

# Early Assistance Intakes

Parameters: Begin intake date: **5/10/2021** End intake date: **5/16/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-047286-000-00-EA	1122 SE ANKENY ST, 97214		DA - Design Advice Request	5/13/21		Application
<p><i>Proposed apartment building includes 50 units all offered at 60% AMI through a private program. The 'L' shaped building is 6 stories and 23,100 gsf. Team is anticipating 5 stories of modular/pre-fab mass plywood construction over a 1 story podium.</i></p>						
	Legal Description: 1N1E35CD 03600 EAST PORTLAND BLOCK 238 W 34' & S 30' OF E 66' OF LOT 7 W 34' OF LOT 8		Applicant: LESLIE CLIFFE BORA ARCHITECTS 720 SW WASHINGTON ST, STE 800 PORTLAND OR 97205		Owner: RLAND DEVELOPMENT CO LLC 1122 SE ANKENY ST PORTLAND, OR 97214	
			Applicant: AADNE TONNING HMS DEVELOPMENT 6712 N CUTTER CIRCLE PORTLAND OR 97217 USA			
21-047630-000-00-EA	2515 SE 30TH AVE, 97202		EA-Zoning & Inf. Bur.- no mtg	5/14/21		Application
<p><i>12 unit, 3 story, wood-frame, garden-style, walk-up 2 bedroom apartments. Includes landscaping and stormwater planters.</i></p>						
	Legal Description: 1S1E12BA 06100 EAST PORTLAND HTS BLOCK 5 LOT 4 LAND & IMPS, POTENTIAL ADDITIONAL TAX		Applicant: ARMIN QUILICI QUILICI ARCHITECTURE & DESIGN INC 210 SW MORRISON ST SUITE 600 PORTLAND OR 97204		Owner: E LLC 425 S IOWA ST PORTLAND, OR 97239-3671	
21-047607-000-00-EA	1314 SE CESAR E CHAVEZ BLVD, 97214		EA-Zoning & Inf. Bur.- no mtg	5/14/21		Application
<p><i>40 unit, 3 story, wood-frame, garden-style, walk-up apartments with a mix of 2 bedroom and 1 bedroom units. Includes outdoor areas, patios, landscaping and stormwater planters.</i></p>						
	Legal Description: 1S1E01AD 18200 SUNNYSIDE ADD BLOCK 10 LOT 12-14		Applicant: ARMIN QUILICI QUILICI ARCHITECTURE & DESIGN INC 210 SW MORRISON ST SUITE 600 PORTLAND OR 97204		Owner: PHO LOFTS LLC 425 S IOWA ST PORTLAND, OR 97239-3671	

# Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-047658-000-00-EA	3719 SW 12TH AVE, 97239		EA-Zoning & Inf. Bur.- no mtg	5/14/21		Application
<p><i>19 unit, 4 story, wood-frame, stair apartments with 1 bedroom units. Includes outdoor areas, patios, balconies, landscaping and stormwater planters.</i></p> <p>Legal Description: 1S1E09CA 00600 PORTLAND CITY HMSTD BLOCK 35 LOT 3</p> <p>Applicant: ARMIN QUILICI QUILICI ARCHITECTURE &amp; DESIGN INC 210 SW MORRISON ST SUITE 600 PORTLAND OR 97204</p> <p>Owner: PATH DEVELOPMENT LLC 7213 S VIRGINIA AVE PORTLAND, OR 97219</p>						
21-047484-000-00-EA	SW BUDDINGTON ST, 97219		EA-Zoning & Inf. Bur.- no mtg	5/14/21		Application
<p><i>RIP Code Analysis - New single family residence on undeveloped land. Approximately 3,000SF. Stormwater will drain to an existing drainage way via storm drain pipes coming from the new development. Reference Previous Environmental Review approval # LU 19-184214 EN</i></p> <p>Legal Description: 1S1E32BC 07701 WEST PORTLAND PK BLOCK 55 LOT 32-34</p> <p>Applicant: TERRY AMUNDSON KOBLE CREATIVE ARCHITECTURE LLC 2117 NE OREGON ST #201 PORTLAND OR 97232</p> <p>Owner: LAURENCE OLIVER 225 NE HYDE CIR HILLSBORO, OR 97124-6291</p> <p>Owner: JAREK HUNGER 225 NE HYDE CIR HILLSBORO, OR 97124-6291</p>						
21-047261-000-00-EA	1525 SW PARK AVE, 97201		EA-Zoning & Inf. Bur.- w/mtg	5/13/21		Application
<p><i>Proposed renovation limited to the entries, pedestal monument signage and courtyard of the existing building. The interior courtyard modifications will create a limited access (gated), landscaped courtyard with a covered pergola structure, planters, grilles, benches, and updated finishes.</i></p> <p>Legal Description: 1S1E04AD 04200 PORTLAND BLOCK 226 LOT 1-8</p> <p>Applicant: JONATHAN DUNN WOODBLOCK ARCHITECTURE 827 SW 2ND AVENUE #300 PORTLAND OR 97204 USA</p> <p>Owner: TR SOUTHPARK SQUARE CORP PO BOX 847 CARLSBAD, CA 92018</p>						
21-047390-000-00-EA	10360 NE WASCO ST, 97220		EA-Zoning & Inf. Bur.- w/mtg	5/14/21		Application
<p><i>72 affordable apartments 1,2, and 3 bedroom in a seven story C shaped building. Community room on ground floor, 31 parking spaces, bike parking, leasing office.</i></p> <p>Legal Description: 1N2E34BB 03600 POWERS ADD BLOCK 6 LOT 7-12</p> <p>Applicant: GREG WHITELEY STEWARSHIP PROPERTIES LLC 1247 VILLARD ST #100 EUGENE OR 97403 USA</p> <p>Owner: BUSCH,DORIS M TR ET AL 22241 PACIFIC COAST HWY #D MALIBU, CA 90265-4084</p>						

# Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-047017-000-00-EA	5555 N CHANNEL AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	5/13/21		Pending - EA
<p><i>Construct a new warehouse building north of Lagoon Avenue and a second accessory building east of Building 4. Address nonconforming upgrade requirements and greenway setback landscaping requirements.</i></p> <p>Legal Description: 1N1E17 00301 PARTITION PLAT 2004-8 LOT 1 TL 301 LAND &amp; IMPS SEE R543779 (R649840291) FOR OTHER IMPS &amp; R593920 (R649840292) &amp; R646345 (R649840293) &amp; R652118 (R649840298) FOR MACH &amp; EQUIP</p> <p>Applicant: PARISH BURNS HARPER HOUF PETERSON RIGHELLIS INC 205 SE SPOKANE ST STE 200 PORTLAND OR 97202</p> <p>Owner: SHIPYARD COMMERCE CENTER LLC PO BOX 4367 PORTLAND, OR 97208-4367</p>						
21-047048-000-00-EA	14761 SE STARK ST, 97233		EA-Zoning & Inf. Bur.- w/mtg	5/13/21		Pending - EA
<p><i>Change of use from an autobody and parking to a restaurant. Addition to existing non-conforming structure, new landscaping and stormwater management to be in compliance with current standards.</i></p> <p>Legal Description: 1N2E36CD 05300 ASCOT AC LOT 217&amp;218 TL 5300</p> <p>Applicant: SARA RUZOMBERKA SCOTT EDWARDS ARCHITECTURE 2525 E BURNSIDE ST PORTLAND OR 97214</p> <p>Owner: DOCKEN FAMILY TR 5535 E EVERGREEN BLVD VANCOUVER, WA 98661</p>						
21-046166-000-00-EA	7444 S LAVIEW DR, 97219		EA-Zoning & Inf. Bur.- w/mtg	5/11/21		Application
<p><i>CURRENT CODE - Divide the two existing lots into 5 lots in order to construct single-family homes. Stormwater managed on-site with overflows to the public combination sewer. The existing house may remain depending on final configuration.</i></p> <p>Legal Description: 1S1E22BD 04300 FULTON BLOCK 16 LOT 5&amp;6</p> <p>Applicant: DON MUTAL VELA LLC 7213 S VIRGINIA AVE PORTLAND, OR 97219</p> <p>Owner: VELA LLC 7213 S VIRGINIA AVE PORTLAND, OR 97219</p>						
21-044016-000-00-EA	4905 N VANCOUVER AVE, 97217		EA-Zoning Only - no mtg	5/12/21		Pending - EA
<p><i>These sites comprise a 3-Lot, 3 building development based on the current site zoning of RM2. As part of an earlier EA 2021-009897. We were informed that the site(s) have an existing conditional use overlay that would need to be removed. It was suggested by the planner of that EA application that we submit this additional zoning Early Assistance application to determine that path.</i></p> <p>Legal Description: 1N1E22AC 15700 CENTRAL ALBINA ADD BLOCK 1 LOT 7 EXC PT IN ST</p> <p>Applicant: WILLIAM NEBURKA EVIDENT ARCHITECTURE OFFICE 411 SE 58TH PL PORTLAND, OR 97215</p> <p>Owner: NORTH VANCOUVER LLC 560 1ST ST #104 LAKE OSWEGO, OR 97034</p>						

# Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-046285-000-00-EA	, 97239		EA-Zoning Only - w/mtg	5/11/21		Pending - EA
<p><i>Environmental Violation Review is needed to correct the violation of the conditions and exhibits for LU 18-113365-EN. Construction equipment was beyond the disturbance limits allowed through the 2018 Environmental Review. The equipment traveled directly between the graveled lot and the disturbance limits for the trail construction. It is not within an approved area for disturbance based on the land use review. The project will construct an off-street 12-foot wide trail from near the intersection of SW Nebraska Street and SW Capitol Hwy northwestward to SW Bertha Blvd. The trail will require a bridge structure to cross a ravine in the public right-of-way. Approximately 65% of the length of the trail alignment is located in the Environmental Conservation Zone.</i></p>						
	Legal Description: 1S1E16CC 04100 BERTHA BLOCK 7 N OF CAPITOL HWY LOT 6 LOT 7		Applicant: RIZA LIU PBOT PORTLAND OR USA		Owner: PORTLAND CITY OF 1120 SW 5TH AVE 8TH FLOOR PORTLAND, OR 97204-1912	
21-044728-000-00-EA	139 NE 156TH AVE, 97230		EA-Zoning Only - w/mtg	5/10/21		Pending - EA
<p><i>Existing zoning code: Land Division to create four (4) separate tax lots, meeting development standards for the designated residential zone (R-7ah.) The existing residence is planned for renovation/addition and will occupy the frontage lot. An accessory use structure on the property will be demolished. Detached single-family residences are proposed for the 3 interior lots and will be accessed by a private easement as shown on the attached Proposed Site Development Plan. Also attached is a property survey, prepared in anticipation of the proposed Land Division.</i></p>						
	Legal Description: 1N2E36DB 04400 SECTION 36 1N 2E TL 4400 0.70 ACRES		Applicant: JOHN FLYNN RESOLVE ARCHITECTURE + PLANNING 3742 SE MILL ST PORTLAND, OR 97214		Owner: JASON BUNSE 1947 TANAGER AVE NW SALEM, OR 97304	
21-047245-000-00-EA	708 NW 19TH AVE, 97209		EA-Zoning Only - w/mtg	5/13/21		Pending - EA
<p><i>Verizon Wireless proposes to modify their existing rooftop wireless facility with the removal of (6) existing RRUs and the installation of (3) new RRUs/Antenna combos, (6) new panel antennas, (3) new 5G antennas, (2) OVP boxes, and associated cables.</i></p>						
	Legal Description: 1N1E33AC 06500 COUCHS ADD BLOCK 176 LOT 2&3		Applicant: CAMILLE COPE VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND OR 97230 USA		Owner: WORTHINGTON LIMITED PARTNERSHIP 3662 SW TUNNELWOOD ST PORTLAND, OR 97221-4147	

