

Early Assistance Intakes

From: 11/1/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-255788-000-00-EA			DA - Design Advice Request	11/21/19		Pending - EA
<p><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 conveyed 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></p>			Applicant: CARL TULLY NBBJ 310 SW 4TH AVE, SUITE 900 PORTLAND OR 97204	Owner: OREGON STATE BOARD OF HIGHER EDUCATION 3181 SW SAM JACKSON PARK RD PORTLAND, OR 97239-3011		
19-249232-000-00-EA	1135 SE GRANT ST, 97214		DA - Design Advice Request	11/5/19		Pending - EA
<p><i>DESIGN HEARING - The project consists of two 2-unit attached homes located on 4 blocks for a total of two buildings containing two units each. All homes will be located on a single tax lot. Each unit will have private outdoor space at the rear of the unit on the ground level as well as a deck t the 2nd floor.</i></p>			Applicant: JILL CROPP STUDIO CROPP ARCHITECTURE 3556 SE WOODWARD ST PORTLAND, OR 97202	Owner: BLUESTONE HOMES INC 401K PLAN & TR 16081 S MOORE RD OREGON CITY, OR 97045-9340		
19-258547-000-00-EA	3350 SE FRANKLIN ST, 97202		EA-Zoning & Inf. Bur.- no mtg	11/27/19		Application
<p><i>Proposal of keeping existing house on site with separated Lot 8 with combine of portion of lot 9 to create one rectangular lot New Lot with front lot line facing Waverleigh Blvd., This lot line has full length of 80 foot and the depth of the lot is approximately at 42 foot deep. A 5 foot distance will be provided at southern corner of the existing house structure. This 5-foot set back will meet the R1zone and R5 zone. Will provide a min 12'X12' outdoor patio for the house at the east side of the property.</i></p>			Applicant: KYM NGUYEN CONCEPT DESIGN AND ASSOCIATES LLC 522 NW 23RD AVE SUITE F PORTLAND OR 97210	Owner: KARAMBELAS, EFFIE TR 6021 NW BURGUNDY DR CORVALLIS, OR 97330		
19-258536-000-00-EA	11013 SE POWELL BLVD, 97266		EA-Zoning & Inf. Bur.- no mtg	11/27/19		Application
<p><i>Proposed NSFR detached additional 8 houses, remaining existing house on site.</i></p>			Applicant: KYM NGUYEN CONCEPT DESIGN AND ASSOCIATES LLC 522 NW 23RD AVE SUITE F PORTLAND OR 97210	Owner: ANTONINA SENINA 11013 SE POWELL BLVD PORTLAND, OR 97266		
19-251104-000-00-EA	SE SHERMAN ST, 97233		EA-Zoning & Inf. Bur.- no mtg	11/8/19		Pending - EA
<p><i>Propose to build 7 duplexes in R1a Zone and 1 single family home in R5a Zone for a total of 15 units. 3-story duplex with attached single car garage for unit A through N and 1 asphalt parking pad for 2-story single family residence for a total of 15 on-site parking. All duplexes in Zone R1a shall be equipped with fire sprinkler. Storm water shall be managed on-site by 4 drywells, each 4' widex5' deep</i></p>			Applicant: GENE HUBBELL GENE HUBBELL LAND DEVELOPMENT 11124 NE HALSEY ST STE 644 PORTLAND OR 97220	Owner: SCHERZ, ROGER D TR 10417 NE 67TH ST VANCOUVER, WA 98662		
		1S2E02CD 03600 DAGMAR AC BLOCK 8 N 178' OF W 67.3' OF LOT 10 EXC PT IN ST EXC N 105' OF W 51.3'		Owner: SCHERZ, SHIRLEY J TR 10417 NE 67TH ST VANCOUVER, WA 98662		

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19-250881-000-00-EA	6723 NE KILLINGSWORTH ST, 97218 <i>141-unit affordable housing building. Ground floor uses include offices, community room, head start classroom, event space courtyard, and plaza. Drywells are proposed for on-site stormwater disposal.</i>	1N2E17CD 02000 SECTION 17 1N 2E TL 2000 1.87 ACRES POTENTIAL ADDITIONAL TAX	EA-Zoning & Inf. Bur.- no mtg	11/8/19		Pending - EA
19-248765-000-00-EA	11518 SE DIVISION ST, 97266 <i>Mixed use building with 138 units of affordable housing, serving households at 30% and 60% Area Median Income ("AMI"). The project will consist of studios, one-, two-, and three-bedroom units ranging in size from 416 sf to 1,028 sf. Ninety surface parking spaces are proposed.</i>	1S2E10AB 00300 SECTION 10 1S 2E TL 300 1.02 ACRES	EA-Zoning & Inf. Bur.- w/mtg	11/4/19		Pending - EA
19-258486-000-00-EA	2903 NE PRESCOTT ST, 97211 <i>Remodel and change the use of the existing structure (which is now consisting of three units: a grocery store, a residence, and a current vacant unit), to either 100% office or a combination of office and retail sales and service. Also proposed is to convert approximately 500-800 sq ft of existing footprint into covered or partially-covered outdoor areas.</i>	1N1E24BD 26402 ELBERTA BLOCK 20 LOT 6&7	EA-Zoning & Inf. Bur.- w/mtg	11/27/19		Application
19-258392-000-00-EA	1520 NW 20TH AVE, 97209 <i>12-unit, 2-story, apartment addition over an existing 1-story, 10,000 sq ft building. The new residences will have two stair exits and elevator access. The second story has walk-out terraces, and there will be balconies on the third floor, and anticipated solar panels on the upper roof. The existing building is unreinforced masonry, 1-story, manufacturing-type IIIB, non-historic building. The existing 1-story building will receive a seismic upgrade to meet Title 24.85.050.</i>	1N1E28DC 06500 COUCHS ADD BLOCK 263 LOT 17&18 LAND & IMPS SEE R141107 (R180223741) FOR MACH & EQUIP	EA-Zoning & Inf. Bur.- w/mtg	11/27/19		Application
19-258552-000-00-EA	503 SE 29TH AVE, 97214 <i>30 unit apartment building</i>	1S1E01BB 00100 HANSONS ADD & 2ND BLOCK 13 INC PT OF STARK ST VAC N OF & ADJ LOT 8	EA-Zoning & Inf. Bur.- w/mtg	11/27/19		Application

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19-257129-000-00-EA	9622 NE VANCOUVER WAY, 97211		EA-Zoning & Inf. Bur.- w/mtg	11/25/19		Cancelled
<p><i>Existing facility for sales and service of semi trucks and recreational vehicles. Proposed new buildings for additional service bays as well as customer waiting room, and warranty parts storage. Proposed site improvements including vehicle and pedestrian circulation, parking areas, asphalt paving and landscaping. No change of occupancy proposed.</i></p>						
		1N1E03D 00400 SECTION 03 1N 1E TL 400 12.94 ACRES	Applicant: STEVEN MAGUIRE AXIS DESIGN GROUP 11104 SE STARK STREET PORTLAND OR 97216		Owner: R & J REAL ESTATE VENTURE LLC 9622 NE VANCOUVER WAY PORTLAND, OR 97211-1224	
19-257779-000-00-EA	9622 NE VANCOUVER WAY, 97211		EA-Zoning & Inf. Bur.- w/mtg	11/25/19		Pending - EA
<p><i>Existing facility for sales and service of semi trucks and recreational vehicles. Proposed new buildings for additional service bays as well as customer waiting room, and warranty parts storage. Proposed site improvements including vehicle and pedestrian circulation, parking areas, asphalt paving and landscaping. No change of occupancy proposed.</i></p>						
		1N1E03D 00400 SECTION 03 1N 1E TL 400 12.94 ACRES	Applicant: STEVEN MAGUIRE AXIS DESIGN GROUP 11104 SE STARK STREET PORTLAND OR 97216		Owner: R & J REAL ESTATE VENTURE LLC 9622 NE VANCOUVER WAY PORTLAND, OR 97211-1224	
19-255704-000-00-EA	NE M L KING BLVD, 97212		EA-Zoning & Inf. Bur.- w/mtg	11/21/19		Application
<p><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></p>						
		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	
19-255465-000-00-EA	720 NE GRAND AVE, 97232		EA-Zoning & Inf. Bur.- w/mtg	11/20/19		Application
<p><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></p>						
		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	
19-253265-000-00-EA	1675 NE 41ST AVE, 97232		EA-Zoning & Inf. Bur.- w/mtg	11/15/19		Pending - EA
<p><i>Build a new community building of 16 independent residences that provide mutual support, shared services, personal autonomy, security and ease of maintenance. There will be shared spaces for gathering, fitness, therapy, creation of art, enjoyment of art, meal prep and family-style dining. There will also be an on-site space for creative work: art therapy studio, music therapy studio, and display/gallery spaces.</i></p>						
		1N1E25DD 11000 RALSTONS ADD BLOCK 4 LOT 7&8 EXC PT IN ST	Applicant: DOUG CIRCOSTA DOUG CIRCOSTA, ARCHITECT 14670 SW FOREST DR BEAVERTON OR 97007		Owner: CAUDALOSO LLC 1061 NE 9TH AVE APT 2007 PORTLAND, OR 97232	
19-252907-000-00-EA	1709 SE 3RD AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	11/14/19		Pending - EA
<p><i>New creative office development to be developed in 2 phases, as two distinct buildings. "Phase 3" is the renovation of an existing bow-string truss warehouse with basement level parking. "Phase 4" is a 6+ story mass timber office building over two levels of underground parking. This EA is to discuss the land division.</i></p>						
		1S1E03DA 03800 SECTION 03 1S 1E TL 3800 1.07 ACRES	Applicant: EMILY HAYS HACKER 1615 SE 3RD AVENUE, 5TH FLOOR PORTLAND OR 97214		Owner: OEB INVESTORS (5291) 1615 SE 3RD AVE #111 PORTLAND, OR 97214	

