

Early Assistance Intakes

From: 1/27/2020

Thru: 2/2/2020

Run Date: 2/3/2020 10:38:56

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
20-110001-000-00-EA	2250 NW FLANDERS ST, 97210 <i>6 story apartment building with approximately 200 units in the Northwest Plan District and Alphabet Historic District. Non-contributing. Stormwater disposal method TBD</i>	1N1E33CA 02500 MEADS ADD BLOCK 3 LOT 6-8 E 10' OF LOT 9, LOT 10&11, LOT 14	DA - Design Advice Request	1/27/20		Cancelled
20-112643-000-00-EA	1444 NW JOHNSON ST, 97209 <i>Sunset Porsche of Beaverton proposes to use this facility to provide vehicle service, which will include vehicle service stalls, vehicle charging, and hand-wash car wash (using a hose). The existing building and the footprint will not change. A customer lounge and parts boutique will be included. Changes to the exterior of the building will include painting and horizontal metal band along the parapet & adding brand signage. The existing tilt concrete wall will remain as-is. Two new overhead doors are proposed to replace the existing. No other new doors or windows are proposed.</i>	1N1E33AD 02100 COUCHS ADD BLOCK 123 W 1/2 OF LOT 5&8 LOT 6&7, LAND & IMPS SEE R140742 (R180211071) FOR BILLBOARD	EA-Zoning & Inf. Bur.- w/mtg	1/31/20		Application
20-112576-000-00-EA	5505 SE 136TH AVE, 97236 <i>New construction of a 6,425 sq ft, 2-story apartment building with 5 dwelling units and a new driveway (no commercial units). Adjustment to setback is needed.</i>	1S2E14DB 01500 LAMARGENT PK LOT 2 TL 1500	EA-Zoning & Inf. Bur.- w/mtg	1/31/20		Application
20-112489-000-00-EA	3219 SE MILWAUKIE AVE, 97202 <i>Proposal to build a new 4-story apartment building with a total of 44-46 units of affordable housing. Stormwater disposal is proposed to be a storm water planter.</i>	1S1E11BD 15200 BROOKLAND HTS BLOCK 1 INC 10' STRIP W OF & ADJ S 16 2/3' OF LOT 6 INC 10' STRIP W OF & ADJ N 16 2/3' OF LOT 7	EA-Zoning & Inf. Bur.- w/mtg	1/31/20		Application
20-111842-000-00-EA	12005 N BURGARD RD, 97203 <i>The project includes the construction of a new metal building, approximately 35,000 SF. No changes to the existing site access is proposed</i>	2N1W35 00500 SECTION 35 2N 1W TL 500 67.77 ACRES UPLAND 7.43 ACRES LOWLAND LAND & IMPS SEE R646262 (R971350713) FOR MACH & EQUIP	EA-Zoning & Inf. Bur.- w/mtg	1/29/20		Application

