

Early Assistance Intakes

Parameters: Begin intake date: **5/11/2020** End intake date: **5/17/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-142792-000-00-EA	6825 SW 45TH AVE, 97219		EA-Zoning & Inf. Bur.- no mtg	5/12/20		Pending - EA
<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	
20-143833-000-00-EA	NW GREENLEAF RD, 97229		EA-Zoning & Inf. Bur.- no mtg	5/12/20		Pending - EA
<p><i>We would like to build a 3000 SQFT home with a three car garage.</i></p>						
	Legal Description: 1N1W36DA 00602 PARTITION PLAT 1997-192 LOT 2		Applicant: CHRISTOPHER HENDERSON 1126 NW 92ND AVE PORTLAND, OR 97229-5339		Owner: HOWARD,EMMA-JANE TR 460 NW GREENLEAF RD PORTLAND, OR 97229-6903	
20-143803-000-00-EA	2417 NE GLISAN ST, 97232		EA-Zoning & Inf. Bur.- no mtg	5/12/20		Pending - EA
<p><i>Existing 4-plex apartment building, 2 stories with unfinished attic and basement. Existing disconnected downspouts to remain. Propose to convert attic and basement to additional (4) units.</i></p>						
	Legal Description: 1N1E35AD 07300 BRONAUGHS ADD BLOCK 8 LOT 7		Applicant: MELYNDA RETALLACK INK BUILT ARCHITECTURE 2808 NE MLK JR BLVD, STE G PORTLAND OR 97212		Owner: TURK INVESTMENTS LLC 1761 3RD ST #103 NORCO, CA 92860	
20-144784-000-00-EA	5600 NE 42ND AVE, 97218		EA-Zoning & Inf. Bur.- no mtg	5/14/20		Application
<p><i>Redevelop PCC Metropolitan Workforce Training Center (Metro Center) on west side of site, develop new affordable multi-family housing on east side of site.</i></p>						
	Legal Description: 1N2E18CC 07600 JORBADE BLOCK 1 LOT 2&3 TL 7600		Applicant: REBECCA OCKEN PORTLAND COMMUNITY COLLEGE 9700 SW CAPITOL HIGHWAY, STE 260 PORTLAND, OR 97219		Owner: PORTLAND COMMUNITY COLLEGE PO BOX 19000 PORTLAND, OR 97280-0990	

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20-141843-000-00-EA	1021 NE 33RD AVE, 97232		PC - PreApplication Conference	5/12/20		Pending - EA
<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>						
	Legal Description: 1N1E36BA 04800 SECTION 36 1N 1E TL 4800 3.14 ACRES		Applicant: KEITH DAILY EMERICK ARCHITECTS 321 SW 4TH AVE STE 200 PORTLAND OR 97204		Owner: THE MOVEMENT CENTER INC PO BOX 13310 PORTLAND, OR 97213-0310	
20-145241-000-00-EA	1500 NE SANDY BLVD, 97232		PC - PreApplication Conference	5/15/20		Application
<p><i>This project is a retail development on a contiguous city block. Leasable retail space consists of approximately 16,000 sf total. 12,500 sf of the space is designated for a specialty grocer which includes a covered (WB-67) size truck loading dock, plus (+/-) 3,700 sf space for another retail tenant. There is one (1) level of subterranean parking consisting of (97) parking stalls. The parking plan utilizes the space under the sidewalks out to the edge of the street curb above (at 6 feet below grade). The project is requesting relief from street parking on both sides of NE 16th Ave. or NE Couch Street (depending on which option is used) to allow for truck maneuvering into the loading dock. The project is requesting the removal of the left turn restriction at NE 16th Ave. and NE Sandy Blvd for westbound truck traffic to allow trucks to travel southbound on NE 16th Ave., which will minimize truck circulation through the surrounding neighborhood. The general area has added a significant number of new apartment units and lacks a local grocery store. This development will eliminate a significant number of local automobile trips on NE Sandy Blvd. and NE Couch Street for residents east of the river looking for grocery shopping. The nearest large grocer is over a mile away to the east.</i></p>						
	Legal Description: 1N1E35DB 02000 MARSHALLS ADD BLOCK 315 LOT 2&3 EXC PT IN ST LOT 4&5, W 1/2 OF LOT 6		Applicant: GARY SCHOEPPNER CUNNINGHAM DEVELOPMENT COMPANY INC. 75 MALAGA COVE PLAZA #12 PALOS VERDES ESTATES CA 90274		Owner: STEPHEN W PUSCHMAN TR 302 WASHINGTON ST #160 SAN DIEGO, CA 92103 Owner: VIRGINIA L BLEEG EST & TRUST U/W CHARLES H BLEEG 75124 W OREGON LN IRRIGON, OR 97844	

