

Early Assistance Intakes

Parameters: Begin intake date: **10/18/2021** End intake date: **10/24/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-096885-000-00-EA	3740 SW SHATTUCK RD, 97221		EA-Zoning & Inf. Bur.- w/mtg	10/19/21		Pending - EA
<p><i>Consolidate Lots (through the County - not a replat through the City). Demolish existing home and construct NSFR.</i></p> <p>Legal Description: 1S1E07DA 01200 SECTION 07 1S 1E TL 1200 1.14 ACRES</p> <p>Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201</p> <p>Owner: SW SHATTUCK PROPERTIES LLC 947 SW BROADWAY PORTLAND, OR 97205</p>						
21-098887-000-00-EA	262 NW MILLER RD, 97229		EA-Zoning & Inf. Bur.- w/mtg	10/22/21		Application
<p><i>Removal of the 1100' broadcast tower and three guy anchors</i></p> <p>Legal Description: 1N1W36D 00200 SECTION 36 1N 1W TL 200 7.02 ACRES LAND ONLY SEE R324698 (R961361321) FOR IMPS FARM DISQUAL, 2013-2017, 6.77 ACRES, \$88,635.90 POTENTIAL ADDITIONAL TAX, DEFERRAL-POTENTIAL ADDITIONAL TAX</p> <p>Applicant: NANG MA MILDREN DESIGN GROUP 4875 SW GRIFFITH DRIVE, SUITE 300 BEAVERTON OR 97005 USA</p> <p>Applicant: TUAN LUU MILDREN DESIGN GROUP 4875 SW GRIFFITH DRIVE, SUITE 300 BEAVERTON OR 97005 USA</p> <p>Owner: SCHMIDT PROPERTY MANAGEMENT LLC 262 NW MILLER RD PORTLAND, OR 97229-6709</p>						
21-097914-000-00-EA	SE HAROLD ST, 97266		EA-Zoning & Inf. Bur.- w/mtg	10/20/21		Application
<p><i>The project consists of two buildings. Building A is a the 129,095SF 5-story, Type IIIB with 162 units of varying in size. The building fronts SE 92nd Avenue and creating an L-shape around a residential green. Building B consists of seven 2-story town homes totaling 7,452SF. The main building will house a commercial gym at the SE corner, commercial co-working space in the center on 92nd, and a commercial office at the NW corner. Stormwater will be disposed through drywells , located either in the parking lot, or the landscape area in middle of the site.</i></p> <p>Legal Description: 1S2E16DB 07800 BERNHARDT PK BLOCK 1 LOT 1-4 TL 7800</p> <p>Applicant: ALEX YALE YBA ARCHITECTS 123 NW 2ND AVE, SUITE 204 PORTLAND, OR 97209</p> <p>Owner: PDC DBA PROSPER PORTLAND 222 NW 5TH AVE PORTLAND, OR 97209-3812</p>						

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21-098587-000-00-EA	6698 NE MT ST HELENS AVE, 97220		EA-Zoning Only - w/mtg	10/21/21		Application
<p><i>Applicant wishes to develop a car dealership, which may include (a) sales and leasing office (b) interior vehicle display (c) vehicle storage (d) vehicle repair facility and (e) other accessory uses such as car wash on one or more of the development sites.</i></p>						
	Legal Description: 1N2E16A 02700 PARKROSE & RPLT BLOCK 111&117&118 TL 2700		Applicant: STEVE PRESSON HOLMAN AUTOMOTIVE GROUP 911 NE 2ND AVE FORT LAUDERDALE FL 33304 USA		Owner: PORT OF PORTLAND 222 NW 5TH AVE PORTLAND, OR 97209-3812	
21-098888-000-00-EA	SW CLARA LN, 97035		PC - PreApplication Conference	10/22/21		Application
<p><i>52-bed residential care facility on a vacant property in the R10 zone - Conditional Use Review</i></p>						
	Legal Description: 1S1E33CC 00100 SECTION 33 1S 1E TL 100 0.92 ACRES		Applicant: LEONARDO DOMINGO 12042 SE SUNNYSIDE RD #604 CLACKAMAS, OR 97015		Owner: LEONARDO DOMINGO 12042 SE SUNNYSIDE RD #604 CLACKAMAS, OR 97015	
			Applicant: MILAGROS DOMINGO 12042 SE SUNNYSIDE RD #604 CLACKAMAS, OR 97015		Owner: MILAGROS DOMINGO 12042 SE SUNNYSIDE RD #604 CLACKAMAS, OR 97015	
21-097186-000-00-EA	736 NE M L KING BLVD, 97232		PC - PreApplication Conference	10/19/21		Pending - EA
<p><i>Start a micro-tier cannabis grow operation, which is the smallest possible grow licensed by the OLCC, in the warehouse section of existing building. The remainder of the building (approx 4,925 sf) will be open workspace and offices (upstairs and main floor). No change to building footprint.</i></p>						
	Legal Description: 1N1E35BC 02600 HOLLADAYS ADD BLOCK 23 LOT 1 EXC PT IN STS LOT 2 EXC PT IN ST		Applicant: MIKE MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE, PMB 211 PORTLAND, OR 97225		Owner: 736 MLK LLC 621 SW ALDER ST #800 PORTLAND, OR 97205	
21-098894-000-00-EA	6445 SE 73RD AVE, 97206		Public Works Inquiry	10/22/21		Pending - EA
<p><i>Public Works Inquiry / proposed duplex</i></p>						
	Legal Description: 1S2E17DC 19500 CORVALLIS ADD BLOCK 1 LOT 7 LOT 8 EXC PT IN ST		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: PATRICK IRISH 6445 SE 73RD AVE PORTLAND, OR 97206-6418	

