

Early Assistance Intakes

Parameters: Begin intake date: **5/4/2020** End intake date: **5/10/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-141038-000-00-EA	7215 SW GARDEN HOME RD		EA-Zoning & Inf. Bur.- no mtg	5/4/20		Pending - EA
<p><i>Tenant Improvement project for new grocery store, minor exterior alterations, and rooftop mech equipment. The intention is to avoid design review</i></p>						
	Legal Description: 1S124DB01000 SCHOMACKER'S SUBDIVISION, LOT 2, ACRES .86		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201		Owner: GARDEN HOME ENTERPRISES INC 7410 SW OLESON ROAD PORTLAND, OR 97223	
20-142792-000-00-EA	6825 SW 45TH AVE, 97219		EA-Zoning & Inf. Bur.- no mtg	5/7/20		Application
<p><i>The Gabriel is a new 121 unit apartment building with 112 parking spaces. The building will be 4 stories of wood frame construction over 1 story of concrete construction. Levels 1-4 will be wood frame and contain residential uses. The basement parking level will be concrete and contain parking and 2 residential units. The ground floor (Level 1) includes the entry lobby and common area spaces. The building will have full automatic sprinkler systems with fire protection as prescribed by code.</i></p>						
	Legal Description: 1S1E19AA 00400 BELLA VISTA BLOCK 2 LOT 2&3 EXC PT IN ST LOT 4 EXC PT IN STS, LOT 5 EXC PT IN ST		Applicant: ARMIN QUILICI QUILICI ARCHITECTURE & DESIGN INC 210 SW MORRISON ST SUITE 600 PORTLAND OR 97204		Owner: GABRIEL 45 LLC 210 SW MORRISON ST #600 PORTLAND, OR 97204-3150	
20-141418-000-00-EA	1460 NE PRESCOTT ST, 97211		EA-Zoning & Inf. Bur.- no mtg	5/4/20		Pending - EA
<p><i>New three-story mixed-use building and associated site improvements on occupied lot.</i></p>						
	Legal Description: 1N1E23DB 05300 IRVINGTON HTS BLOCK 1 E 1/2 OF LOT 8&9		Applicant: TERRY AMUNDSON KOBLE CREATIVE ARCHITECTURE LLC 2117 NE OREGON ST #201 PORTLAND OR 97232		Owner: VALLEA PROPERTIES LLC 116 S ORANGE AVE ORLANDO, FL 32801	

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20-140619-000-00-EA	10301 SE STARK ST, 97216		EA-Zoning & Inf. Bur.- no mtg	5/5/20		Pending - EA
<p><i>Propose an interior & exterior façade remodel of an existing vacant building, including a change of use from restaurant to bank. Space will be demised to 2,960 SF for use as a bank, and an additional space will be created for future use or sub-lease. Site Improvements will include minor grading to accommodate accessible path of travel to building entrance from public right of way and accessible stalls. North of the property is a USPS office. The two parcels directly north of the project site are also owned by the same owner. There is a driveway on each street into the parking lot. The project will use the existing stormwater system & no changes are proposed. Catch basins are located just north of the site in the driveway between the project building and the post office, and there is a manhole just south of the catch basins on the project site. The storm sewer line runs south across the parking lot to the manhole in Stark Street.</i></p> <p>Legal Description: 1N2E34CC 01900 SECTION 34 1N 2E TL 1900 0.84 ACRES</p> <p>Applicant: ARAINE SANDERS PM DESIGN GROUP 3860 BROADWAY, STE 110 AMERICAN CANYON, CA 94503</p> <p>Applicant: ADRIAN MORA PM DESIGN GROUP 6930 DESTINY DRIVE, STE 100 ROCKLIN, CA 95677</p> <p>Owner: DUNSON 205 LLC 808 SW ALDER ST #200 PORTLAND, OR 97205</p>						
20-141339-000-00-EA	1935 NW 27TH AVE, 97210		EA-Zoning & Inf. Bur.- no mtg	5/4/20		Application
<p><i>Re-asphalt existing surface parking lot, add dry well for stormwater treatment.</i></p> <p>Legal Description: 1N1E29DD 03600 NORTH PORTLAND BLOCK 20 LOT 11&12</p> <p>Applicant: MICHAEL BARRETT HBX STUDIO 2505 SE 11TH AVE STE 117 PORTLAND OR 97202</p> <p>Owner: ONPOINT COMMUNITY CU ATTN: ACCOUNTINGPO BOX 3750 PORTLAND, OR 97208</p>						
20-141843-000-00-EA	1021 NE 33RD AVE, 97232		PC - PreApplication Conference	5/5/20		Application
<p><i>The conversion of an existing 51,000sf historic group-living complex into an affordable housing complex. With a new 36,000sf addition and a future, 32,000sf stand alone building to be added to the site, a total of 128 new affordable housing units will be created. New dry wells and stormwater basins will be added to the site for on-site stormwater filtration.</i></p> <p>Legal Description: 1N1E36BA 04800 SECTION 36 1N 1E TL 4800 3.14 ACRES</p> <p>Applicant: KEITH DAILY EMERICK ARCHITECTS 321 SW 4TH AVE STE 200 PORTLAND OR 97204</p> <p>Owner: THE MOVEMENT CENTER INC PO BOX 13310 PORTLAND, OR 97213-0310</p>						