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19-252781-000-00-EA	146 N GERTZ RD, 97217		EA-Zoning & Inf. Bur.- w/mtg	11/14/19		Application
	<i>Maintenance, security and safety-related improvements for existing truck/trailer storage facility, including improved pedestrian crossing of NE Gertz Road.</i>	1N1E03D 00200 SECTION 03 1N 1E TL 200 24.64 ACRES SPLIT LEVY & SPLIT MAP R146538 (R204703600)	Applicant: LINDZI BISHOP FURST CONSTRUCTION 708 WEST NORTH TEMPLE SALT LAKE CITY UT 84116		Owner: OLD DOMINION FREIGHT LINE INC 500 OLD DOMINION WAY THOMASVILLE, NC 27360-8923	
19-252417-000-00-EA	NW LEIF ERIKSON DR, 97229		EA-Zoning & Inf. Bur.- w/mtg	11/13/19		Cancelled
	<i>The purpose of the project is twofold: to repair the exposed sections of the LS 14 pipeline at and around the Doane Creek crossing in the City of Portland's Forest Park and to conduct necessary pipeline maintenance activities within the park to maintain continued compliance with PHMSA regulations. This project also would consist of trimming and possible selective removal of trees so that aerial views can be seen of this site (See EA 11-140389).</i>	1N1W14 00600 SECTION 14 1N 1W TL 600 157.63 ACRES	Applicant: NICOLE RODRIGUEZ KINDER MORGAN 1001 LOUISIANA STREET, STE 1000 HOUSTON TX 77002		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
19-251602-000-00-EA	5905 N INTERSTATE AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	11/12/19		Pending - EA
	<i>New 3-story, mixed use structure. 19 apartment units are proposed. the ground floor will contain 959 sf of commercial lease space along Interstate Ave. The project total square footage is 12,216. A drywell on the north end of the site will serve to dispose of stormwater.</i>	1N1E16DD 05700 MINROSE BLOCK 1 LOT 22 LAND & IMPS SEE R219469 (R572700451) FOR BILLBOARD	Applicant: JIM TOPOREK STUDIO 3 ARCHITECTURE 275 COURT ST NE PORTLAND OR 97301		Owner: DEZ DEVELOPMENT LLC 14552 SE 155TH DR CLACKAMAS, OR 97015	
19-251529-000-00-EA	120 SW ANKENY ST, 97204		EA-Zoning & Inf. Bur.- w/mtg	11/12/19		Pending - EA
	<i>Historic New Market Theater. This project involves the renovation of retail spaces in 'greenhouse' structure of the New Market Theater. Options A, B and C are under consideration. Option A is least intensive and Option C the most. The project may include the reduction or elimination of existing parking, an increase of the retail area, and modifications to the exterior.</i>	1N1E34DC 01100 PORTLAND BLOCK 33 TL 1100	Applicant: ARMIN QUILICI QUILICI ARCHITECTURE & DESIGN INC 210 SW MORRISON ST SUITE 600 PORTLAND OR 97204		Owner: NBP NEW MARKET LLC 9 SE 3RD AVE STE 100 PORTLAND, OR 97214	
19-251066-000-00-EA	1500 SE 96TH AVE, 97216		EA-Zoning & Inf. Bur.- w/mtg	11/8/19		Pending - EA
	<i>Parking and Site Modifications</i>	1S2E04A 02502 SECTION 04 1S 2E TL 2502 11.59 ACRES SPLIT LEVY R643110 (R992045490) DEFERRED ADDITIONAL TAX LIABILITY	Applicant: REBECCA KERR CIDA ARCHITECTS AND ENGINEERS 15895 SW 72ND AVE, STE 200 PORTLAND OR 97224		Owner: OREGON CONFERENCE EDUCATION ASSOCIATION 19800 SE OATFIELD RD GLADSTONE, OR 97027-2564	

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19-250422-000-00-EA	1421 NE GRAND AVE, 97232		EA-Zoning & Inf. Bur.- w/mtg	11/7/19		Pending - EA
	<i>Minor exterior remodel. Remove existing building canopy and replace with modern fin elements, raise parapet and add freestanding canopy at menu order station.</i>	1N1E35BB 01000 HOLLADAYS ADD BLOCK 69 LOT 1-4 EXC PT IN ST LOT 5-8	Applicant: JENNIFER RINKUS BAYSINGER PARTNERS ARCHITECTURE 1006 SE GRAND AVE #300 PORTLAND OR 97214		Owner: ALTA HOME PROPERTIES LLC PO BOX 256 DUBLIN, OH 43017-0256	
19-250414-000-00-EA	1405 N LOMBARD ST, 97217		EA-Zoning & Inf. Bur.- w/mtg	11/7/19		Pending - EA
	<i>Minor exterior remodel. Remove existing building canopy and replace with modern fin elements, raise parapet and add freestanding canopy at menu order station.</i>	1N1E10CC 14900 FAIRPORT BLOCK 37 LOT 23 EXC WLY 5' LOT 24-30, S 75' OF LOT 31-33, LAND & IMPS SEE R160292 (R267905621) FOR BILLBOARD	Applicant: JENNIFER RINKUS BAYSINGER PARTNERS ARCHITECTURE 1006 SE GRAND AVE #300 PORTLAND OR 97214		Owner: WENDY'S PROPERTIES LLC 1 DAVE THOMAS BLVD DUBLIN, OH 43017-5452	
19-249810-000-00-EA	SE SALMON ST, 97215		EA-Zoning & Inf. Bur.- w/mtg	11/6/19		Pending - EA
	<i>Land division to create 3 parcels and develop the lots.</i>	1S2E06AC 12700 SECTION 06 1S 2E TL 12700 0.32 ACRES	Applicant: ERIC WENZEL SCOTT EDWARDS ARCHITECTURE 2525 E BURNSIDE ST PORTLAND OR 97214		Owner: JOAN PAROSA 1229 SE 55TH AVE PORTLAND, OR 97215 Owner: DAVID CARBONEAU 1229 SE 55TH AVE PORTLAND, OR 97215	
19-249726-000-00-EA	602 SE 11TH AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	11/6/19		Pending - EA
	<i>Interior demising for multiple tenants, including office and commercial kitchens, voluntary seismic upgrade, utility upgrades for each new suite, 3 new restrooms, exterior modifications to include new glass OH doors, increased glazing area, and covered walkway.</i>	1S1E02BA 07200 EAST PORTLAND BLOCK 243 LOT 1&2	Applicant: MICHAEL PARSHALL WOODBLOCK ARCHITECTURE 827 SW 2ND AVE #300 PORTLAND OR 97204		Owner: 11TH AVENUE INVESTMENT LLC 11662 SE AERIE CRESCENT RD HAPPY VALLEY, OR 97086	
19-249264-000-00-EA	NW ELVA AVE, 97231		EA-Zoning & Inf. Bur.- w/mtg	11/5/19		Pending - EA
	<i>Develop a new single family home with approximately total 2,100 sf (1,900 sf footprint / roof coverage). The home will have a partially conditioned, daylight basement with a 2 car garage, a main floor with large covered deck, and a finished attic space. Thehome will be approximately 23' tall and setback from the front property line 6' to allow for a stairway access to the raised main floor. The house will have automatic fire sprinklers installed. Access to the house will be from the ROW for NW Elva Ave., which is currently un-developed adjacent to this property and portions of the neighboring properties. The property slopes up from the ROW at approximately 45% slope. We propose disposing of stormwater from the roof run-off through an engineered sand filter or manufactured chamber technology to be located along the edge of the ROW property line adjacent to the home. Sanitary sewer would connect to an existing nearby sewer via a new sewer lateral locaated in the ROW.</i>	1N1W11BB 01500 GLEN HARBOR BLOCK 7 LOT 21-23	Applicant: COREY CLIFFE LIMITLESS BLUE ARCHITECTURE AND SUSTAINABLE DESIGN 2865 SE CARUTHERS ST PORTLAND, OR 97214		Owner: HEIDI MOORE 6685 W BURNSIDE RD #338 PORTLAND, OR 97210	

