

Early Assistance Intakes

Parameters: Begin intake date: **6/14/2021** End intake date: **6/20/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-057033-000-00-EA	16942 SE POWELL BLVD, 97236		EA-Zoning & Inf. Bur.- no mtg	6/14/21		Application
<p><i>9 new vac bays and associated covered parking canopy structure and revised landscape area</i></p> <p>Legal Description: 1S3E07CD 01400 SUTTER HILL SUBDIVISION LOT 7</p> <p>Applicant: TERRY AMUNDSON KOBLE CREATIVE ARCHITECTURE LLC 2117 NE OREGON ST #201 PORTLAND OR 97232</p> <p>Owner: SAGE PROPERTY HOLDINGS LLC 465 NE 181ST AVE PMB 461 PORTLAND, OR 97230-6660</p>						
21-056839-000-00-EA	11054 SW 61ST AVE, 97219		EA-Zoning & Inf. Bur.- w/mtg	6/14/21		Application
<p><i>the proposal is to build a new 12 unit, 3 story apartment building on the north portion of the lot and retain the existing house on the south portion and demolish the existing garage only. Stormwater through on-site drywell.</i></p> <p>Legal Description: 1S1E31BB 01400 PASADENA BLOCK 1 LOT 19&20</p> <p>Applicant: BAYARD MENTRUM MENTRUM ARCHITECTURE 2455 STORTZ AVE NE SALEM OR 97301</p> <p>Owner: GLACIER PROPERTIES LLC 8334 SE TAYLOR CT PORTLAND, OR 97216-1209</p>						
21-058438-000-00-EA	221 NE 122ND AVE, 97230		EA-Zoning & Inf. Bur.- w/mtg	6/17/21		Application
<p><i>Renovate and expand the existing vacant Safeway grocery store on this site to be a mixed-use facility serving a variety of their operational needs. The existing building is approximately 52,600 square feet. We propose expanding the footprint by about 5,000 square feet to the north, as well as adding a second story addition of approximately 16,000 square feet along the entire eastern side of the building along NE 122nd Avenue, for a total gross building area of approximately 73,000 square feet. Parking would remain in generally the same configuration as it is now, but we propose reducing the internal drive aisle in front of the building from three lanes to two. The existing loading dock on the south side of the building would remain. Reconstructed or new impervious area would be treated by stormwater planters within the landscape prior to discharge into existing drywells. The existing building will undergo a complete interior renovation and seismic upgrade, and exterior improvements will include new cladding, new glazing, and a new roof with photovoltaic panels and skylights.</i></p> <p>Legal Description: 1N2E34DA 00103 GLISAN STREET STATION LOT 1</p> <p>Applicant: TEREZA WIEST HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON ST #250 PORTLAND, OR 97205</p> <p>Owner: SAFEWAY INC PO BOX 800729 DALLAS, TX 75380-0729</p>						

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21-057287-000-00-EA	4624 SW DICKINSON ST, 97219		EA-Zoning & Inf. Bur.- w/mtg	6/15/21		Application
<p><i>Partial redevelopment of existing apartment complex. Follow up to July 2020 EA meeting. The property owner proposes to retain all four existing buildings on site (32 units) and add 121 new apartment units in four new structures for a total of 153 dwelling units on site; one new podium apartment building (4.5 stories over parking), and add three new 3 story apartment buildings. Parking would be provided on the lower level of the podium building replacing the existing surface parking and new surface parking around the 3 story apartment buildings. Adjustments to height are being requested. Stormwater disposal methods to be determined.</i></p>						
	Legal Description: 1S1E31AA 00100 TRIO ADDITION BLOCK 1 TL 100		Applicant: NATHAN JONES OTAK INC 808 SW 3RD AVE, SUITE 300 PORTLAND OR 97204		Owner: CARLTON PERRY 4600 SW DICKINSON ST #5 PORTLAND, OR 97219	
21-056975-000-00-EA	4834 NE 9TH AVE, 97211		EA-Zoning & Inf. Bur.- w/mtg	6/14/21		Application
<p><i>REVIEW UNDER RIP CODE: A Planned Development Review is proposed to develop the site with two new detached houses and retain the existing detached house. The site will be developed under RIP. Drywells are proposed.</i></p>						
	Legal Description: 1N1E23BD 07700 SECTION 23 1N 1E TL 7700 0.10 ACRES		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: NINE-ALBERTA LLC 3333 NE SANDY BLVD STE 206 PORTLAND, OR 97232-1854	
21-056906-000-00-EA	N KILPATRICK ST, 97203		EA-Zoning & Inf. Bur.- w/mtg	6/14/21		Application
<p><i>Review under current code. Remove Existing Garage, Driveway and Curbcut. Build new 2 story home with Basement ADU with Exterior Entry + 2 window wells. Main House (Unit A) 4 Bedroom 2.5bath. Basement ADU (Unit B). 2 bedroom 2 bath. New 9' wide driveway and new curb cut on N. Kilpatrick. New Water Connection on N. Kilpatrick. New Sanitary Connection Via 5' private easement on North Edge of Adjacent Property to connect to sewer on N. Woolsey Ave. New Storm water drywell to be installed beneath driveway.</i></p>						
	Legal Description: 1N1E08CA 01001 BLOCK 122 W 45' OF LOT 24&25		Applicant: JOSHUA KULAK 8205 N WOOLSEY AVE PORTLAND, OR 97203-3647		Owner: RACHEL KULAK 8205 N WOOLSEY AVE PORTLAND, OR 97203-3647	Owner: JOSHUA KULAK 8205 N WOOLSEY AVE PORTLAND, OR 97203-3647