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20-111356-000-00-EA	4233 NE JARRETT ST, 97218		EA-Zoning Only - w/mtg	1/29/20		Pending - EA
	<i>Seeking information on a zoning map amendment and land division.</i>					
		1N2E18CC 07100	Applicant: BOB PAYSON 4233 NE JARRETT PORTLAND OR 97218		Owner: BOB PAYSON 4233 NE JARRETT PORTLAND OR 97218	
		SECTION 18 1N 2E TL 7100 0.27 ACRES				
20-112784-000-00-EA	5527 N GREELEY AVE, 97217		EA-Zoning Only - w/mtg	1/31/20		Application
	<i>New 12-unit, 3-story multi-family residential building. No on-site parking provided. A drywell shall be proposed for stormwater retention.</i>					
		1N1E16CD 13800	Applicant: ED BRUIN EDGE DEVELOPMENT 2233 NW 23RD AVE #100 PORTLAND OR 97210		Owner: MARC ZOLTON 26424 KINGSVIEW LOOP NE KINGSTON, WA 98346	
		WILLAMETTE BLOCK 13 LOT 10				
20-112812-000-00-EA	SW CORONADO ST, 97219		EA-Zoning Only - w/mtg	1/31/20		Application
	<i>Develop two lots and construct single family residential structure on one lot (Lot 15 & 16). Two story structure.</i>					
		1S1E31AC 08702	Applicant: NAUMAN QURASHI 3739 NW TALAMORE TERRACE PORTLAND OR 97229		Owner: SATTAR,MUKARRAM TR 7 BRADMAN HOUSE ABERCORN PL ST JOHNS WOOD LONDON , UK NW8 9XY	
		WEST PORTLAND PK BLOCK 80 LOT 15&16				
20-111115-000-00-EA	5001 N COLUMBIA BLVD, 97203		PC - PreApplication Conference	1/28/20		Cancelled
	<i>The Columbia Blvd Wastewater Treatment Plant (CBWTP) is mandated to add/increase secondary treatment capacity. In order to increase capacity, other parts of the plant are impacted, resulting in a suite of projects in the Secondary Treatment Expansion Program (STEP)</i>					
		1N1E05C 00800	Applicant: JULIETTA RANGLES BUREAU OF ENVIRONMENTAL SERVICES 5001 N COLUMBIA BLVD PORTLAND OR 97203		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1000 PORTLAND, OR 97204-1912	
20-109993-000-00-EA	2250 NW FLANDERS ST, 97210		PC - PreApplication Conference	1/27/20		Pending - EA
	<i>A Pre-Application Conference to discuss a 6-story apartment building with approximately 200 units. 110 parking spaces are proposed with access from NW Flanders. Loading will be provided in the same below grade area as the parking.</i>					
		1N1E33CA 02500	Applicant: KURT SCHULTZ SERA DESIGN AND ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: FLANDERS PROFESSIONAL BUILDING LLC 2300 SW BROADWAY DR PORTLAND, OR 97201	
		MEADS ADD BLOCK 3 LOT 6-8 E 10' OF LOT 9, LOT 10&11, LOT 14				
20-112676-000-00-EA	333 SW PARK AVE, 97205		PC - PreApplication Conference	1/31/20		Application
	<i>Renovation of existing building and adjacent lot</i>					
		1N1E34CC 03100	Applicant: COREY MORRIS CARELTON HART 830 SW 10TH AVE, STE 200 PORTLAND OR 97205		Owner: MULTNOMAH COUNTY FACILITIES & PROPERTY MANAGEMENT 501 N DIXON ST PORTLAND, OR 97227	
		PORTLAND BLOCK 86 S 1/2 OF LOT 5 E 80' OF LOT 6				

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20-110882-000-00-EA	2047 NE DAVIS ST, 97232		Pre-Prmt Zoning Plan Chck.Oth	1/28/20		Pending - EA
	<i>New fourplex apartment to create a total of 6 dwelling units on the lot. Proposed stormwater disposal method is not included in this pre-check.</i>	1N1E35DA 10000 DUNNS ADD BLOCK 8 LOT 6 EXC E 3'	Applicant: ELSON NGUYEN HM GROUP LLC 3036 SE 131ST AVE PORTLAND OR 97236		Owner: JASMINE INVESTMENTS LLC 636 SW ARBORETUM CIR PORTLAND, OR 97221	
20-110893-000-00-EA	2321 SE 89TH AVE, 97216		Pre-Prmt Zoning Plan Chck.Oth	1/28/20		Pending - EA
	<i>3 new fourplex apartments, to create a total of 13 dwelling units on the lot. Proposed stormwater disposal method is not included in this pre-check.</i>	1S2E04CD 03700 ANDERSON TR LOT 42	Applicant: ELSON NGUYEN HM GROUP LLC 3036 SE 131ST AVE PORTLAND OR 97236		Owner: MOLLY GORDON-SCHNACKEY 8627 SE 28TH PL MILWAUKIE, OR 97222 Owner: CHRISTOPHER SCHNACKY 8627 SE 28TH PL MILWAUKIE, OR 97222	
20-111516-000-00-EA	3520 SW 13TH AVE, 97239		Public Works Inquiry	1/29/20		Pending - EA
	<i>Development of a SFH at 3520 SW 13th Ave. Work includes combinaation sewer extension from CSMH ABY298 running south. Gravity sewer connections are not available due to topographical constraints, amd neighbors unwilling to provide easements so on-site storm and sanitary sewer will be connected through force mains typing into a proposed MH east of the property in the ROW.</i>	1S1E09CA 01600 PORTLAND CITY HMSTD BLOCK 46 LOT 7	Applicant: ERIC EVANS EMERIO DESIGN, INC 6445 SW FALLBROOK PL #100 BEAVERTON OR 97008		Owner: RIMA JALLAD 13000 NE 242ND CT BRUSH PRAIRIE, WA 98606-4313 Owner: AYMAN OUBARI 13000 NE 242ND CT BRUSH PRAIRIE, WA 98606-4313	