Total # of Early Assistance intakes: 6

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
18-174915-000-00-FP	12040 SE LIEBE ST, 97266	FP - Final Plat Review		5/7/20		Application
<p>Approval of a Preliminary Plan for a 4- lot subdivision, that will result in 3 single dwelling lots for attached housing and 1 multi-dwelling lot as illustrated with Exhibit C.1, subject to the following conditions: A. Supplemental Plan (Survey). Two copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Services 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 applicant shall meet the street dedication requirements of the City Engineer for SE Liebe Street. The required right-of-way dedication must be shown on the final plat. 2. A Reciprocal Access Easement shall be shown and labeled on the final plat, centered on the common property line between Lot 2 and Lot 3, consistent with PBOT requirements for a shared driveway. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for. 3. A recording block for each of the legal documents such as maintenance agreements, acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.5 below. The recording block shall, at a minimum, include language substantially similar to the following example: A Declaration of Maintenance Agreement for Reciprocal Access Easement has been recorded as document no. _____, Multnomah County Deed Records. C. The following must occur prior to Final Plat approval: Streets 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 Right Of Way permit from the Portland Bureau of Transportation to install the required sidewalk corridor. The improvements along the frontage of Lot 1, where the existing house will be retained, must be constructed prior to final plat approval. The improvements along the frontage of the undeveloped lots may be constructed with development on each lot as per the City Engineer's discretion. 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 shall meet the requirements of the Site Development Section of the Bureau of Development Services for decommissioning the septic system on the site. (Continued in full document)</p>						
<p>Legal Description: 1S2E15AA 08700 CHOLOMA LOT 6 EXC PT IN ST</p>			<p>Applicant: JENNIFER KETTNER KETTNER PROPERTIES 4125 SE 102ND AVE PORTLAND OR 97266</p>		<p>Owner: BRENT KETTNER 4125 SE 102ND AVE PORTLAND, OR 97266</p> <p>Owner: JENNIFER KETTNER 4125 SE 102ND AVE PORTLAND, OR 97266</p>	
19-222497-000-00-FP	3725 N VANCOUVER AVE, 97227	FP - Final Plat Review		5/4/20		Application
<p>Approval of a Preliminary Plan for a 4-lot subdivision, that will result in 4 single-dwelling narrow lots for attached or detached houses as illustrated with Exhibit C.1, subject to the following conditions: A. The following must occur prior to Final Plat approval: Existing Development 1. A finalized permit must be obtained for demolition of the existing residences (2) on the site and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures. Additionally, the City's Deconstruction ordinance applies to houses built in 1940 or earlier and designated historic resources. 2. The applicant must remove the accessory structures (4) on Lots 1 and 4. If the structures are over 200 sq feet in area, the applicant must obtain a finalized demolition permit for removal. If the structure is less than 200 sq feet, the applicant may submit before and after photos of the removal (with the same perspective) to satisfy this condition for those structures. B. The following conditions are applicable to site preparation and the development of individual lots: 1. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof. 2. Vehicle access to lots 1, 2, 3 and 4 must be from the abutting public alley. Curb cuts are not permitted from N Vancouver Avenue. 3. The applicant shall meet the requirements of the City Engineer for right of way improvements along the frontage of Lots 1, 2, 3 and 4.</p>						
<p>Legal Description: 1N1E22DC 11000 CENTRAL ALBINA BLOCK 25 LOT 6</p>			<p>Applicant: SLAVIK DEZHNYUK DEZ DEVELOPMENT LLC 10117 SE SUNNYSIDE RD, STE F1123 CLACKAMAS OR 97015</p>		<p>Owner: DEZ DEVELOPMENT LLC 10117 SE SUNNYSIDE RD #F1123 CLACKAMAS, OR 97015-7708</p> <p>Owner: VANTAGE HOMES LLC 1761 3RD ST # 103 NORCO, CA 92860</p>	