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19-257984-000-00-EA	512 N KILLINGSWORTH ST, 97217		EA-Zoning Only - no mtg	11/26/19		Pending - EA
	<i>Roof replacement with similar, higher-quality product. Current roof is a 3-tab asphalt shingle product. Proposed product is a luxury dimensional asphalt shingle designed to mimic the look of slate (the original roofing material).</i>	1N1E22AB 02800 WALNUT PK BLOCK C LOT 1-3	Applicant: MEEGHAN HART HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON ST PORTLAND OR 97205		Owner: MULTNOMAH COUNTY LIBRARY DISTRICT 401 N DIXON ST PORTLAND, OR 97227	
19-248739-000-00-EA	2374 SW VERMONT ST, 97219		EA-Zoning Only - w/mtg	11/4/19		Pending - EA
	<i>This is a BES private property stormwater retrofit project that includes 3 stormwater planters to manage runoff from the upper parking lot (facilities 1-3) and two large rain gardens/basins to manage runoff from portions of the church roof (facilities 4a, 4b and 5). All facilities are to be placed in existing landscape areas. Two parking stalls will be removed to accommodate facility number 3. Please note that this is an updated site plan that overrides the project planned and reviewed during EA 18-115085. No work is being proposed in the c overlay.</i>	1S1E21BB 01100 SECTION 21 1S 1E TL 1100 12.89 ACRES	Applicant: JEREMY PERSON CITY OF PORTLAND / BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVE RM 613 PORTLAND OR 97204 Applicant: DANNY KAPSCH BES CITY OF PORTLAND 1120 SW 5TH AVE, ROOM 613 PORTLAND OR 97204		Owner: GREATER PORTLAND BIBLE CHURCH 2374 SW VERMONT ST PORTLAND, OR 97219	
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	
19-249857-000-00-EA	500 SW SHERIDAN ST, 97239		EA-Zoning Only - w/mtg	11/6/19		Pending - EA
	<i>Proposal to rebuild gas utility equipment station at the SW corner of the project site/intersection. Sole gas feed to OHSU and VA hospitals.</i>	1S1E09 00100 SECTION 09 1S 1E TL 100 15.93 ACRES	Applicant: ANDREA KUEHNEL NW NATURAL 220 NW SECOND AVENUE PORTLAND OR 97209 Applicant: JOHN MCDONALD NW NATURAL 220 NW SECOND AVENUE PORTLAND OR 97209		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
19-248650-000-00-EA	NE GLISAN ST, 97220		EA-Zoning Only - w/mtg	11/4/19		Pending - EA
	<i>The applicant seeks to aquire this property for use as a contractor of industrial services (flagging company). To secure financing the applicant needs to confirm that the proposed use can maintain the existing Non-Conforming Status. No new site improvements are proposed, only potential interior modifications.</i>	1N2E33DB 08500 ELLA HTS BLOCK 1 LOT 1	Applicant: VAL SOLORZANO C.O.A.T FLAGGING 3611 NE 50TH AVENUE PORTLAND OR 97213		Owner: REID PROPERTIES LP PO BOX 33566 PORTLAND, OR 97292-3566	

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19-249634-000-00-EA	2925 NE 15TH AVE, 97212		EA-Zoning Only - w/mtg	11/6/19		Pending - EA
		<p><i>Replace failing horizontal siding, repair/replace windows that don't operate, replace the entry awning, add a dormer on the back of the house and add solar photovoltaic panels to the west facing roofs. The project may include replacing the existing retaining wall on the north side of the driveway to accommodate a 9'x18' parking space (if the current parking space in the garage is removed and if the existing parking space adjacent to the sidewalk is not accepted (within 10' of the street). Convert the garage to a Writer's Studio and/or an ADU b replacing/restoring the structure (as needed - including adding a foundation), replacing/adding both doors and windows (not in the setback), plumbing for fixtures, insulation and generally finishing out the space.</i></p>				
		1N1E26AC 05200				
		IRVINGTON BLOCK 68 LOT 8				
			Applicant: LAURA SQUILLACE GREEN HAMMER DESIGN-BUILD 721 NW 9TH AVE #195 PORTLAND OR 97209			Owner: VAN METER, JENNIFER L TR 2925 NE 15TH AVE PORTLAND, OR 97212-3342
						Owner: RUCKA, GREGORY A TR 2925 NE 15TH AVE PORTLAND, OR 97212-3342
19-248631-000-00-EA	, 97201		EA-Zoning Only - w/mtg	11/4/19		Pending - EA
		<p><i>Development of new 4 story condo building with 10 condos, with parking on main level</i></p>				
		1S1E04BD 12800				
		CARTERS ADD TO P BLOCK C W 57 1/2' OF S 100' OF LOT 26				
			Applicant: JOHN REILLY REILLY SIGNATURE HOMES LLC 3231 NE US GRANT PL PORTLAND OR 97212			Owner: JOHN REILLY 3231 NE US GRANT PL PORTLAND, OR 97212-5144
			Applicant: JENNY DOHERTRY-REILLY REILLY SIGNATURE HOMES 3231 NE US GRANT PL PORTLAND OR 97212			Owner: JENNY DOHERTY-REILLY 3231 NE US GRANT PL PORTLAND, OR 97212-5144
19-251625-000-00-EA	12102 SE DIVISION ST, 97266		EA-Zoning Only - w/mtg	11/12/19		Pending - EA
		<p><i>Reduction of 3929 sf Burger King Restaurant to reconfiguration of drive-thru lane from a single lane, to a Y type lane, allowing for entry of drive-thru to be closer to SE 119th Avenue. This will allow for a second drive-thru pad to the East of the Burger King. Drive-thru canopy is to be demolished. Drive-thru window is to be shifted South in the same wall. Exterior elevations are to be updated to meet current image standards.</i></p>				
		1S2E10AA 00200				
		SECTION 10 1S 2E TL 200 9.88 ACRES				
			Applicant: JOHN DODSON ARMET DAVIS NEWLOVE ARCHITECTS 1330 OLYMPIC BLVD SANTA MONICA CA 90404			Owner: ROIC OREGON LLC PO BOX 130339 CARLSBAD, CA 92013
19-252809-000-00-EA	6729 SE 162ND AVE, 97236		EA-Zoning Only - w/mtg	11/14/19		Application
		<p><i>A comprehensive Plan and Zoning Amendment to change the existing designation from R10 to a greater density residential or mixed-use designation.</i></p>				
		1S2E24AA 00300				
		SECTION 24 1S 2E TL 300 4.99 ACRES				
			Applicant: ANDREW TULL 3J CONSULTING INC 9600 SW NIMBUS AVE #100 BEAVERTON OR 97008			Owner: SPRINGWATER STABLES ARENA LLC PO BOX 11930 PORTLAND, OR 97211-0930
19-253417-000-00-EA	3015 SE BERKELEY PL, 97202		EA-Zoning Only - w/mtg	11/15/19		Application
		<p><i>Construction of an approximately 150-suite retirement residence and other senior-related uses.</i></p>				
		1S1E24DC 01500				
		SECTION 24 1S 1E TL 1500 1.81 ACRES				
			Applicant: DAN ROACH LENITY ARCHITECTURE, INC 3150 KETTLE CT SE SALEM OR 97302			Owner: TERRY EMMERT 11811 SE HIGHWAY 212 CLACKAMAS, OR 97015-9038

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19-252382-000-00-EA	10340 SE DIVISION ST, 97266		EA-Zoning Only - w/mtg	11/13/19		Application
<p><i>The concept of this project is to construct a new assisted living and memory care community to serve the local residents of the community. the project is currently envisioned to house between 90-120 residents. An existing medical office building will be replaced as part of the project and two residential homes will be demolished. The current concept design houses memory care on the first floor and assisted living on two upper floors. A basement level will provide support services.</i></p>		1S2E10BB 02300 PITTOCK GROVE BLOCK 2 LOT 3	Applicant: JOE ZODY ZODY ARCHITECTURE, LLC 520 SW YAMHILL ST #910 PORTLAND OR 97204		Owner: KANE INVESTMENT PROPERTIES LLC 10340 SE DIVISION ST PORTLAND, OR 97266	
19-254654-000-00-EA	2997 SW MOODY AVE, 97201		PC - PreApplication Conference	11/19/19		Pending - EA
<p><i>A Pre-Application Conference to discuss a new mixed-use project in two buildings. There will be residential units above ground floor retail and at-grade level parking. A total of 289 units and 40 parking spaces are proposed. There are two vehcile access points from SW Moody at either end of the site.</i></p>		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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19-250909-000-00-EA	1500 SW HARBOR WAY, 97201		PC - PreApplication Conference	11/8/19		Pending - EA
<p><i>A Pre-Application Conference to discuss construction of a new seismically sound water main under the Willamette River. The steel pipeline will be tunneled beneath the river bed, connecting the Westside Header in SW Naito Parkway to the Eastside Header at SE 10th Ave and Harrison St. There are expected to be above-ground vents and rectifiers at the west end of the pipe within the CX or OS zone. Construction of the Eastside Shaft is expected to begin in June 2020. Construction work on the HDD at the west end will begin in July 2021.</i></p>						
		1S1E03CA 00200		Applicant: TIM COLLINS CITY OF PORTLAND, WATER BUREAU 1120 SW 5TH AVE PORTLAND, OR 97204		Owner: WATER AVENUE ASSOC LLC 12322 SE SPRING MOUNTAIN DR HAPPY VALLEY, OR 97086
		SECTION 03 1S 1E TL 200 2.35 ACRES				Owner: PARAGON INDUSTRIES II INC 4285 N GOLDEN STATE BLVD FRESNO, CA 93722-6316
						Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912
						Owner: PORTLAND GENERAL ELECTRIC CO 121 SW SALMON ST PORTLAND, OR 97204-2901
						Owner: RIVERPLACE CONDOMINIUM NO 1 OWNERS ASSOCIATION 0145 SW MONTGOMERY ST PORTLAND, OR 97201
						Owner: PORTLAND CITY OF(PARKS & RECREATION BUREAU 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912
						Owner: OREGON STATE DIVISION OF STATE LANDS 1445 STATE ST SALEM, OR 97310-0001
						Owner: SKB-BFH 1921 3RD VENTURE LLC 222 SW COLUMBIA ST #700 PORTLAND, OR 97201