Total # of Early Assistance intakes: 14

Final Plat Intakes

From: 1/27/2020

Thru: 2/2/2020

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-144767-000-00-FP	722 SE 111TH AVE, 97216	FP - Final Plat Review		1/31/20		Application

Approval of a Preliminary Plan for a 3-lot subdivision, that will result in 2 standard lots, 1 flag lot and a tree preservation tract as illustrated with Exhibit C.1

1S2E03BA 00800

Approval of a modification to the flag lot landscaped buffer standard for the east lot line of Lot 3

HOMESTAKE GARDENS
LOT 30-33 TL 800
S 110' OF N 170' OF LOT 31-33

Applicant:
MARK DANE
MARK DANE PLANNING
12725 SW GLENHAVEN ST
PORTLAND, OR 97225

Owner:
VLADIMIR KAMINSKIY
722 SE 111TH AVE
PORTLAND, OR 97216

Subject to the following conditions:

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:

"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.

B. The final plat must show the following:

1. The Tree Preservation tract shall be noted on the plat as "Tract A: Private Tree Preservation Reserve". A note must also be provided on the plat indicating that the tract will be owned and maintained by the owners of Lot 3.

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 Conditions C.4, C.5 and C.6 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."

C. The following must occur prior to Final Plat approval:

Utilities

1. If required, the applicant shall meet the requirements of the Fire Bureau for installing a new fire hydrant. The applicant must contact the Water Bureau, Development Services Department at 503-823-7368, for fee installation information related to the purchase and installation of fire hydrants. The applicant must purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.

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.

3. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Lot 3, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in

Code. Alternatively, the applicant will be required to install residential sprinklers in the new house on Lot 3, if applying the exception. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat.

Required Legal Documents

4.A Maintenance Agreement shall be executed for Tract A described in Condition B.1 above. The agreement shall include provisions assigning maintenance responsibilities for the tract and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.

5.If required, the applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development on Lot 3 to contain internal fire suppression sprinklers. The acknowledgement shall be referenced on and recorded with the final plat.

6.The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Lot 3 and the Tree Preservation Tract. A copy of the approved