Total # of Early Assistance intakes: 6

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
19-217740-000-00-FP	6318 SE 87TH AVE, 97266	FP - Final Plat Review		5/15/20		Application
<p><i>Approval of a Preliminary Plan for a 4 lot subdivision, that will result in 4 narrow lots as illustrated with Exhibit C1, 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 following must occur prior to Final Plat approval: 1. A finalized permit must be obtained for demolition of the existing residence and any other structure in excess of 200 square feet on the site and capping the existing sanitary sewer connection in accordance with Title 24. 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 1916 or earlier and/or designated historic resources. 2. The applicant must pay into the City Tree Preservation and Planting Fund [Private Property Trees ¿ Planting and Establishment, fee in Lieu (per inch)] the amount equivalent to 8 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau. Payment must be completed prior to any tree removal, or prior to Final Plat approval, whichever would occur first. 3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval. C. The following conditions are applicable to site preparation and the development of individual lots: 1. The applicant must meet the addressing requirements of the Fire Bureau for Lots 1, 2, 3, and 4. The location of the sign must be shown on the building permit. 2. The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof. 3. Any vehicle access to the right-of-way must be shared in accordance within PBOT requirements. Lots 1 and 2 may have a single shared driveway approach. Lots 3 and 4 may have a single shared driveway approach. The total width of the driveway approach in the public right-of-way may not exceed 9-feet on any lot (maximum total width of 18-feet). 4. One Large coniferous tree from the Portland Tree and Landscaping Manual shall be planted in the rear yard of each of the 4 lots. Each of these trees shall be at least 5-feet in height at the time of planting. The trees shall be labeled as required landscaping and shall be maintained over time. These trees may be counted toward Title 11, tree density requirements.</i></p>						
	Legal Description: 1S2E16CD 12100 ARLETA PK 2 BLOCK 3 S 20' OF LOT 17 LOT 18&19		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: FX HOMES 22060 SE 442ND AVE SANDY, OR 97055	

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

Total # of Final Plat intakes: 1

20-144573-000-00-LU	2035 NW 33RD AVE, 97210	AD - Adjustment	Type 2 procedure	5/12/20		Pending
<p><i>Proposing to add a 5'-7" addition to the back (west) side of an existing non-conforming garage. Currently the garage has a 0'-0" front and side setback. The proposal increases the length of the garage at the north side property line but does not increase the street facing width of the garage. The garage will increase from a 370 sq.ft. structure to a 491 sq.ft. structure. A subterranean tunnel connecting the existing garage to the primary residence will be replaced by a partially above grade stair that will have a green roof that looks like a planter on the north side of the front porch. An existing green roof on the garage will be disassembled and reinstalled on the new roof. Zoning adjustment to the side setback requirements per Section 33.120.220. Requesting an adjustment to allow the north wall of the proposed garage addition to align with the existing north wall of the non-conforming structure which is 0'-0" from the side property line.</i></p>						
	Legal Description: 1N1E29CD 05700 WILLAMETTE HTS ADD BLOCK 30 LOT 8		Applicant: GENO SALIMENA GUSTO DESIGN, LLC 7637 SE 13TH AVE PORTLAND OR 97202		Owner: JANEANNE PETERSON 2035 NW 33RD AVE PORTLAND, OR 97210-1203	Owner: DAVID OLSEN 2035 NW 33RD AVE PORTLAND, OR 97210-1203

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-144837-000-00-LU	4121 NE GRAND AVE, 97211	AD - Adjustment	Type 2 procedure	5/13/20		Application
<p><i>Adjustment request to minimum lot size of 10,000 sq. ft. for multi-family development in the RM2 zone. Lot is currently 5,000 sq. ft. Applicant seeks to reduce lot size to 4,600 sq. ft. via a Property Line Adjustment for the benefit of the lot directly to the west that is under common ownership. The purpose of allocating land to the west parcel is to mitigate Right of Way dedication requirements levied by the Portland Bureau of Transportation.</i></p>						
<p>Legal Description: 1N1E23CB 07100</p>			<p>Applicant: MERON ALEMSEGHED GEZA DEVELOPMENT LLC 6931 NE MARTIN LUTHER KING JR BLVD PORTLAND, OR 97211</p>		<p>Owner: GEZA DEVELOPMENT LLC 6931 NE M L KING BLVD PORTLAND, OR 97211-2921</p>	