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Total # of Early Assistance intakes: 7

20-225166-000-00-FP	2325 SE 110TH AVE, 97216	FP - Final Plat Review		10/22/21		Application
<p>Approval of a Preliminary Plan for a 2-parcel partition, that will result in one standard lot (Parcel 1) and one flag lot (Parcel 2); and Approval of an Adjustment to reduce the south (side) setback of the existing house on Parcel 1 to 1.1 feet from the building wall and 0.6 feet from the eave; as illustrated with Exhibit C.1, subject to the following conditions: A. Supplemental Plan. An additional supplemental plan shall be submitted with the final plat survey for Land Use Services and BES review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the following: √ Surveyed location of any buildings or accessory structures on the site at the time of the final plat application; √ Surveyed location of any driveways and off-street vehicle parking areas on the site at the time of the final plat application; √ The proposed stormwater facility for the driveway serving Parcel 2. √ 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 110th Avenue. The required right-of-way dedication must be shown on the final plat. 2. A Private Access Easement over the portion of the shared driveway located on Parcel 1 for the benefit of Parcel 2 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 driveway would be typically used for. 3. 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.10, C.11 and C.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 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 Parcel 1, where the existing house will be retained, must be constructed prior to final plat approval. The improvements along the frontage of Parcel 2 may be constructed with development on that lot as per the City Engineer's discretion. Prior to ground disturbing activity related to the Right Of Way permit, the applicant must obtain an approved tree protection inspection for the BDS Permit required by Condition C.3. 2. The applicant must demonstrate that vegetation/shrubs that fall within the intersection sight triangle on both sides of the proposed shared driveway must be no higher than 42" high (3.5 feet). For any trees, limbing up to no less than 11-ft is also required. The fence along the south property line must be modified to be no more than 42-inches (3.5 feet high) for a distance of at least 15-ft back from the curb line. Vegetation in the area along the south property line between fence and curb must be no higher than 42" high. The applicant must document compliance with before and after photos to the satisfaction of PBOT. Additional Conditions can be found in correspondence tab.</p>						
<p>Legal Description: 1S2E03CD 06500 BRANDT TR BLOCK 2 S 70' OF LOT 7</p>		<p>Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290</p>		<p>Owner: RUSTIC REHAB LLC 13203 SE 172ND AVE #291 HAPPY VALLEY, OR 97086</p>		