Early Assistance Intakes

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21-057311-000-00-EA	4564 NE 72ND AVE, 97218		EA-Zoning & Inf. Bur.- w/mtg	6/15/21		Application
<p><i>RIP Code - Construct 20 units on existing property, potential Land Division or PD.</i></p> <p>Legal Description: 1N2E20AC 15100 SECTION 20 1N 2E TL 15100 1.00 ACRES</p> <p>Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201</p> <p>Owner: LISA MOHR 40005 HWY 30 ASTORIA, OR 97103-8219</p> <p>Owner: NANCY DIETER 40005 HWY 30 ASTORIA, OR 97103-8219</p>						
21-057085-000-00-EA	SE 96TH AVE, 97216		EA-Zoning & Inf. Bur.- w/mtg	6/14/21		Application
<p><i>The project is a building for a vet clinic. The proposed building footprint is 8,200 square feet and a second story is being considered for a total of approximately 16,000 square feet. Because this is being considered on a finished lot, it is assumed that all the utilities have already been developed but needs to be confirmed.</i></p> <p>Legal Description: 1S2E04A 01602 PARTITION PLAT 2007-104 LOT 1</p> <p>Applicant: HANN LEE H. LEE & ASSOCIATES P.O. BOX 1849 VANCOUVER WA 98668</p> <p>Owner: ELLIOTT INVESTMENTS LLC 2233 NW 23RD AVE #100 PORTLAND, OR 97210-2334</p>						
21-058331-000-00-EA	135 NW PARK AVE, 97209		PC - PreApplication Conference	6/17/21		Application
<p><i>New Hotel, 5 over 1, 94,000 sq ft, 174 units, 1 Type B onsite loading space, eco-roof and flow through planter for onsite stormwater.</i></p> <p>Legal Description: 1N1E34CB 08800 COUCHS ADD BLOCK 57 LOT 8</p> <p>Applicant: GARY GOLLA SERA ARCHITECTS 338 NW 5TH AVE PORTLAND, OR 97029</p> <p>Owner: SMITHCO PROPERTIES INC 230 NW 10TH AVE PORTLAND, OR 97209</p>						
21-057099-000-00-EA	11744 NE AINSWORTH CIR, 97220		Pre-Prmt Zoning Plan Chck.Other	6/16/21		Pending - EA
<p><i>1. NEW CONCRETE TILT UP WAREHOUSE BUILDING FOR CAR PARTS STORAGE. 2. MAXIMUM OF 3000 SF OFFICE SPACES ON TOP OF THE WAREHOUSE. THE NEW CONCRETE TILT UP BUILDING WILL PRIMARILY BE USED AS A STORAGE FOR CAR PARTS. PART OF THE OFFICE SPACE WILL BE USED BY THE OWNER AND THE REMAINING SPACE BY OTHER TENANTS. THE OFFICE SPACE WILL BE USED PER ALLOWED OCCUPANCY IN THIS ZONING</i></p> <p>Legal Description: 1N2E15D 01900 SIVERS INDUSTRIAL PARK BLOCK 5 TL 1900</p> <p>Applicant: SHANE PASCO KLC CONSULTING ENGINEERS & ARCHITECTS INC 11100 SAN PABLO AVE #207 EL CERRITO CA 94530 USA</p> <p>Owner: 2950 COLLIER CANYON INVESTMENTS LLC 11744 NE AINSWORTH CIR PORTLAND, OR 97220</p>						

