

PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: CU-2018-004

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY: <input type="checkbox"/> Amendment to Maps and/or Ordinances: <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Comprehensive Plan Map Amendment <input type="checkbox"/> Zoning Text Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Code Interpretation <input type="checkbox"/> Community Service Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Development Review <input type="checkbox"/> Director Determination <input type="checkbox"/> Downtown Design Review <input type="checkbox"/> Extension to Expiring Approval <input type="checkbox"/> Historic Resource: <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Status Designation <input type="checkbox"/> Status Deletion	<input type="checkbox"/> Land Division: <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Partition <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Replat <input type="checkbox"/> Subdivision <input type="checkbox"/> Miscellaneous: <input type="checkbox"/> Barbed Wire Fencing <input type="checkbox"/> Bee Colony <input type="checkbox"/> Mixed Use Overlay Review <input type="checkbox"/> Modification to Existing Approval <input type="checkbox"/> Natural Resource Review <input type="checkbox"/> Nonconforming Use Alteration <input type="checkbox"/> Parking: <input type="checkbox"/> Quantity Determination <input type="checkbox"/> Quantity Modification <input type="checkbox"/> Shared Parking <input type="checkbox"/> Structured Parking	<input type="checkbox"/> Planned Development <input type="checkbox"/> Residential Dwelling: <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Duplex <input type="checkbox"/> Manufactured Dwelling Park <input type="checkbox"/> Temporary Dwelling Unit <input type="checkbox"/> Sign Review <input type="checkbox"/> Transportation Facilities Review <input type="checkbox"/> Variance: <input type="checkbox"/> Use Exception <input type="checkbox"/> Variance <input type="checkbox"/> Willamette Greenway Review <input type="checkbox"/> Other: _____ Use separate application forms for: <ul style="list-style-type: none"> • Annexation and/or Boundary Change • Compensation for Reduction in Property Value (Measure 37) • Daily Display Sign • Appeal
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RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Valencia Borda LLC

Mailing address: 3316 SE Washington St. Zip: 97222

Phone(s): 971-271-2939 Email: valenciaborda18@gmail.com

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: 1674 SE Marion St. Zip: 97202

Phone(s): (503) 964-8950 Email: ppilar4@gmail.com

SITE INFORMATION:

Address: 3316 SE Washington St. Map & Tax Lot(s): 11E36 AC 05800

Comprehensive Plan Designation: _____ Zoning: R5 Size of property: 5,470 SF

PROPOSAL (describe briefly): "Conditional use"

Approval for vacation rental to have flexibility to convert for short & long term rental, don't live

SIGNATURE: at the property. This is an existing structure that

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: Pilar Bennet Date: 12/13/18

meets the building and develop

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1. *ment codes per plans attached. It has been inspected & approved previously.*

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

REVIEW TYPES:

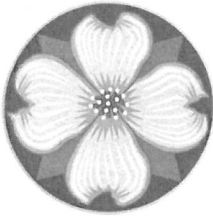
This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file	CU-2018-004	\$2,000			\$	RECEIVED DEC 13 2018 CITY OF MILWAUKIE PLANNING DEPARTMENT
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$ 2,000			\$	
TOTAL AMOUNT RECEIVED: \$		2000	RECEIPT #:		15884	RCD BY: <i>AMark</i>
Associated application file #s (appeals, modifications, previous approvals, etc.):						
Neighborhood District Association(s): Lake Rd						
Notes:						

*After discount (if any)



MILWAUKIE PLANNING

6101 SE Johnson Creek Blvd
Milwaukie OR 97206
503-786-7630
planning@milwaukieoregon.gov

Submittal Requirements

**For all Land Use Applications
(except Annexations and Development Review)**

All land use applications must be accompanied by a signed copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov for assistance with Milwaukie's land use application requirements.

1. **All required land use application forms and fees**, including any deposits.

Applications without the required application forms and fees will not be accepted.

2. **Proof of ownership or eligibility to initiate application** per MMC Subsection 19.1001.6.A.

Where written authorization is required, applications without written authorization will not be accepted.