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-257584-000-00-EA	NW 19TH AVE, 97209		PC - PreApplication Conference	11/26/19		Pending - EA
<p><i>The project includes Blocks 261 & 262 of the Con-way Master Plan. the combined site area of the two blocks is 89,731.45 sf prior to any right of way improvements. The applicant is currently performing due diligence and intends to develop market rate housing o Block 262 and hotel on Block 261. The applicant seeks feedback on the process and feasibility of amending the Conway Master Plan to facilitate hotel use on Block 261. Stormwater management information will be submitted with the DR application.</i></p>		1N1E28DC 03900 COUCHS ADD BLOCK 262 INC PT VAC ST LOT 7&10&11&14 INC PT VAC ST LOT 15 EXC PT IN ST, LOT 16-18 EXC PT IN ST	Applicant: DAMIN TARLOW TRAMMELL CROW COMPANY 1300 SW 5TH AVE, STE 3050 PORTLAND OR 97201		Owner: XPO PROPERTIES INC PO BOX 4138 PORTLAND, OR 97208-4138	
19-255780-000-00-EA	SW US VETERANS HOSPITAL RD, 97239		PC - PreApplication Conference	11/21/19		Pending - EA
<p><i>A multi-modal hub including combined Tri-met and C-Tran bus shelter and longterm bicycle parking enclosure. This is associated with the new OHSU building being reviewed under 10-230357 DZ. . Stormwater runoff from the project will be captured via catch basins and conveyed 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></p>		1S1E09AD 00500F1 SECTION 09 1S 1E TL 500 AIRSPACE ONLY & IMPS ONLY SEE R327784 (R991091030) FOR LAND & IMPS	Applicant: CARL TULLY NBBJ 310 SW 4TH AVE, SUITE 900 PORTLAND OR 97204		Owner: OREGON STATE BOARD OF HIGHER EDUCATION 3181 SW SAM JACKSON PARK RD PORTLAND, OR 97239-3011	
19-252286-000-00-EA	1650 NW 21ST AVE, 97209		PC - PreApplication Conference	11/13/19		Pending - EA
<p><i>A Pre-Application Conference to discuss construction of a 6 story building with 184 residential units for seniors. One Hundred parking spaces are proposed at the basement level with access from NW Savier Street</i></p>		1N1E28CD 02400 COUCHS ADD INC PT VAC ST BLOCK 292 EXC PT IN ST	Applicant: KURT SCHULTZ SERA DESIGN AND ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: PREG NW PORTLAND LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403-1161	
19-258502-000-00-EA	10603 SE HENDERSON ST, 97266		PC - PreApplication Conference	11/27/19		Application
<p><i>New assisted living/memory care/cottages for the elderly around existing church facilities. Stormwater to be collected and conveyed in to existing storm system infrastructure.</i></p>		1S2E22BC 00400 SECTION 22 1S 2E TL 400 10.64 ACRES	Applicant: AARON CLARK LENITY ARCHITECTURE 3150 KETTLE COURT SE SALEM OR 97301		Owner: MT SCOTT CHURCH OF GOD 10603 SE HENDERSON ST PORTLAND, OR 97266	
19-252889-000-00-EA	NW 29TH AVE, 97210		PC - PreApplication Conference	11/14/19		Pending - EA
<p><i>A Pre-Application Conference to discuss construction of a performance and education facility for Northwest Children's Theater. Thirty-two parking spaces are proposed with access from NW 29th.</i></p>		1N1E29DB 04300 WILLAMETTE HTS ADD BLOCK 11 LOT 3&4&7&8&11 TL 4300	Applicant: STEVEN EHLBECK SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209		Owner: CAIRN PACIFIC PROPERTIES 10 LLC 1015 NW 11TH AVE #242 PORTLAND, OR 97209-3496	
19-252423-000-00-EA	NW LEIF ERIKSON DR, 97229		PC - PreApplication Conference	11/13/19		Pending - EA
<p><i>A Pre-Application Conference to discuss discuss repair and maintenace of the Kinder Morgan pipeline that runs from Portland to Eugene and crosses this site. The purpose of the project is twofold: to repair the exposed sections of the LS 14 pipeline at and around the Doane Creek crossing in the City of Portland's Forest Park and to conduct necessary pipeline maintenance activities within the park to maintain continued compliance with PHMSA regulations. This project also would consist of trimming and possible selective removal of trees so that aerial views can be seen of this site (See EA 11-140389).</i></p>		1N1W14 00600 SECTION 14 1N 1W TL 600 157.63 ACRES	Applicant: NICOLE RODRIGUEZ KINDER MORGAN 1001 LOUISIANA STREET, STE 1000 HOUSTON TX 77002		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	

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19-257032-000-00-EA	SW CANBY ST, 97219		PC - PreApplication Conference	11/25/19		Pending - EA
	<i>Construction of a 25-unit condo-style housing planned development on the 3.41 acre lot. A private street system will serve the development with access from SW Canby St. The site contains both conservation and protection overlays, and all proposed development will remain outside of those environmental overlay areas. A private utility pump will serve the development (due to the constraints and the topographical features of the site) which will connect into the municipal sanitary system on SW Canby St.</i>	1S1E20CB 01600 SECTION 20 1S 1E TL 1600 3.41 ACRES	Applicant: JESSE WINTEROWD WINTERBROOK PLANNING 610 SW ALDER ST #810 PORTLAND OR 97205		Owner: HUTCHINSON, KRISTEN TR ET AL 4144 SW CANBY ST PORTLAND, OR 97219	
19-253213-000-00-EA	5936 NE 42ND AVE, 97218		PC - PreApplication Conference	11/15/19		Pending - EA
	<i>A Pre-Application Conference to discuss a Planned Development for twelve detached single dwelling units. Each unit has its own garage.</i>	1N2E18CC 04300 STOKES TR INC PT VAC ST W OF & ADJ N 70' OF LOT 52	Applicant: STEVE MELKERSON CALIBER HOMES 4110 SE HAWTHORNE BLVD #166 PORTLAND OR 97214		Owner: JSM EQUITIES LLC 4110 SE HAWTHORNE BLVD PMB 166 PORTLAND, OR 97214-5246	
19-249874-000-00-EA	327 NW 6TH AVE, 97209		PC - PreApplication Conference	11/6/19		Pending - EA
	<i>A Pre-Application Conference to discuss construction of a new, 7 story, mixed-use building on a quarter block site. The proposal includes 70 short term single room occupancy units. There will be 30 studio apartments as well as Central City Concern offices and community spaces. There are two Type B loading spaces with access from NW Flanders. This proposal is funded by the Portland Housing Bureau.</i>	1N1E34CA 02300 COUCHS ADD BLOCK 47 LOT 5&8	Applicant: ADAM HOSTETLER WORKS PROGRESS ARCHITECTURE 811 SE STARK ST., SUITE 210 PORTLAND OR 97214		Owner: PORTLAND CITY OF 421 SW 6TH AVE #500 PORTLAND, OR 97204	
19-248697-000-00-EA	6814 N GREENWICH AVE, 97217		Pre-Prmt Zoning Plan Chck.Oth	11/4/19		Completed
	<i>Two new 3 story multi-family buildings using Community Design Standards. Buildings include basements and L03 mezzanine. Building occupancy is R-2. No off street parking. Stormwater method utilizes on-site drywell.</i>	1N1E16AD 00900 WILBURTON BLOCK 10 LOT 4	Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND OR 97201		Owner: GREENWICH PORTLAND LOFTS LLC 10117 SE SUNNYSIDE BLVD #F707 CLACKAMAS, OR 97015	
19-248806-000-00-EA	7908 N BANK ST, 97203		Public Works Inquiry	11/4/19		Completed
	<i>Will be performing a lot confirmation to Lots 12 & 13 to build 1 house and 1 ADU on each lot. Total of 2 houses and 2 ADU's. Purpose for Public Works is to obtain information about an ADU ramp. Please see questions on 2nd page re: requirements to installing an ADA corner.</i>	1N1E06CB 16900 BARTONS ADD BLOCK 4 LOT 12 EXC PT IN ST LOT 12 LOT 13	Applicant: RICHARD ADAMS FASTER PERMITS 2000 SW 1ST AVENUE SUITE 420 PORTLAND, OR 97201		Owner: RACHEL VANDERWERF 10131 N ALLEGHENY AVE PORTLAND, OR 97203-1632	
19-250282-000-00-EA	SW, 97219		Public Works Inquiry	11/7/19		Pending - EA
	<i>Proposal is to build one single family residence.</i>	1S1E34AD 01500 SECTION 34 1S 1E TL 1500 0.78 ACRES	Applicant: KEVIN REA REA COMPANY HOMES 3003 NE RED OAK DRIVE BEND OR 97701		Owner: PHILLIP MCCARTNEY & LYNDEY MCCARTNEY REV LIV TR 1224 SW HESSLER DR PORTLAND, OR 97239	

