at a later date - once this is approved.)</i></p>						
	1S1E16AD 02100		Applicant: JOSHUA PATRICK JOE KARMAN ARCHITECTS PO BOX 14631 PORTLAND OR 97293		Owner: INTERLOCK INVESTMENTS LLC PO BOX 818 BORING, OR 97009	
	SECTION 16 1S 1E TL 2100 0.20 ACRES					
Total # of LU EN - Environmental Review permit intakes: 1						
19-255193-000-00-LU	4715 N LAGOON AVE, 97217	GW - Greenway	Type 2 procedure	11/20/19		Application
<p><i>Installation of electric truck charging innovation showcase</i></p>						
	1N1E21BC 01100		Applicant: BREANNE MOCABY BLACK & VEATCH 5885 MEADOWS ROAD, SUITE 700 LAKE OSWEGO OR 97035		Owner: DAIMLER TRUCKS NORTH AMERICA LLC 7035 SW HAMPTON ST TIGARD, OR 97223	
	SECTION 21 1N 1E TL 1100 2.62 ACRES SEE R678608 (R941210821) FOR SUB ACCOUNT					
19-254153-000-00-LU	5501 NW FRONT AVE, 97210	GW - Greenway	Type 2 procedure	11/18/19		Pending
<p><i>Construction and operation of two 12" diameter pipelines to transport renewables and an 8" diameter pipeline to transport MDI and related facilities including two 4" diameter pipes to be used for cleaning marine vessel storage compartments.</i></p>						
	1N1E19B 00400		Applicant: DEREK PETREK JHI ENGINEERING 018 SW BOUNDARY CT, SUITE 200 PORTLAND OR 97239		Owner: TANKER BASIN LLC 5480 NW FRONT AVE PORTLAND, OR 97210	
	SECTION 19 1N 1E TL 400 31.27 ACRES LAND & IMPS SEE R646226 (R941190641) FOR MACH & EQUIP				Owner: MOREC FRONT LLC 5480 NW FRONT AVE PORTLAND, OR 97210-1114	
					Owner: ZENITH ENERGY TERMINALS HOLDINGS LLC 3900 ESSEX LN STE 700 HOUSTON, TX 77027	
					Owner: GWC FRONT LLC 5480 NW FRONT AVE PORTLAND, OR 97210-1198	

Total # of LU GW - Greenway permit intakes: 2

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19-253863-000-00-LU	633 SW MORRISON ST, 97205 <i>Historic Northwestern National Bank Building. 3'-0" extrusion through the roof of the existing building to accommodate the addition of an elevator for the new CVS (to make the store ADA compliant). Material of extrusion to be white TPO to match the existing roof system in order to blend into surrounding roof top area. The area of extrusion is to be 68 sq ft.</i>	HR - Historic Resource Review	Type 1x procedure	11/18/19		Pending
	1S1E03BB 01800 PORTLAND BLOCK 178 LOT 3-6 TL 1800		Applicant: TERRI DOUGLAS NORR 150 JEFFERSON AVE #1300 DETROIT MI 48226		Owner: LVA4 PORTLAND ABB LLC 712 MAIN ST STE 2500 HOUSTON, TX 77002-3243	
19-254407-000-00-LU	9 SE 3RD AVE, 97214 <i>Installation of one set of flat cut-out brass letters (non-illuminated) to read: "RJ Templeton" on the building's north facade. The sign is less than 20 sq ft.</i>	HR - Historic Resource Review	Type 1x procedure	11/19/19		Pending
	1N1E34DD 00700		Applicant: TONY MCCORMICK MEYER SIGN CO OF OREGON 15205 SW 74TH AVE TIGARD, OR 97224		Owner: TEMPLETON OFFICE INVESTMENTS LLC 1640 NW IRVING ST PORTLAND, OR 97209	
Total # of LU HR - Historic Resource Review permit intakes: 2						
19-253988-000-00-LU	8042 N WILLAMETTE BLVD, 97203 <i>Tree review for the proposed project, which includes the development of a three-story multi-family building composed of 12 apartment units ranging in studios, one-bedrooms, two-bedrooms, and three-bedroom units.</i>	TR - Tree Review	Type 2 procedure	11/18/19		Pending
	1N1W12AC 08901 PARTITION PLAT 2016-39 LOT 1		Applicant: MERCEDES BUTCHAS STUDIO 3 ARCHITECTURE 275 COURT ST NE SALEM OR 97301		Owner: TOWN DEVELOPMENTS INC 3520 SE 142ND CT VANCOUVER, WA 98683	
Total # of LU TR - Tree Review permit intakes: 1						
Total # of Land Use Review intakes: 12						