3. **Detailed and comprehensive description** of all existing and proposed uses and structures, including a summary of all information contained in any site plans.

Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary onsite "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.

4. **Detailed statement** that demonstrates how the proposal meets the following:

A. All applicable development standards (listed below):

1. **Base zone standards** in Chapter 19.300.
2. **Overlay zone standards** in Chapter 19.400.
3. **Supplementary development regulations** in Chapter 19.500.
4. **Off-street parking and loading standards and requirements** in Chapter 19.600.
5. **Public facility standards and requirements**, including any-required street improvements, in Chapter 19.700.

B. All applicable application-specific approval criteria (check with staff).

These standards can be found in the MMC, here: www.qcode.us/codes/milwaukie/

5. **Site plan(s), preliminary plat, or final plat** as appropriate.

See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.

6. **Copy of valid preapplication conference report**, when a conference was required.

APPLICATION PREPARATION REQUIREMENTS:

- Five hard copies of all application materials are required at the time of submittal. Staff will determine how many additional hard copies are required, if any, once the application has been reviewed for completeness.
- All hard copy application materials larger than 8½ x 11 in. must be folded and be able to fit into a 10- x 13-in. or 12- x 16-in. mailing envelope.
- All hard copy application materials must be collated, including large format plans or graphics.

ADDITIONAL INFORMATION:

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: www.milwaukieoregon.gov/citymanager/what-neighborhood-district-association.
- Submittal of a full or partial electronic copy of all application materials is strongly encouraged.

As the authorized applicant I, (print name) Pilar Pennell, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

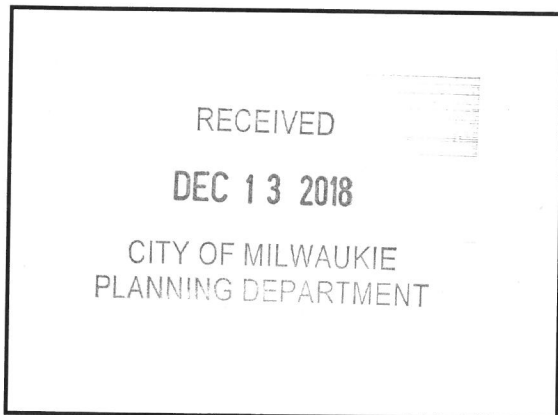
Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature: *Pilar Pennell*

Date: 12/13/18

Official Use Only

Date Received (date stamp below):





PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov

Preapplication Conference Waiver

We, Valencia Borda, LLC (print), as applicant(s)/property
owner(s) of Pilar Pennell (address of property), request to waive
the requirement for a preapplication conference for the submission of a **Type II / (III) / IV / V** (circle one) land
use application per MMC Subsection 19.1002.2 Applicability.

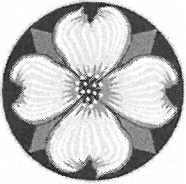
Please provide an explanation for the waiver request:

MMC Section 19.1002 Preapplication Conference is provided on the reverse

Planning staff have explained the process
and pre-application process is unnecessary.

Signed: Pilar Pennell
Applicant/Property Owner

Approved: [Signature]
Planning Director



Transaction Receipt

Milwaukie Planning Department

6101 SE Johnson Creek Blvd
Milwaukie, OR 97206
503-786-7630
Fax: 503-774-8236
planning@milwaukieoregon.gov

601-18-000122-PLNG

Receipt Number: 15886

Receipt Date: 12/13/18

www.milwaukieoregon.gov

Worksite address: 3316 SE WASHINGTON ST, MILWAUKIE, OR 97222
Parcel: 11E36AC05800

		Fees Paid			
Transaction date	Units	Description	Account code	Fee amount	Paid amount
12/13/18	2,000.00	Amount Type III Quasi-Judicial Review Fee Notes: CU-2018-004.	110-000-4480	\$2,000.00	\$2,000.00

Payment Method: Credit card authorization: 01790P Payer: PILLAR PENNELL
 Transaction Comment: PD BY PILAR PENNELL
 4787 SE CONCORD RD
 MILWAUKIE OR 97267

Payment Amount: \$2,000.00

Cashier: Alicia Martin

Receipt Total: \$2,000.00

3316 SE Washington St,Portland, OR 97222

I want flexibility for both short and long term rentals, don't live at the property and address for the approval criteria for new conditional uses in [MMC 19.905.4.A](#) has already been inspected and approved by the Building Official as a short-term rental.