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-057321-000-00-EA	928 N PRESCOTT ST, 97217		Public Works Inquiry	6/15/21		Pending - EA
<p><i>**Please expedite, if possible: SEWER LEAK - IT HAS CAUSED A SINKHOLE IN ADJACENT ALLEY. Please see NU 21-034656. We have a leak in the sewer line that leaves our building (at 926/928 N Prescott). After leaving the building the sewer line travels down a common alley and connects to the city sewer main in the street (N. Prescott St.) After discussing appropriate actions to fix this problem, Melanie Gualotunia at the Non-Conforming Sewer Program offered two options (see attached diagram and her email). We are planning to implement Melanie's option 1B, replace existing sewer line in the same route and connect it to the city extension on N. Prescott. This would also require the adjacent property (918 N Prescott) sewer line to be disconnected from ours and rerouted. We assume we can perform this work under a simplified sewer extension permit; and are ready to apply for the permit when we have the approval to move forward.</i></p>						
<p>Legal Description: 1N1E22CA 04200 MULTNOMAH BLOCK 2 E 1/2 OF LOT 2&4</p>			<p>Applicant: STEPHEN ZYLSTRA 2636 ELLIS ST BELLINGHAM, WA 98225-3525</p>		<p>Owner: STEPHEN ZYLSTRA 2636 ELLIS ST BELLINGHAM, WA 98225-3525</p>	
					<p>Owner: LAURA WEISS 2636 ELLIS ST BELLINGHAM, WA 98225-3525</p>	

Total # of Early Assistance intakes: 11

18-119056-000-00-FP	SW BROADWAY DR, 97201	FP - Final Plat Review		6/14/21		Application
<p><i>LUBA APPEAL DECISION - Petitioner' assignment of error is denied; The City's decision is affirmed.</i></p>						
<p>Legal Description: 1S1E09AB 01400 SECTION 09 1S 1E TL 1400 2.40 ACRES</p>			<p>Applicant: KEN GUENTHER CIRQUE LLC 3707 SW 52ND PL., #1 PORTLAND, OR 97221</p>		<p>Owner: GUENTHER LLC 1603 S GREENWOOD RD PORTLAND, OR 97219-2986</p>	