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

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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
20-112863-000-00-LU	1610 SE TOLMAN ST, 97202	AD - Adjustment	Type 2 procedure	1/31/20		Application
<i>Adjustment requested to the total allowed signage on site. Code allows for 47sf and the proposal is for 123.8sf</i>						
	1S1E14DC 13600 WESTMORELAND BLOCK 2 LOT 1&2		Applicant: CHRIS BROWN RAMSEY SIGNS INC 9160 SE 74TH AVE PORTLAND OR 97206		Owner: CBC MORELAND LLC 1920 SW RIVER DR # E806 PORTLAND, OR 97201	
20-111785-000-00-LU	4257 N ALASKA ST, 97203	AD - Adjustment	Type 2 procedure	1/29/20		Application
<i>Replace monument sign with free-standing externally illuminated sign. Adjustment requested to Sign Size requirement</i>						
	1N1E08AB 09500 DAHLKE ADD BLOCK 14-16 TL 9500 LAND ONLY SEE R698100 (R194106291) FOR IMPS		Applicant: KEVIN SAXTON KASA ARCHITECTS 4119 NE CESAR E CHAVEZ BLVD PORTLAND, OR 97211		Owner: HOUSING AUTHORITY OF PORTLAND OREGON 135 SW ASH ST PORTLAND, OR 97204-3540	
20-110390-000-00-LU	938 NE HAZELFERN PL, 97232	AD - Adjustment	Type 2 procedure	1/27/20		Pending
<i>Seeking adjustment to Portland Zoning Code 333.266.120 for existing street level parking pad, 16 ft. 8 in. by 11 ft. 8 in. wide. Abuts front property line. (Not compliant with Zoning Code 33.266.120.C.1.a that requires parking space be greater than 10 ft. from property line and Zoning Code 33.266.120.D.1 that requires parking space to be at least 18 ft. long.) Installed with new hardscaping in 2008. No variance sought at installation.</i>						
	1N1E36AD 17400 LAURELHURST BLOCK 9 LOT 7		Applicant: SEAN SCHAFFER 938 NE HAZELFERN PL PORTLAND, OR 97232-2628		Owner: SEAN SCHAFFER 938 NE HAZELFERN PL PORTLAND, OR 97232-2628	
					Owner: FERN RUSSAK 938 NE HAZELFERN PL PORTLAND, OR 97232-2628	
Total # of LU AD - Adjustment permit intakes: 3						
20-112687-000-00-LU	8213 N FISKE AVE, 97203	CU - Conditional Use	Type 2 procedure	1/31/20		Application
<i>Conditional Use</i>						
	1N1E08CA 08200 GARDEN PK BLOCK 6 LOT 1-3		Applicant: BRETT BARTON WILDE PROPERTIES INC 5933 NE FLANDERS ST PORTLAND OR 97213		Owner: ST PAUL BAPTIST CHURCH 8213 N FISKE AVE PORTLAND, OR 97203-3526	
Total # of LU CU - Conditional Use permit intakes: 1						
20-111366-000-00-LU	408 SW 5TH AVE, 97204	DZ - Design Review	Type 2 procedure	1/29/20		Pending
<i>Removal of existing metal screening on south wall of building, abatement of ACM on building facade, and repair of existing masonry wall behind the screen.</i>						
	1N1E34CD 07000 PORTLAND BLOCK 64 LOT 7&8 HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX		Applicant: NICOLE HOLT SERA ARCHITECTS 338 NW 5TH AVE PORTLAND, OR 97209		Owner: 408 5TH AVE PORTLAND PROPCO LLC 720 SW WASHINGTON ST STE 640 PORTLAND, OR 97205	
Total # of LU DZ - Design Review permit intakes: 1						

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
20-112893-000-00-LU	600 SW 5TH AVE, 97204 <i>Install (1) 245sqft illuminated projecting sign. Modification requested to the total allowable square footage of signage at the site.</i>	DZM - Design Review w/ Modifications 1S1E03BA 08300 PORTLAND BLOCK 62 LOT 1&2	Type 2 procedure	1/31/20		Application
			Applicant: CHRIS BROWN RAMSEY SIGNS INC 9160 SE 74TH AVE PORTLAND OR 97206		Owner: 620 BUILDING & ANNEX LLC 620 SW 5TH AVE #300 PORTLAND, OR 97204	
20-111860-000-00-LU	NW 29TH AVE, 97210 <i>Development of eight 15,000SF mass-timber apartment buildings (type 3-B); each 5 stories with parking. Each to have their own building permit per OSSC 2019, but processed as one Type3 LUR per Pre-App direction. Modifications requested to Ground Floor Window requirement and Pedestrian Access requirement.</i>	DZM - Design Review w/ Modifications 1N1E29DB 04300 WILLAMETTE HTS ADD BLOCK 11 LOT 3&4&7&8&11 TL 4300	Type 3 procedure	1/29/20		Pending
			Applicant: JASON BOLT JONES ARCHITECTURE 120 NW 9TH AVE #210 PORTLAND OR 97209		Owner: CAIRN PACIFIC PROPERTIES 10 LLC 1015 NW 11TH AVE #242 PORTLAND, OR 97209-3496	
			Applicant: JUDSON MOORE WAECHTER ARCHITECTURE 3928 N WILLIAMS AVE PORTLAND OR 97227			
Total # of LU DZM - Design Review w/ Modifications permit intakes: 2						
20-111460-000-00-LU	RIGHT OF WAY <i>E11080 South Portland - Burlingame Phase 2 Sewer Rahab is rehabilitating (maintenance) existing sanitary and combined sewers across SW Portland. The project has maintenance work in the ODOT ROW between SW Mitchell St. and SW Boundary St (ODOT Property)</i>	EN - Environmental Review	Type 2 procedure	1/29/20		Pending
			Applicant: DANA DEVIN-CLARKE KENNEDY/JENKS CONSULTANTS 421 SW 6TH AVE #1000 PORTLAND OR 97204			
			Applicant: AMY DUNNING CITY OF PORTLAND, BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVE, ROOM 1100 PORTLAND OR 97204			
Total # of LU EN - Environmental Review permit intakes: 1						
20-111535-000-00-LU	225 SW ASH ST, 97204 <i>The building owner of 223-225 SW Ash Street proposes to replace the existing exterior lighting and associated electrical conduit with new exterior lighting and conduit in line with Historic Landmark Commission guidelines.</i>	HR - Historic Resource Review 1N1E34CD 01700 PORTLAND BLOCK 32	Type 1x procedure	1/29/20		Pending
			Applicant: NATHAN SASAKI APEX REAL ESTATE PARTNERS 412 NW COUCH ST., STE 201 PORTLAND OR 97209		Owner: 223 ASH STREET LLC 412 NW COUCH ST STE 201 PORTLAND, OR 97209	