1. The characteristics of the lot are suitable for the proposed use considering size, shape, location, topography, existing improvements, and natural features. Please see attached plans.
2. The operating and physical characteristics of the proposed use will be reasonably compatible with, and have minimal impact on, nearby uses.
- 3 & 4. To minimize complaints from the neighbors, in the house rules, noise is not allowed from 10PM to 6AM, neither smoking or vaping - inside or outside of the house nor parking off the street. We don't discriminate anyone but request government ID, phone number an email verification from prospective guests before booking. Should any complaint arises, we will respond immediately as we live locally.
- 5, This is an existing structure that meets the building and development codes, and has already been inspected and approved by the Building Official as a short-term rental.
6. The Comp Plan designation is for moderate density residential, and this is a form of short-term housing.
- 7, This is an existing structure that is already served by public utilities.

RECEIVED

DEC 13 2018

CITY OF MILWAUKIE
PLANNING DEPARTMENT



BUILDING PERMIT

RESIDENTIAL / STRUCTURAL

CITY OF MILWAUKIE
6101 SE Johnson Creek Blvd
Milwaukie, OR 97206
(503) 786-7613

IVR NUMBER: 601177709328

PERMIT NUMBER : 601-14-001694

building@milwaukieoregon.gov

FIRST ISSUED DATE: 06/10/2014

SCOPE: RESIDENTIAL

TYPE OF WORK

CLASS OF WORK: ALTERATION

DESCRIPTION OF WORK TO BE DONE: FIRE DAMAGE REPAIR

JOB VALUATION: \$50,000.00

JOB SITE INFORMATION

SITE ADDRESS: 3316 SE WASHINGTON ST, MILWAUKIE, OR 97222
TAX LOT PARCEL #: 11E36AC05800

OWNER: MARTIN PATRICIA G
ADDRESS:

PHONE:

CONTRACTOR INFORMATION

Business Name

WILLAMETTE RESTORATION SERVICES INC

License

CCB 158852

Work

Address

PO BOX 2679 OREGON CITY OR 97045

Phone

503-656-2867

FEE INFORMATION

Fee Description	Quantity	Unit	Total Fee
Structural Building Permit Fee	1.00		542.02
Structural Plan Review Fee	542.02	Ea	352.31
State of Oregon Surcharge (12% of applicable fees)	542.02		65.04
Total Fees:			\$ 959.37

REQUIRED INSPECTIONS

Inspection Type

Schedule Inspections online at: www.buildingpermits.oregon.gov
or by calling: 1-888-299-2821 or 503-786-7575

THIS PERMIT IS ISSUED UNDER OAR 918-460-0030. PERMITS EXPIRE IF WORK IS NOT STARTED WITHIN 180 DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR 180 DAYS.

