



**MILWAUKIE PLANNING**  
10501 SE Main St.  
Milwaukie OR 97222  
503.786.7630  
planning@milwaukieoregon.gov

# Application Referral

<b>DATE SENT: May 8, 2025</b>	<b>ADMINISTRATIVE DECISION</b>
<b>COMMENTS DUE: May 22, 2025</b>	<b>TENTATIVE DATE: May 23, 2025</b>
<b>Site location:</b> 11358 SE 21 <sup>st</sup> Ave	<b>Review type:</b> Type II
<b>Applicant:</b> Logan McClain, Studio LM Architecture (on behalf of Sarah Ciobanasiu)	<b>File #(s):</b> DR-2025-003
<b>Applicant phone:</b> 503-459-2401	<b>Application type(s):</b> Downtown Design Review
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/dr-2025-003">https://www.milwaukieoregon.gov/planning/dr-2025-003</a>	

## TO:

- ☒ CD Director
- ☒ Engineering Dev. Rev.
- ☒ Building Official
- ☐ PW Director
- ☐ City Manager
- ☒ CFD#1: Shawn Olson
- ☒ NDA Chair (hard copy & email)\* & All LUC members: Historic Milwaukie
- ☒ NDA Program Manager
- ☐ Planning Manager
- ☐ Police Chief
- ☐ City Attorney

- ☐ Clackamas County Engineering Review
- ☐ Metro: Land Use Notifications
- ☐ ODOT: ODOT R1 Development Review
- ☐ TriMet: Transit Development Group
- ☐ Other: NW Natural

## FROM:

Ryan Dyar, Associate Planner, 503-786-7661  
dyarr@milwaukieoregon.gov  
Planning Department  
10501 SE Main St.  
Milwaukie OR 97222  
PHONE: (503) 786-7630  
planning@milwaukieoregon.gov

- ☐ On-Call NR Consultant
- ☐ North Willamette Watershed Dist., ODFW
- ☐ Anita Huffman, DSL Wetlands & Waterways
- ☐ Oregon Parks & Recreation
- ☒ North Clackamas School District
- ☐ Jessica May, NCPRD

\*All referrals are sent by email only unless otherwise noted.

## PROPOSAL:

The Studio 21 project is a renovation to the existing structure that creates a new central double door building entrance, a revised street-facing façade with enhanced exterior landscaping and privacy within the space. The roof requires replacement as like-for-like and the interior framing structurally supports an open floor plan small event space served by vendors.

The property is currently vacant, and the project requires a Type II land-use application for Downtown Design Review because the proposal involves filling in existing windows on the street-facing façade.

**Please comment on the following applicable code sections (if no comment, please respond in kind to dyarr@milwaukieoregon.gov):**

- MMC 19.304 Downtown Zones

**ZONE:** DMU

- MMC 19.508 Downtown Site and Building Design Standards and Guidelines
- MMC 19.907 Downtown Design Review
- MMC 19.1005 Type II Review