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

Total # of Final Plat intakes: 1

21-057019-000-00-LU	6728 SE CORA ST, 97206	AD - Adjustment	Type 2 procedure	6/14/21		Pending
<p><i>The proposal is to add an Accessory Dwelling Unit to the site that exceeds the maximum ADU size of 75% of the size of the house. The Adjustment Review requested is to increase the allowed ADU size from 502 square feet to 600 square feet. The existing house will be retained.</i></p>						
<p>Legal Description: 1S2E08CD 14400 KERN PK BLOCK 9 LOT 22</p>			<p>Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290</p>		<p>Owner: URBAN COTTAGE LLC 5901 S MACADAM AVE #108 PORTLAND, OR 97239-3622</p>	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-056948-000-00-LU	405 SE 22ND AVE - Unit B, 97214	AD - Adjustment	Type 2 procedure	6/14/21		Pending
<i>Convert existing basement into an ADU. Adjustment to parking requirement (33.266.110 and Table 266-2).</i>						
	Legal Description: 1N1E35DD 15700		Applicant: TRACY AMARAL 405 SE 22ND AVE PORTLAND, OR 97214		Owner: TRACY AMARAL 405 SE 22ND AVE PORTLAND, OR 97214-1620	
21-058466-000-00-LU	NE 15TH AVE, 97232	AD - Adjustment	Type 2 procedure	6/17/21		Pending
<i>New Multiple Pathways to Graduation (MPG) school building at the Benson Campus (overall campus is approx. 8.83 acres). The proposed building is 3 stories (approximately 86,000 SF) with 78 parking stalls below the building and 8 surface parking stalls. The use is permitted in EX; however, Adjustments are needed to the 10-foot maximum setback, ground floor window, and loading space requirements.</i>						
	Legal Description: 1N1E35DB 00800 LYDIA BUCKMANS ADD BLOCK 7&8&11&12 TL 800		Applicant: JOSEPH ECHEVERRI BASSETTI ARCHITECTS 721 NW 9TH AVE #350 PORTLAND OR 97209		Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107	
21-057463-000-00-LU	3727 NE 10TH AVE, 97212	AD - Adjustment	Type 2 procedure	6/15/21		Pending
<i>onstruct a second floor addition on top of an existing one-story home, located in the R2.5 zone. The addition will include two bedrooms, one bathroom, and a new stair connecting the first and second levels of the house. An adjustment is being requested to reduce the side setbacks from 5' to 3', with eaves projecting an additional 1'-6" towards the property lines.</i>						
	Legal Description: 1N1E23CD 10600 LINCOLN PK BLOCK 6 N 1/2 OF LOT 10 EXC N 7' OF W 44'		Applicant: SEAN BARNETT POLYMATH STUDIO 2505 SE 11TH AVE STE 342 PORTLAND OR 97202		Owner: NATHAN RAMSEY 3727 NE 10TH AVE PORTLAND, OR 97212	
21-056913-000-00-LU	9539 N DECATUR ST, 97203	AD - Adjustment	Type 2 procedure	6/14/21		Pending
<i>Addition of an art studio to the rear (east) of the existing house. Addition will be accessed from the ground floor. Addition will extend to the existing north side property line, as allowed per table 140-2 in section 33.140 Employment and Industrial Zones. Proposing a reduction in the rear setback, which abuts an R-5 zoned property, to 5' from the rear (east) property line, and eaves at 4'. Requesting an adjustment in table 140-2 and 33.140.215 to allow the reduced setback from 15' to 5' for the rear wall (4' for eaves).</i>						
	Legal Description: 1N1W01CC 17500 ST JAMES PK ADD BLOCK 8 LOT 21		Applicant: ALLISON ELLIOTT ALLISON ELLIOTT ARCHITECT 5445 SE 47TH AVE PORTLAND OR 97206 USA		Owner: ALFRED J II ZANGARA 9539 N DECATUR ST PORTLAND, OR 97203-2821 Owner: RENEE ZANGARA 9539 N DECATUR ST PORTLAND, OR 97203-2821	

Total # of LU AD - Adjustment permit intakes: 5

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-058513-000-00-LU	1215 SW BROADWAY, 97205	DZ - Design Review	Type 2 procedure	6/15/21		Pending
<p><i>This project will provide mechanical upgrades to the Sovereign Building. A new condensing unit will be placed on the roof of the two-story OHS Building. Refrigerant piping and electrical conduit will route up the south side of the adjacent Sovereign Building. The piping and conduit will be covered with SpeediChannel, which is made of paintable resin. The nine-story Sovereign Building has a lower-level on the south side that terminates at the third-floor roof. The piping will run north across this TPO roof and will be supported on Durablocks and covered with SpeediChannel. The piping will enter the Sovereign through the existing louvered opening at the 4th floor mechanical room to serve a new air handler.</i></p>						
<p>Legal Description: 1S1E03BB 02800 PORTLAND BLOCK 206 LOT 1&2 TL 2800</p>			<p>Applicant: JESSICA ENGEMAN MERITUS PROPERTY GROUP 1111 NE FLANDERS ST, SUITE 206 PORTLAND OR 97232 USA</p>		<p>Owner: OREGON HISTORICAL SOCIETY 1230 SW PARK AVE PORTLAND, OR 97205-2441</p>	

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

21-057366-000-00-LU	600 SW 10TH AVE, 97205	HR - Historic Resource Review	Type 2 procedure	6/15/21		Pending
<p><i>Replace existing central skylight glazing and framing with new skylight. Existing structural support to remain and be re-used.</i></p>						
<p>Legal Description: 1N1E34CC 09400 PORTLAND BLOCK 217 LOT 1-8 HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX</p>			<p>Applicant: PATRICK SULLIVAN SERA DESIGN 338 NW 5TH AVE PORTLAND OR 97209 USA</p>		<p>Owner: UPG GALLERIA PROPERTY OWNER LLC 1215 4TH AVE #600 SEATTLE, WA 98161</p>	
			<p>Applicant: CHRIS MEIGEL SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209 USA</p>			