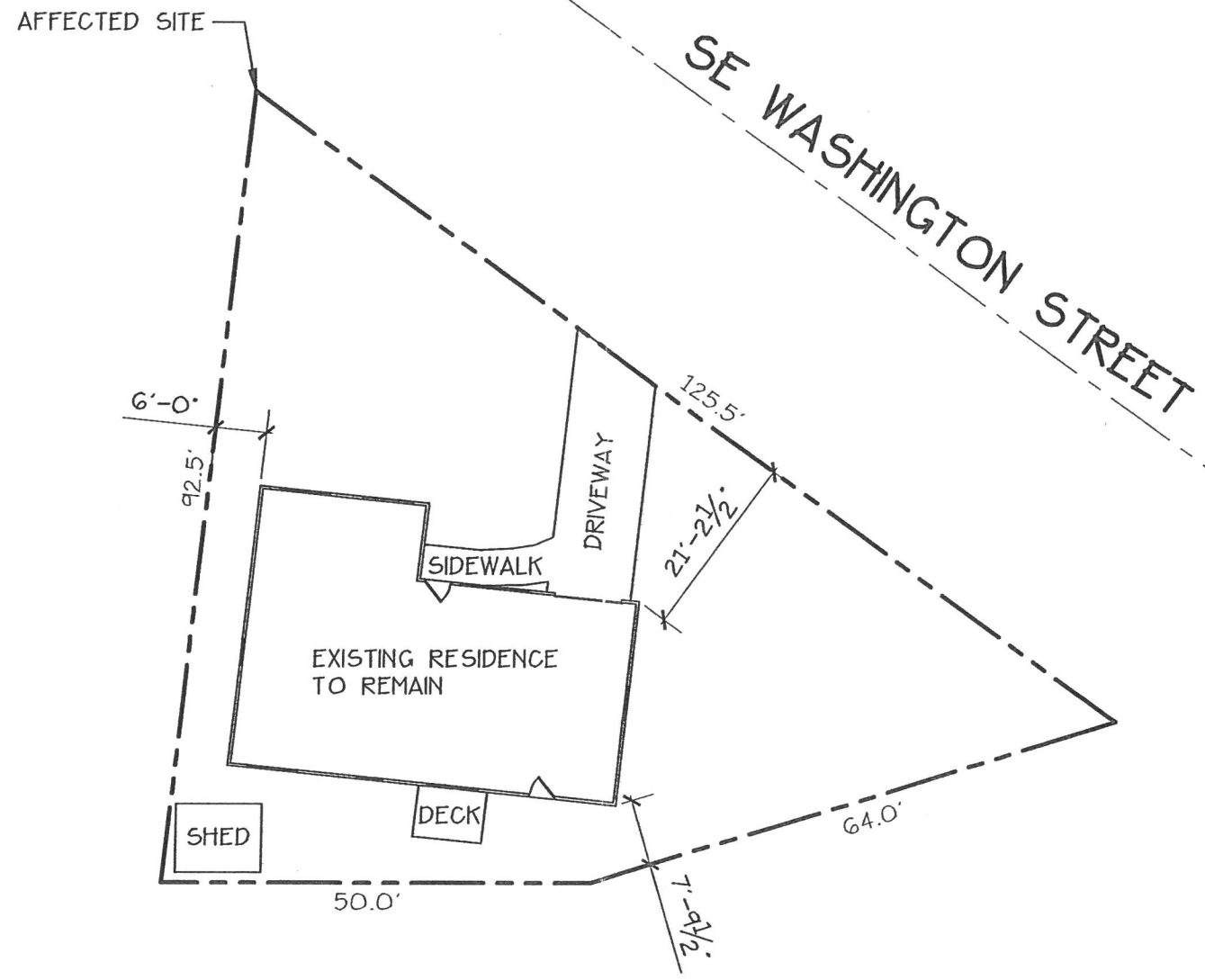
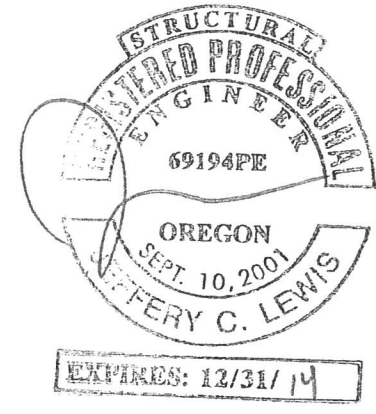
ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010. Permit will expire if work is not started or if work is suspended for 180 days.

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CITY OF MILWAUKIE
PLANNING DEPARTMENT



SITE PLAN
FIRE DAMAGE REPAIRS
3316 SE WASHINGTON STREET
MILWAUKIE, OREGON 97222

REV	DATE	DESCRIPTION
	6/3/14	PERMIT + CONSTRUCTION

NOTE: SITE PLAN FOR REFERENCE ONLY -
NO CHANGES TO SITE.