**Total # of Early Assistance intakes: 14**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
19-248207-000-00-FP	12727 SE SHERMAN ST, 97233	FP - Final Plat Review		5/14/21		Application
<p><i>Approval of a Preliminary Plan for a 5-lot subdivision, that will result in 5 lots and a private street tract, as illustrated with Exhibits C.1 &amp; C.4, subject to the following conditions: A. Supplemental Plan. A 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; √ Stormwater System for existing house per condition C.9 √ 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 Sherman St. The required right-of-way dedication must be shown on the final plat. 2. A public sanitary sewer easement, granted to the City of Portland, shall be shown over the relevant portions of the private street to the satisfaction of the Bureau of Environmental Services. The easement must be labeled as √ Public Sewer Easement to COP. 3. An Emergency Vehicle Access Easement, granted to the City of Portland, shall be shown over the private street to the satisfaction of the Fire Bureau. 4. A Private Access Easement over the entirety of the private street for the benefit of adjacent property to the west (tax lot 10600.) shall be shown and labeled on the final plat. The easement shall allow shared use of this area for all of the purposes that a private street would be typically used for if the adjacent property to the west is ever divided and the private street is expanded to serve this adjacent property. 5. The private street tract shall be named, with approval from the City Engineer, and noted on the plat as "Tract A: Private Street name of street " 6. A note must be provided on the plat indicating that the private street tract will commonly owned and maintained by the owners of lots 1 through 5 or a homeowners √ association. 7. A Public Access Easement must be shown over the sidewalk portion(s) of the street tract. 8. 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&amp;Rs) as required by Condition C.11-12 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: Streets 2. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site √ s street frontage. The applicant must meet the requirements of the City Engineer from the Portland Bureau of Transportation to install the required sidewalk corridor and street trees per Urban Forestry. The improvements along the frontage of Lot 1, where the existing house will be retained, must be constructed prior to final plat approval. 3. The applicant shall submit an application for a Site Development Permit for construction of the private street and related site development improvements. Street design plans must be prepared by, or under the direction of, an Oregon licensed civil engineer. The plans must be in substantial conformance with Exhibit C.1 and the Private Street Administrative Rule. In addition, the permit must include: √ An arborist contract conforming with Exhibit A.13 and condition D.1 which clearly indicates that the arborist has been hired to monitor excavation work near and within the root protection zone of trees 2, 3, 5 and 6.</i></p>						
<p>Legal Description: 1S2E02CD 10400 DAGMAR AC BLOCK 2 W 54.48' OF LOT 8 E 28.02' OF LOT 9</p>		<p>Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290</p>		<p>Owner: TONY YAN 12727 SE SHERMAN ST PORTLAND, OR 97233</p>		

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

**Total # of Final Plat intakes: 1**

21-046672-000-00-LU	2411 NE 48TH AVE, 97213	AD - Adjustment	Type 2 procedure	5/12/21		Pending
<p><i>Requested adjustment to 33.110.220 D Section 5 to allow the addition of a 2nd floor vertical dormer wall on the north side of the property (to be built on top of existing northern exterior wall that is within the 5' setback). The vertical wall will not increase the overall height of the home. The request is to reduce the building setback from 5' to 3' and 2' for eaves. Please note: The northern neighboring property, at 2415 NE 48th Ave, has a driveway that separates the two homes.</i></p>						
<p>Legal Description: 1N2E30CA 06300 ROSE CITY PK BLOCK 26 LOT 5</p>		<p>Applicant: DANIEL JAYNES 2411 NE 48TH AVE PORTLAND, OR 97213-1921</p>		<p>Owner: DANIEL JAYNES 2411 NE 48TH AVE PORTLAND, OR 97213-1921</p>		
		<p>Applicant: ELLEN CRIVELLA 2411 NE 48TH AVE PORTLAND, OR 97213-1921</p>		<p>Owner: ELLEN CRIVELLA 2411 NE 48TH AVE PORTLAND, OR 97213-1921</p>		

# Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-046741-000-00-LU	3435 NE 52ND AVE, 97213	AD - Adjustment	Type 2 procedure	5/12/21		Pending
<i>Adjustment to side yard setback to allow ADU over 24' in length 1' from the south property line</i>						
	Legal Description: 1N2E30BA 00200 ROSE CITY PK BLOCK 152 S 33' OF LOT 1 N 11' OF LOT 2		Applicant: DAVE SPITZER DMS ARCHITECTS 2325 NE 19TH AVE PORTLAND, OR 97212		Owner: MELODY PEARSON 3435 NE 52ND AVE PORTLAND, OR 97213	
					Owner: RYAN PEARSON 3435 NE 52ND AVE PORTLAND, OR 97213	

**Total # of LU AD - Adjustment permit intakes: 2**

21-045903-000-00-LU	5100 S MACADAM AVE, 97239	DZ - Design Review	Type 2 procedure	5/10/21		Pending
<i>Addition of rooftop mechanical equipment and an emergency generator on the existing concrete pad where the existing long-term bike parking lockers currently reside (to be relocated further to the east - eliminating the existing parking spaces). Protective bollards will be added. The emergency generator will be screened by a new 9' tall screen wall, made of ribbed metal panels on steel posts. There will be a 2" gas service line, painted to match the building color) running up the north facade to serve the rooftop equipment.</i>						
	Legal Description: 1S1E15BD 00200 SECTION 15 1S 1E TL 200 1.80 ACRES		Applicant: SHAWN HOMBERG FFA ARCHITECTURE AND INTERIORS, INC. 520 SW YAMHILL ST, STE 900 PORTLAND, OR 97204		Owner: WL-SKB JOHNS LANDING 5100 OWNER LLC 222 SW COLUMBIA ST #700 PORTLAND, OR 97201	

**Total # of LU DZ - Design Review permit intakes: 1**

21-045879-000-00-LU	1041 SE 111TH AVE, 97216	LDS - Land Division Review (Subdivision)	Type 1x procedure	5/10/21		Pending
<i>Land Division to create three (3) buildable R-5 lots, one (1) resource tract, and one (1) private street tract.</i>						
	Legal Description: 1S2E03BA 03300 HOMESTAKE GARDENS LOT 48-51 TL 3300		Applicant: MAX BRUNKE KLK CONSULTING LLC 906 NW 23RD AVE PORTLAND OR 97210 USA		Owner: REDTAIL NEST LLC 906 NW 23RD AVE PORTLAND, OR 97210	

**Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1**

# Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-047849-000-00-LU	5805 NW SKYLINE BLVD, 97229	RP - Replat	Type 1x procedure	5/14/21		Pending
<p><i>Replat of Tract 1 and Tract 2 to adjust the common line, current Tract 1 is 10.27 acres, the proposed Tract 1 would be adjusted to 52,011 sf (1.19 acres). The existing Tract 2 is 2.23 acres, said Tract 2 would be adjusted to 11.27 acres</i></p>						
<p>Legal Description: 1N1W15D 01900 PARTITION PLAT 1994-115 LOT 1</p>			<p>Applicant: JOHN DEJONG TECH ENGINEERING PO BOX 80483 PORTLAND OR 97280</p>		<p>Owner: VICTORIA M TAYLOR REV TR 5757 NW SKYLINE BLVD PORTLAND, OR 97229</p>	

**Total # of LU RP - Replat permit intakes: 1**

**Total # of Land Use Review intakes: 5**