Final Plat Intakes

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18-199728-000-00-FP	12437 SE SALMON CT, 97233	FP - Final Plat Review		11/1/19		Under Review
<i>Final plat to create two parcels.</i>						
		1S2E02BB 03700 JANET ADD BLOCK 2 LOT 7 SWLY 35' OF LOT 8	Applicant: MARK DANE MARK DANE PLANNING 14631 SW MILLIKAN WAY #6 BEAVERTON OR 97003		Owner: VYACHESLAV KAMINSKIY 12459 SE SALMON CT PORTLAND, OR 97233	
17-127223-000-00-FP	3810 SE 92ND AVE, 97266	FP - Final Plat Review		11/1/19		Under Review
<i>Final plat to create three parcels.</i>						
		1S2E09DB 01300 WINCHESTER HTS INC PT VAC ST LOT 1	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: O L INVESTMENTS LLC 8733 SE DIVISION ST #201 PORTLAND, OR 97266	
19-186071-000-00-FP	13975 SE SCHILLER ST, 97236	FP - Final Plat Review		11/1/19		Under Review
<i>Final plat to create three parcels.</i>						
		1S2E14AA 02301 VICTORYDALE LOT 13	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: ALBERT NGUYEN 12101 SE SOVEREIGN DR HAPPY VALLEY, OR 97086	
17-273597-000-00-FP	6648 SE CARLTON ST, 97206	FP - Final Plat Review		11/5/19		Under Review
<i>Final plat to create two parcels.</i>						
		1S2E17CC 16900 TREMONT PL BLOCK 30 LOT 16	Applicant: GALEN SWAIN 6648 SE CARLTON ST PORTLAND OR 97206		Owner: MARVIN SWAIN 6648 SE CARLTON ST PORTLAND, OR 97206-6630	
					Owner: SHERYL SWAIN 6648 SE CARLTON ST PORTLAND, OR 97206-6630	
19-132117-000-00-FP	4610 SW TAYLORS FERRY RD, 97219	FP - Final Plat Review		11/12/19		Under Review
<i>Final plat to create three parcels.</i>						
		1S1E30DA 00700 SECTION 30 1S 1E TL 700 0.49 ACRES	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: RAREBIRD INC 800 NE BROADWAY PORTLAND, OR 97232-1216	
19-107677-000-00-FP	SW ENGLEWOOD DR, 97034	FP - Final Plat Review		11/14/19		Under Review
<i>Final plat to create two parcels.</i>						
		1S1E33DD 01001 ENGLEWOOD RPLT LOT 23&24 TL 1001 DEFERRAL-POTENTIAL ADDITIONAL TAX	Applicant: DON DEVLAEINCK COMPASS LAND SURVEYORS 4107 SE INTERNATIONAL WAY, SUITE 705 MILWAUKIE OR 97222		Owner: LEWIS J INKSTER JR TR PO BOX 665 BEND, OR 97709	

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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 rating of groundwater at the exterior basement stairs located less than 50' 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.

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-248066-000-00-FP	11525 SE MADISON ST, 97216	FP - Final Plat Review		11/27/19		Application
<p><i>LUBA APPEAL OF: Approval of a Preliminary Plan for a 2-parcel partition that will result in one standard lot and one flag lot, 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, PBOT and Fire 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"> - Any buildings or accessory structures on the site at the time of the final plat application; - Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; - Any other information specifically noted in the conditions listed below. <p><i>B. The final plat must show the following:</i></p> <ol style="list-style-type: none"> 1. The applicant shall meet the street dedication requirements of the City Engineer for SE Madison Street. The required right-of-way dedication must be shown on the final plat. 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.9, below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: An Acknowledgement of Tree Preservation Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records. C. The following must occur prior to Final Plat approval: <ul style="list-style-type: none"> Streets <ol style="list-style-type: none"> 1. The applicant shall pay the LTIC to the satisfaction of Portland Transportation. 2. The applicant shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. 3. The applicant shall remove the decorative wall and fence in front of Parcel 1 or obtain an approved Encroachment Permit to retain those features to the satisfaction of Portland Transportation. 4. The applicant shall obtain and complete a Minor Improvement Permit (MIP) to narrow the existing asphalt driveway access for Parcel 1 to the satisfaction of Portland Transportation. The driveway access must be narrowed to not exceed the width of an allowable on-site parking space/drive aisle for Parcel 1. See related onsite paving changes triggered in Condition C.8. Utilities <ol style="list-style-type: none"> 5. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Parcel 2, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new house on Parcel 2, if applying the exception; and an Acknowledgement of Special Land 						
	1S2E03AC 02100	CHRISTIAN SCHOOL ADD BLOCK 1 LOT 9	Applicant: BEATE IOANIDE-CULI R&B DESIGN STUDIO, LLC 70 N FREMONT ST PORTLAND, OR 97212		Owner: VENA REVENKO 11525 SE MADISON ST PORTLAND, OR 97216	
					Owner: ALEXANDER REVENKO 11525 SE MADISON ST PORTLAND, OR 97216	

2017

Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat. (Continued in Decision document)

Total # of FP FP - Final Plat Review permit intakes: 9

Total # of Final Plat intakes: 9

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-257325-000-00-LU	11468 NE HOLMAN ST, 97220	AD - Adjustment	Type 2 procedure	11/25/19		Pending
<p><i>Development of a new hotel. Adjustment to pedestrian standard 33.140.240.B.1.a, to eliminate connection to Airport Way. Tree Review to remove 2 trees shown on Tree Preservation Plan. Tree Preservation Violation Review for the removal of 7 trees.</i></p>						
	1N2E15DB 00901 PARTITION PLAT 2011-7 LOT 1		Applicant: JOHN FORD HOLMAN HOSPITALITY GROUP, LLC 833 E MICHIGAN ST, #1000 MILWAUKEE WI 53202		Owner: PACIFIC NW PROPERTIES LP 6600 SW 105TH AVE #175 BEAVERTON, OR 97008	
19-248045-000-00-LU	3426 NE 38TH AVE, 97212	AD - Adjustment	Type 2 procedure	11/1/19		Incomplete
<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 BEAUMONT BLOCK 43 LOT 2		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	
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	
19-249590-000-00-LU	2825 NW RALEIGH ST, 97210	AD - Adjustment	Type 2 procedure	11/6/19		Incomplete
<p><i>The proposed project is to add a 222 sf garage at the NE corner of the property in place of the existing elevated parking pad. Requested adjustment for section 33.110.225</i></p>						
	1N1E29DC 13300 WILLAMETTE HTS ADD BLOCK B LOT 6		Applicant: ANNIE USHER ANNIE USHER ARCHITECTURE, LLC 3338 NW FRANKLIN CT PORTLAND OR 97210		Owner: CARA SAMPLES 2825 NW RALEIGH ST PORTLAND, OR 97210-2464 Owner: JUSTIN SAMPLES 2825 NW RALEIGH ST PORTLAND, OR 97210-2464	
19-250059-000-00-LU	4070 NE 8TH AVE, 97212	AD - Adjustment	Type 2 procedure	11/6/19		Incomplete
<p><i>Requesting an Adjustment to the on-site parking requirement. A one car, tuck under garage currently provides on-site parking for the lot. We would like to convert this garage space to additional living space. The existing driveway that leads to the tuck under garage is too short to accommodate the required parking space length and a current PBOT permit condition for the site (RS 18-229466) will require extension of the driveway apron and effectively allow 3 on-street parking spaces on NE Mason St.</i></p>						
	1N1E23CB 16100 LINCOLN PK ANX BLOCK 19 LOT 1		Applicant: DELVIN GAITHER 6811 NE 162ND ST VANCOUVER, WA 98686		Owner: DELVIN GAITHER 6811 NE 162ND ST VANCOUVER, WA 98686 Owner: MARY GAITHER 6811 NE 162ND ST VANCOUVER, WA 98686	