SITE PLAN
SCALE : 1" = 1'-0"

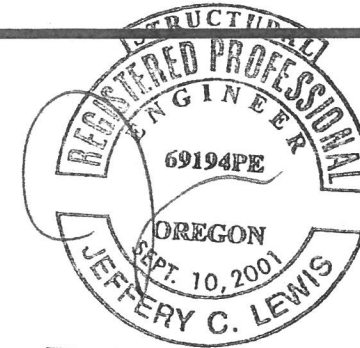


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SP1
OF 1

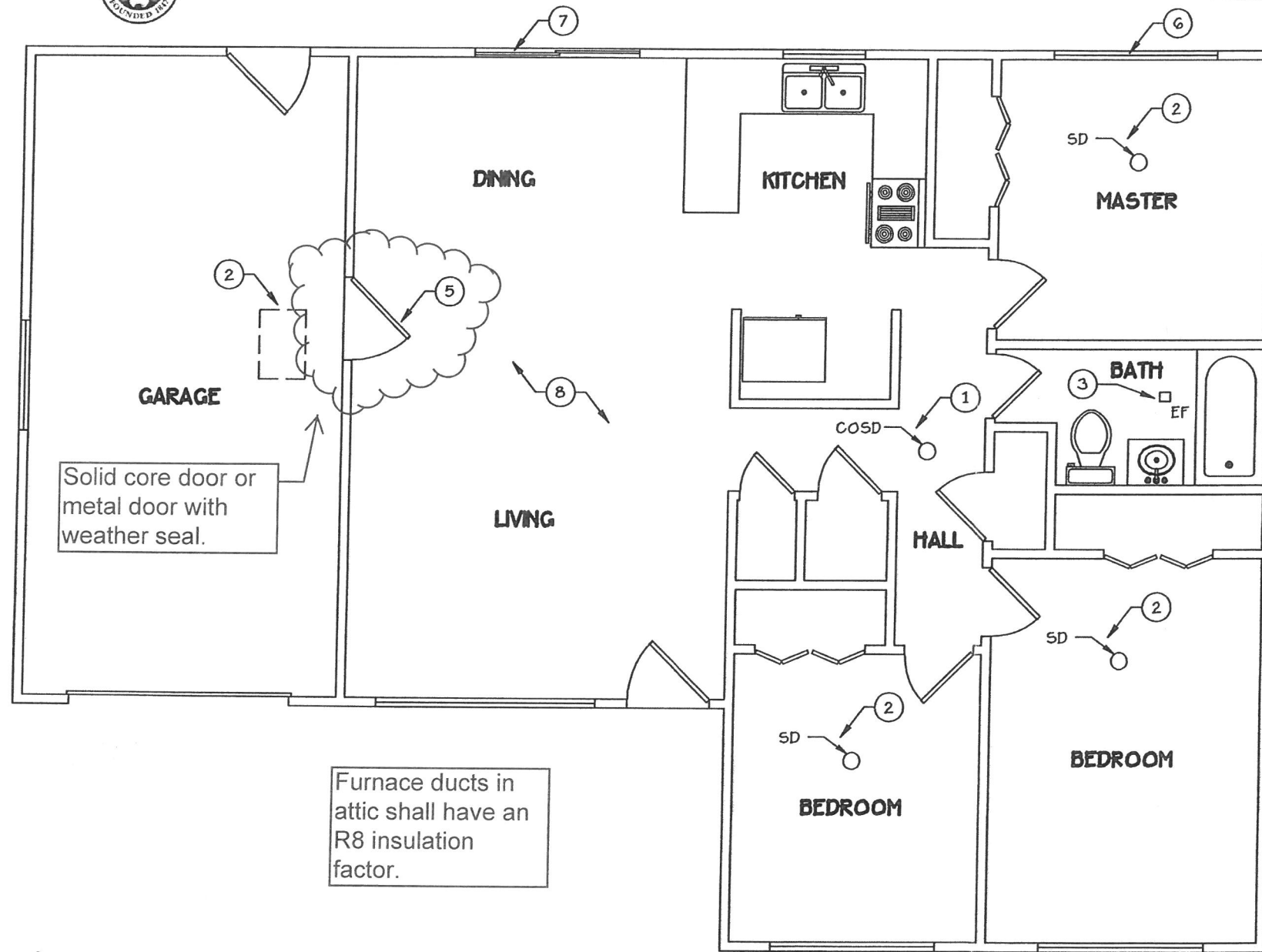
APPROVED
 REVIEWED FOR CODE COMPLIANCE
 JOHN STELZENMUELLER
 City of Milwaukie