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

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21-098835-000-00-LU	4928 NE 11TH AVE, 97211	CP_ZC - Comp Plan & Map Amend.	Type 3 procedure	10/22/21		Pending
<p>Alberta Street Development LLC (∠ASD∠ or the ∠applicant∠) is the owner of land at 4928 NE 11th Avenue (the ∠Property∠) in Portland, Oregon (the ∠City∠). ASD seeks to change the Property's Comprehensive Plan Map designation from Single Dwelling ∠ 2,500 to Mixed Use ∠ Urban Center and its Zoning Map designation from Residential 2.5 (R 2.5) to Commercial Mixed Use 2 (CM2). ASD also seeks to add the design (d) and centers main street (m) overlay zones to the Property, consistent with other CM2-zoned lots in the vicinity (the ∠Proposal∠). Rezoning the Property to CM2 will also have the effect of removing the current alternative design density (a) overlay zone, which is not allowed to be applied to commercial zoned sites under Portland City Code (∠PCC∠) 33.405.030. Pursuant to PCC 33.810.040A and 33.845.040.A, a Type III Comprehensive Plan Map Amendment and Zoning Map Amendment (CPMA/ZMA) process is required.</p>						
<p>Legal Description: 1N1E23BD 03900 ALBINA HTS BLOCK 3 LOT 4</p>		<p>Applicant: ALLISON REYNOLDS STOEL RIVES LLP 760 SW 9TH AVE #3000 (30TH FL) PORTLAND OR 97205</p>		<p>Owner: ALBERTA STREET DEVELOPMENT LLC 2910 1ST AVE S #201 SEATTLE, WA 98134-1859</p>		

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of LU CP_ZC - Comp Plan & Map Amend. permit intakes: 1						
21-097650-000-00-LU	4803 SE 74TH AVE, 97206	CU - Conditional Use	Type 2 procedure	10/19/21		Pending
<i>Type B, Short-Term ASTR for five bedrooms. The site has a five bedroom home with an additional bedroom in the ADU for a total of six bedrooms on site.</i>						
	Legal Description: 1S2E17AB 14100 FIRLAND BLOCK 3 LOT 1		Applicant: DAVID JOSEPH FAYE LIV TR 4803 SE 74TH AVE PORTLAND, OR 97206		Owner: DAVID JOSEPH FAYE LIV TR 4803 SE 74TH AVE PORTLAND, OR 97206	
21-097982-000-00-LU	4522 SE 41ST AVE, 97202	CU - Conditional Use	Type 2 procedure	10/19/21		Pending
<i>Applying to operate a 5 bedroom Type-B ASTR on each of the two sides of this duplex. Both sides of the duplex, 4522 and 4526, each have six bedrooms. One bedroom will be reserved for the long-term resident while the remaining five bedrooms will be rented on a short-term basis.</i>						
	Legal Description: 1S2E18BB 23900 BEAUVOIR BLOCK 1 LOT 14		Applicant: YANG FAN 26592 SHANE DR LAKE FOREST, CA 92630		Owner: YANG FAN 26592 SHANE DR LAKE FOREST, CA 92630 Owner: WENNA SHI 26592 SHANE DR LAKE FOREST, CA 92630	
Total # of LU CU - Conditional Use permit intakes: 2						
21-098407-000-00-LU	3407 S CORBETT AVE, 97239	HRC - Historic Design Tier C	Type 1 procedure new	10/21/21		Pending
<i>Installation of an ADA-compliant accessibility ramp on North entrance (S. Whitaker St. side) between existing house and existing sidewalk. Exterior work only; accessory structure; Building of a new ADA compliant accessibility ramp on North entrance of property between existing house and existing sidewalk. This is a contributing resource in the South Portland Historic District. Storm water will be routed to curb during construction, flowing to existing storm water drain pit at corner of S Whitaker St and S Corbett Ave.</i>						
	Legal Description: 1S1E10BD 03500 CARUTHERS ADD BLOCK 134 LOT 1		Applicant: DANIEL HASTINGS DLHASTINGS LLC 7301 SW BRIER PL PORTLAND OR 97219		Owner: CORBETT AVE LLC 3403 S CORBETT AVE PORTLAND, OR 97239	
Total # of LU HRC - Historic Design Tier C permit intakes: 1						
21-097355-000-00-LU	4429 N SUTTLE RD, 97217	LDP - Land Division Review (Partition)	Type 2x procedure	10/18/21		Pending
<i>2-lot land division. Existing development to remain. New lot to be made available for expansion of Penninsula Terminal Company railroad infrastructure.</i>						
	Legal Description: 2N1E32 00200 SECTION 32 2N 1E TL 200 17.61 ACRES LAND & IMPS SEE R646238 (R951320151) FOR MACH & EQUIP		Applicant: JOHN MANOS PENINSULA TERMINAL COMPANY 447 MINER RD HIGHLAND HEIGHTS, OH 44143		Owner: ECO SERVICES OPERATIONS CORP 300 LINDENWOOD DR. MALVERN, PA 19355	

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

Total # of Land Use Review intakes: 5