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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 GREEN HILLS BLOCK 31 LOT 6	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		Pending
<p><i>Adjustment to fence height is requested.</i></p>		1S3E06AB 07600 SECTION 06 1S 3E TL 7600 0.83 ACRES	Applicant: VILIAMI KALAMAFONI 824 SE 174TH AVE PORTLAND, OR 97233		Owner: VILIAMI KALAMAFONI 824 SE 174TH AVE PORTLAND, OR 97233	
19-248688-000-00-LU	395 NW BRYNWOOD LN, 97229	AD - Adjustment	Type 2 procedure	11/4/19		Incomplete
<p><i>Requested Adjustment to maximum lot area. See also PLA LC 19-248676</i></p>		1N1W36CA 03200 SECTION 36 1N 1W TL 3200 10.09 ACRES SPLIT LEVY R324723 (R961361660)	Applicant: BEN ALTMAN PIONEER DESIGN GROUP 9020 SW WASHINGTON SQ RD #170 PORTLAND, OR 97223		Owner: JEFFREY LEE 395 NW BRYNWOOD LN PORTLAND, OR 97229-6701	
			Applicant: JEE LEE 4355 SW ALTADENA AVE PORTLAND OR 97239			
19-252470-000-00-LU	296 NW MAYWOOD DR, 97210	AD - Adjustment	Type 2 procedure	11/13/19		Pending
<p><i>Adjustment to 33.266.120 for size and placement of vehicle parking areas.</i></p>		1N1E33CB 06002 PARTITION PLAT 1997-91 LOT 2	Applicant: MARK DANE MARK DANE PLANNING 12725 SW GLENHAVEN ST PORTLAND, OR 97225		Owner: KEITH NELSON 3497 NW THURMAN ST PORTLAND, OR 97210	
19-252462-000-00-LU	2900 NE MARINE DR, 97211	AD - Adjustment	Type 2 procedure	11/13/19		Incomplete
<p><i>Change of use from warehouse and freight movement to wholesale sales. Herc Rentals will occupy the entire site and they rent out construction equipment, with the majority of equipment delivered to construction sites. New work includes adding a 30x40 ft concrete equipment wash-down area; adding a fueling area for diesel and gasoline. Parking and landscaping improvements shall be provided per the non-conforming site improvement requirements of 33.258. Adjustment requested to the Northern & Eastern Landscape standards and an adjustment also requested to Parking standards.</i></p>		1N1E01BC 00300 SECTION 01 1N 1E TL 300 3.00 ACRES	Applicant: PHILIP SYDNOR INTEGRATE ARCHITECTURE AND PLANNING, PC 1715 N TERRY ST PORTLAND OR 97217		Owner: WPC MARINE LLC 307 LEWERS ST 6TH FL HONOLULU, HI 96815	

Total # of LU AD - Adjustment permit intakes: 10

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-252037-000-00-LU	6000 NE 80TH AVE, 97218	CU - Conditional Use	Type 2 procedure	11/12/19		Pending
<p><i>This is an application to modify the conditional use approved by the City under file number LU 16-257974 to remove a portion of the property from conditional use approval, pursuant to the separately filed PLA (PR 19-252030).</i></p>		1N2E17DA 01200 PROPCO INDUSTRIAL PARK LOT 3 TL 1200	Applicant: BRIAN MARTINEK NW REGINAL REENTRY CENTER 6000 NE 80TH AVE PORTLAND OR 97218		Owner: NORTHWEST REGIONAL RE-ENTRY CENTER 6000 NE 80TH AVE PORTLAND, OR 97218-2898	
19-257812-000-00-LU	3905 SE 91ST AVE, 97266	CU - Conditional Use	Type 2 procedure	11/26/19		Pending
<p><i>New 20,540 sf single story building and associated modifications and improvements to on-site circulation and landscaping in the vicinity of the new building and as needed to accommodate required non-confirming upgrades. The new building will support career and technical education programming to allow the site to serve as a atemporary location for Benson Polytechnic High School. Adjustment to the setback.</i></p>		1S2E09 00200 SECTION 09 1S 2E TL 200 23.86 ACRES	Applicant: CATHERINE CORLISS ANGELO PLANNING GROUP 921 SW WASHINGTON ST #468 PORTLAND OR 97205		Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107	
19-255448-000-00-LU	6255 NE 17TH AVE, 97211	CU - Conditional Use	Type 2 procedure	11/20/19		Pending
<p><i>Application to operate a Type B Accessory Short Term Rental in four bedrooms in the five-bedroom house, which includes an ADU.</i></p>		1N1E14DB 14200 COLUMBIA HTS SOUTH BLOCK 1 LOT 4 TL 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	
19-256213-000-00-LU	4775 N LOMBARD ST, 97203	CU - Conditional Use	Type 2 procedure	11/22/19		Pending
<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 NORWOOD BLOCK 107 LOT 20-26	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	

Total # of LU CU - Conditional Use permit intakes: 4

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-251616-000-00-LU	545 SW TAYLOR ST, 97204	DZ - Design Review	Type 1 procedure new	11/12/19		Pending
<p><i>Install 4 small cell antennas (3-5G and 1 - 4G). Antennas to be installed at window openings on facade of building at 7th floor garage level and 10th floor garage level. The (4) small cell antennas will be colored to match existing building window screen fenestration exterior. The associated equipment radios, RRUs, cabinets, etc to be installed inside building at basement, 5th floor, 7th floor, and 10th floor of building interior garage levels.</i></p>						
	1S1E03BB 80001	HILTON MARK-TAYLOR CONDOMINIUM HOTEL UNIT	Applicant: KONRAD HYLE BLACKROCK LLC 22135 SW COLE CT TUALATIN, OR 97062		Owner: MARK-TAYLOR LLC 111 SW COLUMBIA #1380 PORTLAND, OR 97201	
			Applicant: MELISSA BODINE VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND OR 97230		Owner: THI VI PORTLAND LLC 1997 ANNAPOLIS EXCH PKWY #55 ANNAPOLIS, MD 21401	
					Owner: ASSOCIATION OF UNIT OWNERS OF HILTON MARK-TAYLOR COND 111 SW COLUMBIA ST PORTLAND, OR 97201	
19-250400-000-00-LU	555 NW 12TH AVE, 97209	DZ - Design Review	Type 2 procedure	11/7/19		Incomplete
<p><i>Repair of existing lights, replace egress lighting w/ new fixtures. Repair and replace with comparable materials the East & North Facade wall from grade to Top of Existing walls (as well as the enclosing walls of the existing-to-remain sawtooth skylight). Provide 2 new paint colors & integrated color parapet cap per elevations. Repair, replace and paint existing-to-remain metal awnings & gates on the East & North Facade. Provide new linear wall graze lighting, the entire length of the east & north facades, affixed to new top mounted steel angle that is attached to an existing wall in reveal. Provide bottom steel angle to cut off wall graze light. Replace two existing storefront windows. Provide new signage box at corner & stand off lettering along the east and north facade. Provide new signage box at corner and stand off lettering along the east and north facade. New roof throughout with logo applied and extended parapet at west and south wall separation. Addition of new exhaust fan vents.</i></p>						
	1N1E33AD 03800	COUCHS ADD BLOCK 87 LOT 5&8	Applicant: LAURIE SIMPSON CONNECT ARCHITECTURE 4072 N WILLIAMS ST #A PORTLAND OR 97227		Owner: DI GREGORIO, LEONARD P TR 7007 SW 7TH AVE PORTLAND, OR 97219	
					Owner: DI GREGORIO, LAURA C TR 7007 SW 7TH AVE PORTLAND, OR 97219	
19-248077-000-00-LU	2400 NE BROADWAY, 97232	DZ - Design Review	Type 2 procedure	11/1/19		Incomplete
<p><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></p>						
	1N1E25CC 14300	CARTERS ADD TO E P BLOCK 2 W 1' OF LOT 2 EXC PT IN ST LOT 3&4 EXC PT IN ST	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	
19-255169-000-00-LU	NE SANDY BLVD, 97232	DZ - Design Review	Type 2 procedure	11/20/19		Pending
<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	RALSTONS ADD BLOCK 5 LOT 11&12 EXC PT IN STS	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	