21-058099-000-00-LU	N DEKUM ST, 97217	HR - Historic Resource Review	Type 2 procedure	6/16/21		Pending
<p><i>Installation of Roof Mounted Solar PV system on the building additon built in 2014. The array will only be visible to to center courtyard. NO PV will be installed on the older portions of the building.</i></p>						
<p>Legal Description: 1N1E15BD 00114 ROSEMONT COMMONS LOT 51 TL 114 LAND ONLY SEE R503153 (R726901021) FOR IMPS POTENTIAL ADDITIONAL TAX</p>			<p>Applicant: AARON EDDY EARTHLIGHT TECHNOLOGIES 1037 COMMERCE CT SILVERTON OR 97381 USA</p>		<p>Owner: PROUD GROUND 5288 N INTERSTATE AVE PORTLAND, OR 97217-3731</p>	

Total # of LU HR - Historic Resource Review permit intakes: 2

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-057534-000-00-LU	1956 NW EVERETT ST, 97209	HRB - Historic Design Tier B	Type 1 procedure new	6/15/21		Pending
<p><i>Exterior alterations: on rear south facing ground floor, remove existing window and door, and replace with new double doors along same facade. The door being removed is not original to the home (appears to be < 20 years old). Existing historic trim will be preserved and used in new location or replicated. French doors to be used were left behind in basement of property after purchase, and are believed to have been used within the home at some point in the past. Contributing Resource</i></p>						
	Legal Description: 1N1E33DB 08900 COUCHS ADD BLOCK 276 E 1/2 OF LOT 11&12		Applicant: CORBETT BARR 1956 NW EVERETT ST PORTLAND OR 97209 USA		Owner: DAVID GUARRAIA 1956 NW EVERETT ST PORTLAND, OR 97209-1919	

Total # of LU HRB - Historic Design Tier B permit intakes: 1

21-056824-000-00-LU	1656 SW SUNSET BLVD, 97239	LDP - Land Division Review (Partition)	Type 2x procedure	6/14/21		Pending
<p><i>Divide the site into two lots. The existing duplex will be retained on Parcel 1. A new house and detached ADU will be built on Parcel 2.</i></p>						
	Legal Description: 1S1E16CA 08500 HILLSDALE HTS BLOCK 1 LOT 14		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: MELISSA LIGHT 1652-1656 SW SUNSET BLVD PORTLAND, OR 97239 Owner: ADAM LIGHT 1652-1656 SW SUNSET BLVD PORTLAND, OR 97239	

Total # of LU LDP - Land Division Review (Partition) permit intakes: 1

21-058949-000-00-LU	, 97203	Other	Type 2 procedure	6/17/21		Application
<p><i>Portland General Electric (PGE) owns and operates existing transmission lines in industrial northwest Portland, Oregon. Two transmission lines that connect PGE's Rivergate Substation to other PGE substations in North Portland require maintenance. Two existing poles (Pole 2124 and Pole 89) and one existing three-pole structure (Structure 0/3, comprising Poles 2326, 2327, and 2328) require replacement. These poles are located south of the N Lombard Street overpass and north of the Rivergate Substation. These structures bear the load of transmission lines as they bend south from an east-west alignment to enter the substation.</i></p>						
	Legal Description: 2N1W35A 00100 RIVERGATE INDUSTRIAL DIS BLOCK 24 LOT 1		Applicant: JENNIFER SANHOUSE PORTLAND GENERAL ELECTRIC 121 SW SALMON ST, 1WT1302 PORTLAND OR 97204		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	

Total # of LU Other permit intakes: 1

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-058072-000-00-LU	2415 SE SHERMAN ST, 97214	RP - Replat	Type 1x procedure	6/16/21		Pending
<i>Adjust east property line of 2224 SE 24th Avenue, relocating it 36.09 feet west. Eastern-most 36.09 feet of said property to be transferred to 2415 SE Sherman. Both properties have the same owner.</i>						
	Legal Description: 1S1E01CC 15101 MURRAYMEAD BLOCK 5 LOT 4&5 TL 15101		Applicant: MICHELLE JERESEK IVON STREET STUDIO 1028 SE WATER AVE #260 PORTLAND, OR 97214		Owner: THOMAS FISHER 2415 SE SHERMAN ST PORTLAND, OR 97214	
					Owner: ALICIA COHEN 2415 SE SHERMAN ST PORTLAND, OR 97214	

Total # of LU RP - Replat permit intakes: 1

Total # of Land Use Review intakes: 12