Replacement of plumbing fixtures, vents, drains or water lines may require a plumbing permit. Check with local jurisdiction prior to commencing work.



INSULATION SCHEDULE	
LOCATION	R-VALUE
CEILING (TRUSSES)	R-49
CRAWL SPACE	R-30
NEW 2x6 WALLS	R-21
EXISTING 2x4 WALLS	R-15



Solid core door or metal door with weather seal.

Furnace ducts in attic shall have an R8 insulation factor.

FLOOR PLAN KEY NOTES

- ① INDICATES HARD WIRED SMOKE + CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- ② INDICATES HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
- ③ INDICATES BATHROOM EXHAUST FAN ROUTED TO BUILDING EXTERIOR
- ④ PROVIDE 20' x 30' ATTIC ACCESS
- ⑤ NEW EXTERIOR DOORS TO MATCH ORIGINAL - MAXIMUM U-FACTOR = 0.2
- ⑥ NEW WINDOWS TO MATCH ORIGINAL - MAXIMUM U-FACTOR = 0.35
- ⑦ NEW SLIDING DOOR TO MATCH ORIGINAL - MAXIMUM U-FACTOR = 0.35
- ⑧ REPLACE INTERIOR FINISHES THROUGHOUT HOME - SMOKE SEAL FRAMING AS REQUIRED

NOTE: FLOOR PLAN SHOWN FOR REFERENCE ONLY - NO CHANGES TO FLOOR PLAN

MAIN LEVEL FLOOR PLAN

SCALE : 3/16"=1'-0"



WC 4

West Coast Forensics,
 Engineering and Design, LLC
 9855 SW Kelly Avenue
 Suite 100
 Portland, Oregon 97239
 ph: (503) 252-5744 fax: (503) 252-5372
 www.wcfors.com

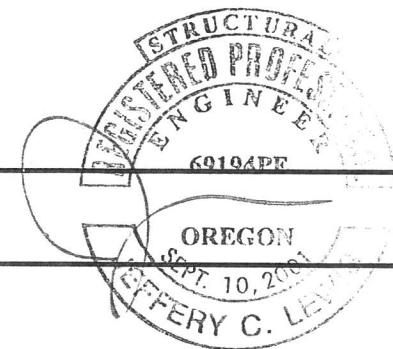
MAIN LEVEL FLOOR PLAN
 FIRE DAMAGE REPAIR
 3316 SE WASHINGTON STREET
 MILWAUKIE, OREGON 97222

REV	DATE	DESCRIPTION
	6/3/14	PERMIT + CONSTRUCTION

SHEET:

A1
 OF 1

REV	DATE	DESCRIPTION
	6/3/14	PERMIT + CONSTRUCTION



EXPIRES: 12/31/14

GENERAL NOTES

THESE DOCUMENTS ARE INTENDED FOR LIMITED FIRE RELATED DAMAGE RECONSTRUCTION. THEY DO NOT ADDRESS ALL CODE DEFICIENCIES THAT MAY EXIST. ANY SEISMIC UPGRADE TO ANY EXISTING COMPONENTS OF THE STRUCTURE IS BEYOND THE SCOPE OF THESE DOCUMENTS.