Final Plat Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
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Total # of FP FP - Final Plat Review permit intakes: 2

Total # of Final Plat intakes: 2

20-142603-000-00-LU	8614 N CRAWFORD ST, 97203	AD - Adjustment	Type 2 procedure	5/4/20	Application
<p><i>100-day review timeline. Adjustment requested to 33.130.222, Maximum Building Length, to allow the required 7' porch to have its roof extend into the required 20' setback. Adjustment requested to 33.130.242, Transit Street Main Entrance, for an entrance required every 200' of building length. Cathedral Village Apartments, 4-story apartment building with 110 affordable family apartments. The unit mix will be (11) 3-bedrooms, (45) 2-bedrooms, (37) 1-bedrooms and (17) studios. There will be resident services on the ground floor and 37 parking spaces. There is a basement level at the NW corner of the building that will house bike parking and storage.</i></p>					
	<p>Legal Description: 1N1W12BD 06100 JAMES JOHNS ADD FRACTIONAL BLOCKS BLOCK 5 TL 6100</p>		<p>Applicant: TARYN WHEELER MWA ARCHITECTS 70 NW COUCH ST #401 PORTLAND OR 97209</p>		<p>Owner: PACIFIC EQUIPMENT RENTAL COMPANY 8316 N LOMBARD ST PMB 451 PORTLAND, OR 97203-3727</p>
			<p>Applicant: MASAYE HOSHIDE PORTLAND HOUSING BUREAU 421 SW 6TH AVE #500 PORTLAND OR 97204</p>		

20-143005-000-00-LU	SE WAVERLEIGH BLVD, 97202	AD - Adjustment	Type 2 procedure	5/8/20	Application
<p><i>Proposed NSFR attached with NSFR house at Lot 2 and Lot 4. Adjustment requested to increase the building coverage from 192sq ft to 200 sq ft, as proposal design floor plans shown at middle property (R502171).</i></p>					
	<p>Legal Description: 1S1E12AC 17803 DANIEL PLACE LOT 3</p>		<p>Applicant: KYM NGUYEN CONCEPT DESIGN AND ASSOCIATES LLC 522 NW 23RD AVE SUITE F PORTLAND OR 97210</p>		<p>Owner: SKORO, KAROLINA TR 13030 SE WIESE RD DAMASCUS, OR 97089-8346</p>
					<p>Owner: DANIEL SKORO 13030 SE WIESE RD DAMASCUS, OR 97089-8346</p>
					<p>Owner: SKORO, IVAN TR 13030 SE WIESE RD DAMASCUS, OR 97089-8346</p>

Total # of LU AD - Adjustment permit intakes: 2

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-142186-000-00-LU	7430 SW MILES PL, 97219	DZM - Design Review w/ Modifications	Type 2 procedure	5/6/20		Application
<p><i>Type II Design Review - Review takes the place of original approved LU 19-164515 DZM. Additions and alterations to the existing 3-story house. The existing 1st and 2nd floors are to remain. The 3rd and 4th floors are new construction. New review includes a modification request for the existing non-conforming walls of the house (1st and 2nd floors) that encroach into the side yard setback.</i></p>						
<p>Legal Description: 1S1E22AC 01800 WILLAMETTE OAKS PK LOT 35</p>			<p>Applicant: GABE HEADRICK STEELHEAD ARCHITECTURE 201 SE 3RD AVE PORTLAND, OR 97214</p>		<p>Owner: MENDEZ ITO 3852 WELLINGTON CT WEST LINN, OR 97068</p> <p>Owner: ASSOCIATES LLC 3852 WELLINGTON CT WEST LINN, OR 97068</p>	

Total # of LU DZM - Design Review w/ Modifications permit intakes: 1

20-142770-000-00-LU	N BRADFORD ST, 97203	GW - Greenway	Type 2 procedure	5/7/20		Application
<p><i>Construction of an aviation development center where product testing, evaluation, integration and validations of systems will occur.</i></p>						
<p>Legal Description: 1N1W11 00300 SECTION 11 1N 1W TL 300 3.51 ACRES</p>			<p>Applicant: E. MICHAEL CONNERS HATHAWAY LARSON LLP 1331 NW LOVEJOY ST, SUITE 950 PORTLAND OR 97209 USA</p>		<p>Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529</p>	
			<p>Applicant: MICHAEL HUDSON VERIZON ONE VERIZON WAY, ROOM N/A BASKING RIDGE NJ 07920 USA</p>			
			<p>Applicant: GARY HUCKA CUSHMAN & WAKEFIELD 4242 DUKE STREET ALEXANDRIA VA 22304 USA</p>			