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19-248595-000-00-LU	618 NW 12TH AVE	DZ - Design Review	Type 3 procedure	11/4/19		Incomplete
<p><i>Renovation of exterior facade above the brick base (floors 3&4) including the removal and replacement of all the failing EIFS and associated EIFS "plant on" decoration including all windows, doors and balcony railings with new rain screen stucco and fiberglass windows and sliding doors, aluminum swing doors and sidelights and new aluminum railings.</i></p>						
	1N1E34BC 70000		Applicant: MICHAEL CLINE RDH BUILDING SCIENCE 5331 SW MACADAM AVE #314 PORTLAND OR 97239		Owner: HOYT COMMONS CONDOMINIUMS OWNERS' ASSOCIATION 333 SW 5TH AVE #200 PORTLAND, OR 97205	
Total # of LU DZ - Design Review permit intakes: 5						
19-249016-000-00-LU	515 SW CLAY ST, 97201	DZM - Design Review w/ Modifications	Type 2 procedure	11/5/19		Pending
<p><i>Adjustment modification review for 3 wall signs over total allowed sq ft based upon primary building wall. This is in addition and a revision to LU 19-192433 DZ.</i></p>						
	1S1E03BC 02800 PORTLAND BLOCK 165 LOT 1-4 LOT 6-8		Applicant: CYNDI STOCKS SECURITY SIGNS, INC 2424 SE HOLGATE BLVD PORTLAND OR 97202		Owner: GOLDEN BEARS OWNER LLC 4747 BETHESDA AVENUE SUITE 1100 BETHESDA, MD 20814	
19-257828-000-00-LU	8005 SE 13TH AVE, 97202	DZM - Design Review w/ Modifications	Type 2 procedure	11/26/19		Pending
<p><i>The proposed project is a new three-story, mixed-use structure located at the intersection of SE 13th Ave and SE Nahalem St. It is comprised of two stories of residential apartments over ground floor retail, lobby, and residential units. The project site is 8003-8005 SE 13th Ave, and currently contains a single story residential structure, to be demolished. the project proposes a mix of Studio (11) and One bedroom (8) apartments for a total of 19 units. Modification to Transit Street Multi-Dwelling Main Entry Location (33.130.242.C.1&3). Modification to Vertically Hung Bicycle Rack Spacing (33.266.220.C.3.b)</i></p>						
	1S1E23CA 09800 SELLWOOD BLOCK 51 LOT 1		Applicant: MAX TASCHEK WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE, STE 440 PORTLAND OR 97227		Owner: WAITE, MARGERY L TR 7152 SW LA VIEW DR PORTLAND, OR 97219-3004 Owner: WAITE, GARY R TR 7152 SW LA VIEW DR PORTLAND, OR 97219-3004	
19-249975-000-00-LU	SW 1ST AVE, 97201	DZM - Design Review w/ Modifications	Type 2 procedure	11/6/19		Incomplete
<p><i>Removal and replacement of some elements of an above-ground private plaza and portions of Portland Center Park to facilitate waterproofing of the existing underground garage at American Plaza Towers. 5 Adjustments are requested and one Modification</i></p>						
	1S1E03CC 90000 AMERICAN PLAZA TOWERS CONDOMINIUM GENERAL COMMON ELEMENTS EXC PT IN ST		Applicant: SUSAN L GILBERT AMERICAN PLAZA TOWERS 2211 SW FIRST AVE PORTLAND OR 97204 Applicant: AMY EDWARDS PROSPER PORTLAND 222 NW 5TH AVE PORTLAND OR 97209		Owner: PDC DBA PROSPER PORTLAND 222 NW 5TH AVE PORTLAND, OR 97209-3812 Owner: AMERICAN PLAZA TOWERS CONDOMINIUM OWNERS ASSN 2211 SW 1ST AVE PORTLAND, OR 97201	

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19-251124-000-00-LU	NW, 97209 <i>Block 219 East will be 6 story market rate apartment building with 200 residential units and basement parking in the Con-Way Master Plan area in the Northwest Plan District.</i>	DZM - Design Review w/ Modifications 1N1E33BA 00105 PARTITION PLAT 2019-21 LOT 3	Type 3 procedure	11/8/19		Incomplete
			Applicant: KURT SCHULTZ SERA DESIGN AND ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: PREG NW PORTLAND LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403-1161	
Total # of LU DZM - Design Review w/ Modifications permit intakes: 4						
19-256251-000-00-LU	SW MENELEE DR, 97239 <i>Enviornmental 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>	EN - Environmental Review 1S1E16AD 02100 SECTION 16 1S 1E TL 2100 0.20 ACRES	Type 2 procedure	11/22/19		Pending
			Applicant: JOSHUA PATRICK JOE KARMAN ARCHITECTS PO BOX 14631 PORTLAND OR 97293		Owner: INTERLOCK INVESTMENTS LLC PO BOX 818 BORING, OR 97009	
19-251024-000-00-LU	NW LEIF ERIKSON DR, 97210 <i>Replace the existing (failed) culvert, removing the compromised embankment fill, and replacing with new structural fill material to support the culvert pipe and limit future pipe deflections.</i>	EN - Environmental Review 1N1E30 00500 SECTION 30 1N 1E TL 500 21.87 ACRES	Type 2 procedure	11/8/19		Incomplete
			Applicant: EMILY ROTH PORTLAND PARKS & RECREATION 1120 SW 5TH AVE SUITE 1302 PORTLAND OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1204 PORTLAND, OR 97204-1912	
Total # of LU EN - Environmental Review permit intakes: 2						
19-253618-000-00-LU	<i>EN Violation Review to correct tree cutting and grading within environmental protection overlay zone (see 16-266868-SC)</i>	EV - Environmental Violation	Type 2 procedure	11/15/19		Void/ Withdrawn
			Applicant: SUSAN BANKOWSKI 2728 SW GREENWAY AVE PORTLAND OR 97201		Owner: SUSAN BANKOWSKI 2728 SW GREENWAY AVE PORTLAND OR 97201	
19-253633-000-00-LU	5514 SW HEWETT BLVD, 97221 <i>EN violation review to correct violations noted in case 16-266868-SC. The zoning violation is from unpermitted tree pruning south of the residence on Hewett Blvd. Proposed mitigation plan is to address the impact(s) to the protected zone from grading activities conducted in 2016. The plan involves stabilization, restoration and replacement of the vegetation in the disturbed area.</i>	EV - Environmental Violation 1S1E07BA 02400 SECTION 07 1S 1E TL 2400 3.66 ACRES	Type 2 procedure	11/15/19		Pending
			Applicant: SUSAN BANKOWSKI 2728 SW GREENWAY AVE PORTLAND, OR 97201-1626		Owner: BRANDON BANKOWSKI 2728 SW GREENWAY AVE PORTLAND, OR 97201-1626	
					Owner: SUSAN BANKOWSKI 2728 SW GREENWAY AVE PORTLAND, OR 97201-1626	
Total # of LU EV - Environmental Violation permit intakes: 2						

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19-255193-000-00-LU	4715 N LAGOON AVE, 97217 <i>Installation of electric truck charging innovation showcase</i>	GW - Greenway	Type 2 procedure	11/20/19		Pending
		1N1E21BC 01100 SECTION 21 1N 1E TL 1100 2.62 ACRES SEE R678608 (R941210821) FOR SUB ACCOUNT	Applicant: BREANNE MOCABY BLACK & VEATCH 5885 MEADOWS ROAD, SUITE 700 LAKE OSWEGO OR 97035		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529 Owner: DAIMLER TRUCKS NORTH AMERICA LLC 7035 SW HAMPTON ST TIGARD, OR 97223	
19-254153-000-00-LU	5501 NW FRONT AVE, 97210 <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>	GW - Greenway	Type 2 procedure	11/18/19		Pending
		1N1E19B 00400 SECTION 19 1N 1E TL 400 31.27 ACRES LAND & IMPS SEE R646226 (R941190641) FOR MACH & EQUIP	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 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						
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	

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19-252364-000-00-LU	610 SW ALDER ST, 97205 <i>Removal of non-historic, non-contributing canopy over a small tenanat space on the first floor of the Alder Street Elevation.</i>	HR - Historic Resource Review	Type 1x procedure	11/13/19		Pending
	1N1E34CC 08000 PORTLAND BLOCK 178 LOT 1-3 TL 8000		Applicant: JOE ZODY ZODY ARCHITECTURE, LLC 520 SW YAMHILL ST #910 PORTLAND OR 97204		Owner: RALPH SCHLESINGER COMPANY LLC 610 SW ALDER ST #1221 PORTLAND, OR 97205-3613	
19-250999-000-00-LU	920 NE SISKIYOU ST, 97212 <i>120 sq ft addition (for a kitchen) on the back of the house. The affected facade is over 150 sq ft.</i>	HR - Historic Resource Review	Type 2 procedure	11/8/19		Incomplete
	1N1E26BA 19700 IRVINGTON BLOCK 101 W 30' OF LOT 1 E 30' OF LOT 20		Applicant: DESIA GRAYBILL ATOMIC DESIGN 7302 N RICHMOND AVE PORTLAND, OR 97203		Owner: RODNEY YODER 920 NE SISKIYOU ST PORTLAND, OR 97212-2232 Owner: HEATHER MARTIN 920 NE SISKIYOU ST PORTLAND, OR 97212-2232	
19-248022-000-00-LU	1828 NE KNOTT ST, 97212 <i>Replace roof on landmark home.</i>	HR - Historic Resource Review	Type 2 procedure	11/1/19		Pending
	1N1E26AC 13700 IRVINGTON BLOCK 38 LOT 1&2		Applicant: TREASURE HEINLE 1828 NE KNOTT ST PORTLAND, OR 97212 Applicant: ERIC HEINLE 1828 NE KNOTT ST PORTLAND, OR 97212		Owner: TREASURE HEINLE 1828 NE KNOTT ST PORTLAND, OR 97212 Owner: ERIC HEINLE 1828 NE KNOTT ST PORTLAND, OR 97212	
19-258115-000-00-LU	1219 SW PARK AVE, 97205 <i>The proposed project is a modification to approved Land Use Review 18-198009 HRM AD. Modificaitons include revised locations of the East Facade and Passage Gallery Walls, minor change to the passage wall material, and the addition of a Fourth Floor Roof Terrace. The result of changes to the floor plans are an increase of floor area by less than 500 sq ft.</i>	HR - Historic Resource Review	Type 2 procedure	11/26/19		Application
	1S1E04AA 06400 PORTLAND BLOCK 223 INC VAC ST LOT 1&8 LOT 2-7		Applicant: TIMOTHY EDDY HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON SUITE 250 PORTLAND OR 97205		Owner: PORTLAND ART MUSEUM 1219 SW PARK AVE PORTLAND, OR 97205-2430	