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20-110077-000-00-LU	RIGHT OF WAY	HR - Historic Resource Review	Type 2 procedure	1/27/20		Pending
<p><i>Multnomah County is proposing structural maintenance upgrades to the bridge, including repair of structural deficiencies, paint, repair and fence installation from pedestrian stair tower to over railroad ROW.</i></p>			Applicant: JUSTIN DOORNINK HDR ENGINEERING INC 1050 SW 6TH AVENUE, SUITE 1800 PORTLAND OR 97204			
Total # of LU HR - Historic Resource Review permit intakes: 2						
20-110104-000-00-LU	9010 N ALLEGHENY AVE, 97203	LC - Lot Consolidation	Type 1x procedure	1/27/20		Pending
<p><i>Lot Consolidation</i></p>		1N1W01DD 13000 POINT VIEW BLOCK 19 LOT 15-18	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: PETEFARR LLC 4772 N LOMBARD ST PORTLAND, OR 97203-4565	
20-110119-000-00-LU	4435 SE NEHALEM ST, 97206	LC - Lot Consolidation	Type 1x procedure	1/27/20		Pending
<p><i>Lot Consolidation</i></p>		1S2E19CB 17600 STANFORD HTS BLOCK 6 E 5' OF LOT 17 LOT 18-20	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: KENNETH KATHMAN 4435 SE NEHALEM ST PORTLAND, OR 97206-0951	
Total # of LU LC - Lot Consolidation permit intakes: 2						
20-111497-000-00-LU	916 SE 47TH AVE, 97215	LDP - Land Division Review (Partition)	Type 1x procedure	1/29/20		Application
<p><i>2 lot land division.</i></p>		1S2E06BA 11700 PARADISE SPR TR BLOCK 9 LOT 6	Applicant: JANE BOYD 816 SE 35TH AVE PORTLAND, OR 97214-4228		Owner: DAVID BOYD 816 SE 35TH AVE PORTLAND, OR 97214	
20-111522-000-00-LU	605 SE 47TH AVE, 97215	LDP - Land Division Review (Partition)	Type 1x procedure	1/29/20		Pending
<p><i>2-parcel partition. Existing house and detached garage to remain on one parcel (facing SE 47th). New lot to access off SE 46th Ave.</i></p>		1S2E06BA 08300 PARADISE SPR TR BLOCK 7 LOT 6 TL 8300	Applicant: KAREN LAMBERT HAWTHORNE & 47TH LLC PO BOX 68 BEAVERCREEK OR 97004		Owner: HAWTHORNE & 47TH LLC PO BOX 68 BEAVERCREEK, OR 97004	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						
Total # of Land Use Review intakes: 14						