Total # of LU AD - Adjustment permit intakes: 2

20-144316-000-00-LU	N COLUMBIA CT, 97203	CU - Conditional Use	Type 2 procedure	5/12/20		Pending
<p><i>AT&T proposes to collocate on an existing Crown castle tower with a proposed 20' extension to the tower. The proposed equipment will be elevated and placed inside the existing compound. Proposal of increase in height to CMU wall to hide equipment from street view.</i></p>						
<p>Legal Description: 1N1E05CC 00800 COLLEGE PL BLOCK 28 S 25' OF LOT 5-8 LOT 9</p>			<p>Applicant: SARA MITCHELL J5 INFRASTRUCTURE 1410 E 9TH ST NEWBERG, OR 97132</p>		<p>Owner: LINDA ADAMS 6614 N CURTIS AVE PORTLAND, OR 97217-4062</p> <p>Owner: DAVID ADAMS 6614 N CURTIS AVE PORTLAND, OR 97217-4062</p> <p>Owner: ROBERT PYRITZ 12067 SE 115TH AVE HAPPY VALLEY, OR 97086</p> <p>Owner: JANET PYRITZ 12067 SE 115TH AVE HAPPY VALLEY, OR 97086</p>	

Total # of LU CU - Conditional Use permit intakes: 1

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-144192-000-00-LU	10813 NE BROADWAY, 97220 <i>328 SQFT, 2 bedroom, 1 story attached addition on crawl space.</i>	DZ - Design Review	Type 2 procedure	5/11/20		Application
	Legal Description: 1N2E27CD 06101 CASMUR BLOCK 26 S 8' OF LOT 6 LOT 7&8		Applicant: KRISTI MACIAS 10813 NE BROADWAY PORTLAND, OR 97220-3042		Owner: KRISTI MACIAS 10813 NE BROADWAY PORTLAND, OR 97220-3042	
					Owner: PAUL MACIAS 10813 NE BROADWAY PORTLAND, OR 97220-3042	
20-145351-000-00-LU	3334 N WILLIAMS AVE, 97227	DZ - Design Review	Type 2 procedure	5/15/20		Application
	<i>Core and shell renovation of a c.1916, 1 story, 5,483 SF building. Scope of work includes seismic upgrades, building services upgrade, and new energy code compliance. Exterior improvements include a new roof and parapets to meet current building code, new infill walls of storefront glazing, overhead sectional doors, tenant entry canopies, new & existing stucco repair, and new exterior lighting fixtures.</i>		Applicant: JASON BOLT JONES ARCHITECTURE 120 NW 9TH AVE #210 PORTLAND OR 97209		Owner: WILL & IVY LLC 2360 N HARDING AVE PORTLAND, OR 97227	
	Legal Description: 1N1E27AA 07000 WILLIAMS AVE ADD BLOCK 7 N 5.56' OF W 90' OF LOT 4 W 90' OF LOT 5					
Total # of LU DZ - Design Review permit intakes: 2						
20-144915-000-00-LU	537 SE ALDER ST, 97214	HR - Historic Resource Review	Type 2 procedure	5/12/20		Application
	<i>Minor exterior remodel, with interior seismic and ADA upgrades - Contributing Resource</i>		Applicant: JENNIFER RINKUS BAYSINGER PARTNERS ARCHITECTURE 1006 SE GRAND AVE, #300 PORTLAND OR 97214 USA		Owner: THE SPHYNX LLC 865 NE TOMAHAWK ISLAND DR STE 102-308 PORTLAND, OR 97217	
	Legal Description: 1S1E02BB 02500 EAST PORTLAND BLOCK 123 LOT 5&6 W 32 2/3' OF LOT 7&8					
Total # of LU HR - Historic Resource Review permit intakes: 1						
20-144723-000-00-LU	5417 NE 30TH AVE, 97211	LC - Lot Consolidation	Type 1x procedure	5/12/20		Application
	<i>Lot consolidation</i>		Applicant: DAYNA MCERLEAN ITISNESS LLC 5417 NE 30TH AVE PORTLAND, OR 97211		Owner: ITISNESS LLC 5417 NE 30TH AVE PORTLAND, OR 97211	
	Legal Description: 1N1E24BA 06000 FOXCHASE ADD BLOCK 5 LOT 3					

Land Use Review Intakes

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Total # of LU LC - Lot Consolidation permit intakes: 1

Total # of Land Use Review intakes: 7