Total # of LU GW - Greenway permit intakes: 1

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-142559-000-00-LU	404 NW 23RD AVE, 97210	HR - Historic Resource Review	Type 1x procedure	5/4/20		Application
	<p><i>Install (1) illuminated 9.875sqft set of letters & logo for snow peak existing Kitchen Kaboodle sign on West elevation canopy. Install (7) 9.79sqft projecting signs to replace existing projecting signs. (6) on the West elevation and (1) on the South. Install (1) neon illuminated 16sqft projecting sign to replace existing Kitchen Kaboodle projecting sign on South elevation. Remove existing projecting signs on West elevation. Install (1) non-illuminated 28sqft ground mounted steel panel sign. Total square footage: 122.41sqft</i></p>					
	<p>Legal Description: 1N1E33CB 00500 MEADS ADD BLOCK 2 W 1/2 OF S 100' OF LOT 12 S 50' OF LOT 13, LOT 14</p>		<p>Applicant: CHRIS BROWN RAMSAY SIGNS 9160 SE 74TH AVE PORTLAND OR 97206</p>		<p>Owner: FLANDERS NW LLC ET AL 116 NE 6TH AVE #400 PORTLAND, OR 97232</p>	
20-142455-000-00-LU	400 NE 11TH AVE, 97232	HR - Historic Resource Review	Type 2 procedure	5/5/20		Pending
	<p><i>Replace existing wood roll-up door on south elevation with new metal and glass roll up door, infill loading dock; replace doors on north elevation and add Doorking entry system. Historic Northwest Fence and Wire Works Building.</i></p>					
	<p>Legal Description: 1N1E35CA 00500 EAST PORTLAND BLOCK 232 LOT 3&4 HISTORIC PROPERTY 15 YR 2006, POTENTIAL ADDITIONAL TAX</p>		<p>Applicant: JESSICA ENGEMAN MERITUS PROPERTY GROUP 1111 NE FLANDERS ST, SUITE 206 PORTLAND OR 97232 USA</p>		<p>Owner: NORTHWEST FENCE & WIRE WORKS LLC 1111 NE FLANDERS ST #206 PORTLAND, OR 97232</p>	
20-143024-000-00-LU	1924 NE 8TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	5/8/20		Application
	<p><i>Reside existing triplex</i></p>					
	<p>Legal Description: 1N1E26CC 00600 HOLLADAYS ADD BLOCK 270 FRACTIONAL LOT 1 LOT 2</p>		<p>Applicant: MICHAEL EFIMOV ACCOUNTABLE SIDING LLC 20837 YUKON ST NE AURORA, OR 97002</p>		<p>Owner: BECK, LARRY TR 2414 SE BROOKLYN ST PORTLAND, OR 97202-2138</p>	<p>Owner: BECK, JUDITH E TR 2414 SE BROOKLYN ST PORTLAND, OR 97202-2138</p>
20-142431-000-00-LU	1730 NE THOMPSON ST, 97212	HR - Historic Resource Review	Type 2 procedure	5/5/20		Application
	<p><i>Add new covered back porch and second floor dormer to existing house. Contributing Resource</i></p>					
	<p>Legal Description: 1N1E26DB 12600 IRVINGTON BLOCK 49 LOT 1</p>		<p>Applicant: LAURA MIGLIORI LAURA MIGLIORI ARCHITECT 812 NW 17TH AVE PORTLAND OR 97209 USA</p>		<p>Owner: DAVID NESSELER-CASS 2244 NE 17TH AVE PORTLAND, OR 97212-4603</p>	<p>Owner: JESSICA NESSELER-CASS 2244 NE 17TH AVE PORTLAND, OR 97212-4603</p>

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of LU HR - Historic Resource Review permit intakes: 4						
20-141862-000-00-LU	7747 SE LAMBERT ST, 97206	LDS - Land Division Review (Subdivision)	Type 2x procedure	5/5/20		Application
<i>6-lot subdivision for detached single-family dwellings with a new, private street. Existing dwelling to be removed.</i>						
	Legal Description: 1S2E20DA 10200 D & O LITTLE HMS SUB 2 LOT 20 TL 10200		Applicant: DANELLE ISENHART EMERIO DESIGN 6445 SW FALLBROOK PL #100 BEAVERTON OR 97008		Owner: JOHN REILLY 3231 NE US GRANT PL PORTLAND, OR 97212-5144	
					Owner: JENNIFER DOHERTY-REILLY 3231 NE US GRANT PL PORTLAND, OR 97212-5144	
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						

Total # of Land Use Review intakes: 9