Total # of LU HR - Historic Resource Review permit intakes: 6

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19-252550-000-00-LU	2420 NE 15TH AVE, 97212	HRA - Historic Design Tier A	Type 1 procedure new	11/13/19		Pending
<p><i>Owner wants to replace attic windows that are crumbling, with like design/type windows. Current windows are allowing water in the attic. This is a contributing resource.</i></p>						
	1N1E26DB 04200		Applicant: KATZ, ROBERT S TR 1010 WILDER AVE #1301 HONOLULU, HI 96822-2664		Owner: KATZ, MARCY A TR 1010 WILDER AVE #1301 HONOLULU, HI 96822-2664	
	IRVINGTON BLOCK 62 LOT 17&18		Applicant: ANDREA BAFFARO WINDEMERE REALTY TRUST 1220 NW LOVEJOY ST #130 PORTLAND OR 97209		Owner: KATZ, ROBERT S TR 1010 WILDER AVE #1301 HONOLULU, HI 96822-2664	
Total # of LU HRA - Historic Design Tier A permit intakes: 1						
19-252868-000-00-LU	2134 NE FREMONT ST, 97212	HRB - Historic Design Tier B	Type 1 procedure new	11/14/19		Pending
<p><i>Alteration to add a master bathroom to second floor. The project effects 3 windows on the SE corner of the second story. One window will be removed completely, and 2 others will be reduced in size. This is a contributing structure.</i></p>						
	1N1E26AA 02800		Applicant: ERIN LAMB HEARTWOOD RESIDENTIAL WORKS LLC 14450 HOLCOMB BLVD OREGON CITY OR 97045		Owner: PHONG HO 2134 NE FREMONT ST PORTLAND, OR 97212	
	IRVINGTON BLOCK 15 LOT 1 EXC PT IN ST					
19-252651-000-00-LU	2334 NW KEARNEY ST, 97210	HRB - Historic Design Tier B	Type 1 procedure new	11/13/19		Pending
<p><i>Modifications to existing attached 3-story deck on rear facade of 4-unit multi-family apartment building. Current deck configuration will be slightly modified to create a code compliant egress stair from 3rd floor bedrooms. This is a contributing structure.</i></p>						
	1N1E33BC 09800		Applicant: RYAN FLATTERY CASCADE STUDIO ARCHITECTURE 1612 SE 35TH AVE PORTLAND OR 97214		Owner: NW KEARNEY CAPITAL LLC 2334 NW KEARNEY ST PORTLAND, OR 97210	
	KINGS 2ND ADD BLOCK 3 LOT 7					
Total # of LU HRB - Historic Design Tier B permit intakes: 2						
19-251652-000-00-LU	2404 SW 6TH AVE, 97201	LC - Lot Consolidation	Type 1x procedure	11/12/19		Pending
<p><i>Lot consolidation for the full block bounded by SW 6th Ave, SW Caruthers St., SW 5th Ave., and SW Sheridan St.</i></p>						
	1S1E04DD 02600		Applicant: BOB JOHNSON TERWILLIGER PLAZA INC 2545 SW TERWILLIGER BLVD PORTLAND OR 97201		Owner: TERWILLIGER PLAZA 2545 SW TERWILLIGER BLVD PORTLAND, OR 97201-6302	
	CARUTHERS ADD BLOCK 26 N 35' OF W 55' OF LOT 7					
Total # of LU LC - Lot Consolidation permit intakes: 1						

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-257182-000-00-LU	11536 SW 33RD AVE, 97219 <i>2-parcel partition for detached single family dwellings in the R20 zone with LHS overlay. Existing dwelling to remain. Tract for environmental zone area preservation and a new street. Environmental review for existing house in C Zone.</i>	LDP_EN - Partition w/ Environment Rev. 1S1E32AC 03000 SECTION 32 1S 1E TL 3000 1.36 ACRES	Type 3 procedure Applicant: SHAWN LIOY-RYAN 8105 SE 21ST AVE PORTLAND, OR 97202 Applicant: DANIEL LIOY-RYAN 8105 SE 21ST AVE PORTLAND, OR 97202-6806	11/25/19		Pending Owner: SHAWN LIOY-RYAN 8105 SE 21ST AVE PORTLAND, OR 97202-6806
Total # of LU LDP_EN - Partition w/ Environment Rev. permit intakes: 1						
19-248207-000-00-LU	12727 SE SHERMAN ST, 97233 <i>5 lot land division. The existing house will be retained. A new private street is proposed.</i>	LDS - Land Division Review (Subdivision) 1S2E02CD 10400 DAGMAR AC BLOCK 2 W 54.48' OF LOT 8 E 28.02' OF LOT 9	Type 2x procedure Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290	11/1/19		Incomplete Owner: TONY YAN 12727 SE SHERMAN ST PORTLAND, OR 97233
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						
19-253589-000-00-LU	2332 SW 16TH AVE, 97201 <i>As a result of the difference between the 1991 lot coverage ratio (when the house was built) & the lot coverage ration in the current code, the house has become nonconforming development. The proposed project expands the use of the rear yard by adding a series of retaining walls and an addition of a covered deck. It also expands the use of th rear yard by doing so. Review of nonconforming situation and adjustment request to retaining wall standard (33.110.257).</i>	NU - Nonconforming Situations Review 1S1E04CA 07700 PORTLAND BLOCK 305 TL 7700	Type 2 procedure Applicant: JENNIFER WRIGHT RICHARD BROWN ARCHITECT 239 NW 13TH AVE, ROOM 305 PORTLAND, OR 97209	11/15/19		Pending Owner: FINKELSTEIN, SCOTT TR 2332 SW 16TH AVE PORTLAND, OR 97201 Owner: LINDQUIST, MOLLY TR 2332 SW 16TH AVE PORTLAND, OR 97201
Total # of LU NU - Nonconforming Situations Review permit intakes: 1						
19-258445-000-00-LU	1325 SW GIBBS ST, 97239 <i>A planned development to construct two multi-dwelling structures to contain a total of 21 units (12 one-bedroom and 9 two-bedroom units). A partition to create an environmental tract to preserve the norther portion of the property that is in the "c" overlay. Four modifications through the environmental review criteria to the R7 base zone standards and land division standards to: 1) increase the maximum lot size, 2) increase maximum building coverage, 3) allow a split-zoned property, and 4) allow a reduction to the parking lot interior landscaping tree requirement.</i>	PD - Planned Development Review 1S1E09BD 02900 PORTLAND CITY HMSTD BLOCK 78 LOT 5-7	Type 3 procedure Applicant: JESSE WINTEROWD WINTERBROOK PLANNING 610 SW ALDER ST #810 PORTLAND OR 97205	11/27/19		Application Owner: MARTINI PROPERTIES LP 15450 SE FOR MOR CT CLACKAMAS, OR 97015
Total # of LU PD - Planned Development Review permit intakes: 1						

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-253988-000-00-LU	8042 N WILLAMETTE BLVD, 97203	TR - Tree Review	Type 2 procedure	11/18/19		Pending
	<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>	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						
19-251767-000-00-LU	5025 SE 118TH AVE, 97266	TV - Tree Preservation Plan Violation	Type 2 procedure	11/12/19		Pending
	<i>Correction of zoning violation (CC 19-209475) The tree behind house was cut and removed in violation of the Johnson Creek Floodplain Standards (special flood hazard area). Note: Tree removal performed by previous owner prior to 4/17/2019.</i>	1S2E15AD 01200 SECTION 15 1S 2E TL 1200 0.41 ACRES	Applicant: JAMIE LERMA RED CROW, LLC PO BOX 825 CANNON BEACH OR 97110		Owner: DEP LLC 1820 SW 58TH AVE PORTLAND, OR 97221	
Total # of LU TV - Tree Preservation Plan Violation permit intakes: 1						
19-251592-000-00-LU	4911 SE 33RD AVE, 97202	VR - Lot Validation Review	Type 2 procedure	11/12/19		Pending
	<i>Lot validation</i>	1S1E13BA 11200 NORWALK HTS BLOCK 2 LOT 8 EXC N 2' LOT 9-14	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: RENAISSANCE CUSTOM HOMES LLC 16771 BOONES FERRY RD LAKE OSWEGO, OR 97035-4213	
Total # of LU VR - Lot Validation Review permit intakes: 1						
19-249755-000-00-LU	2374 SW VERMONT ST, 97219	ZE - Zoning Map Correction	Type 2 procedure	11/6/19		Pending
	<i>Zone map error correction to correct the location of the overlay zone relating to the stream on the property to the north.</i>	1S1E21BB 01100 SECTION 21 1S 1E TL 1100 12.89 ACRES	Applicant: STEPHANIE BECKMAN BUREAU OF DEVELOPMENT SERVICES 1900 SW 4TH AVE #5000 PORTLAND OR 97201		Owner: GREATER PORTLAND BIBLE CHURCH 2374 SW VERMONT ST PORTLAND, OR 97219	
Total # of LU ZE - Zoning Map Correction permit intakes: 1						
Total # of Land Use Review intakes: 47						