BUILDING CODE:

2010 OREGON STRUCTURAL SPECIALTY CODE

DESIGN LOADS:

GRAVITY:

1. ROOF/FLOOR DEAD LOAD: 15 PSF
2. ROOF SNOW LOAD: 25 PSF
3. FLOOR LIVE LOAD: 40 PSF

WIND:

1. BASIC WIND SPEED: 100 MPH
2. WIND LOAD IMPORTANCE FACTOR (I_w): 1.0
3. WIND EXPOSURE: B
4. INTERNAL PRESSURE COEFFICIENT: 0 (METHOD 1)
5. COMPONENTS AND CLADDING DESIGN PRESSURE: 19.0 PSF

GENERAL CONSTRUCTION:

1. CONTRACTOR IS TO VERIFY AND CONFIRM ALL DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION. THE STRUCTURE AS SHOWN ON THE DRAWINGS HAS ONLY BEEN DESIGNED FOR STABILITY UNDER THE COMPLETED CONDITION.

CARPENTRY:

1. ALL NAILS TO BE COMMON WIRE OR EQUIVALENT DIAMETER AND LENGTH. NO BOX NAILS ALLOWED.
2. ALL NAILING TO BE IN ACCORDANCE WITH IBC TABLE 2304.9.1 UNLESS NOTED OTHERWISE.
3. ALL FRAMING HARDWARE TO BE SIMPSON STRONG-TIE BRAND OR EQUIVALENT SPECIFICALLY APPROVED BY ENGINEER PRIOR TO ORDERING. GENERAL CONTRACTOR SHALL PROVIDE ALL SPECIFICATIONS OF EQUIVALENT PRODUCT TO THE ENGINEER FOR APPROVAL. INSTALL FRAMING HARDWARE IN ACCORDANCE WITH MANUFACTURER'S SPECIFIED MAXIMUM NAILS OR BOLTS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.

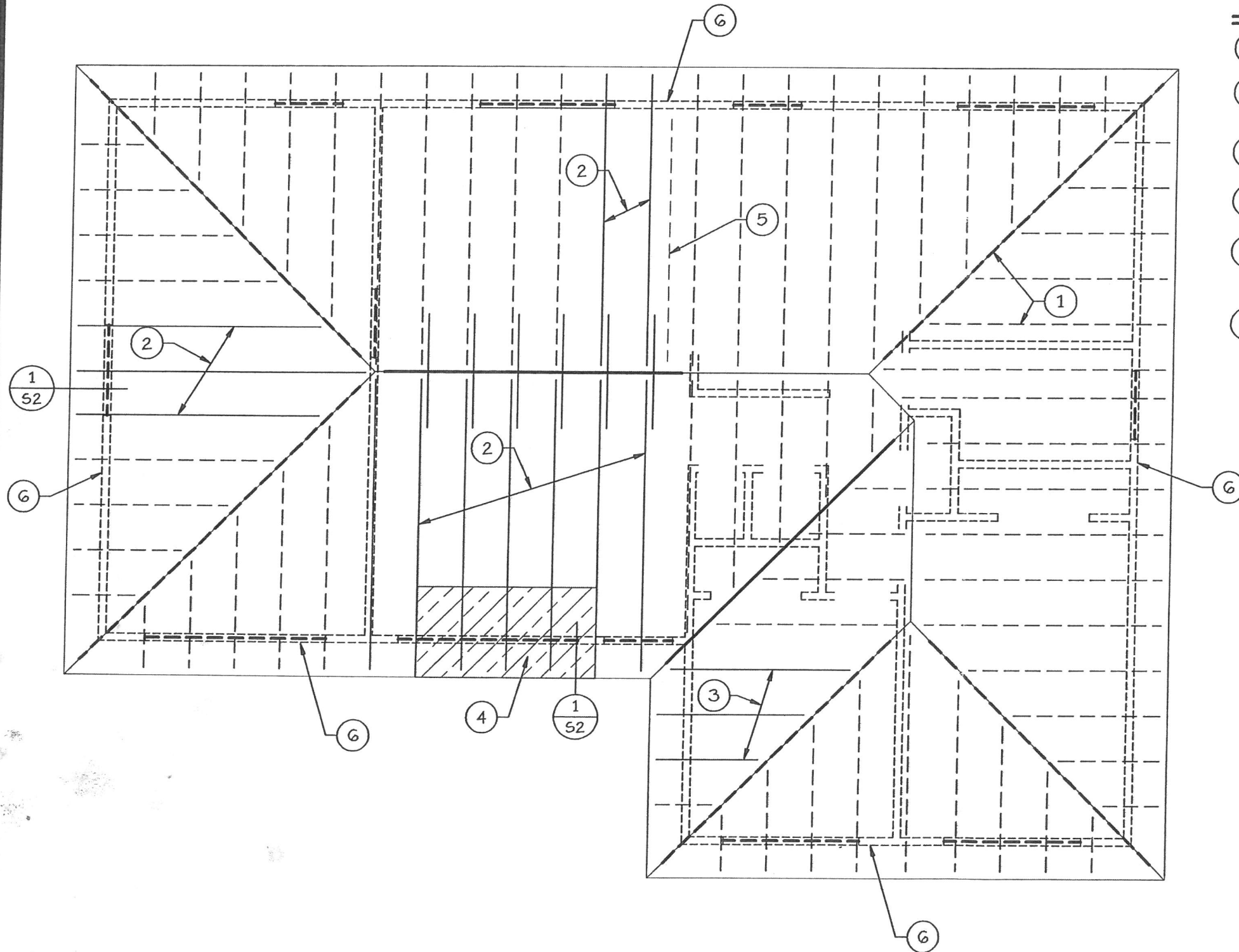
4. LUMBER GRADES:

- A. ALL 2x MEMBERS TO BE DOUGLAS FIR #2 UNLESS NOTED OTHERWISE.
- B. ALL 4x AND LARGER MEMBERS TO BE DOUGLAS FIR #1 UNLESS NOTED OTHERWISE.
- C. BLOCKING TO BE STANDARD OR BETTER. OR STUD GRADE.
- D. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.
- E. GLUED LAMINATED BEAMS TO BE 24FV4 FOR SIMPLE SPANS.
- F. GLUED LAMINATED BEAMS TO BE 24FV8 FOR CANTILEVER AND CONTINUOUS SPANS.
- G. LAMINATED VENEER LUMBER (LVL) TO MEET THE FOLLOWING REQUIREMENTS:

F_b=2600 PSI, E=1900000 PSI, F_v=285 PSI

5. CUTTING OR NOTCHING OF BEAMS, JOISTS AND COLUMNS IS NOT PERMITTED UNLESS APPROVED BY ENGINEER OF RECORD.
6. PLYWOOD SHALL BE APA RATED SHEATHING - EXPOSURE I
 - A. ROOF SHEATHING: 1/2" APA INDEX 24/0
 - B. WALL SHEATHING: 1/2" APA INDEX 24/0
 - C. FLOOR SHEATHING: 3/4" T+G APA INDEX 48/24
 - D. SHEAR WALL SHEATHING SHALL HAVE BLOCKING AT PLYWOOD JOINTS.
 - E. REFER TO PLANS AND SCHEDULES FOR DIAPHRAGM NAILING REQUIREMENTS.
7. DRILL BOLT HOLES 1/16" OVERSIZE EXCEPT WHERE NOTED LARGER.
8. ALL NAILS AND HARDWARE TO BE HOT-DIPPED GALVANIZED.

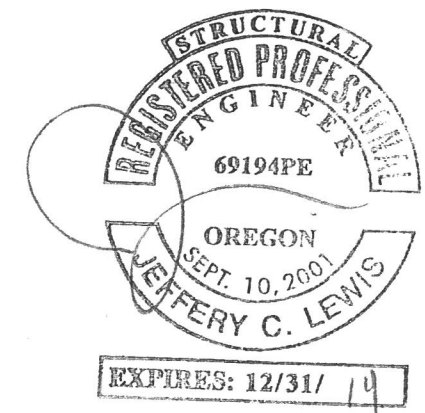
NOTE: MAINTAIN EXISTING ROOF VENTING



KEY NOTES

- ① DASHED FRAMING IS EXISTING FRAMING TO REMAIN
- ② NEW 2x4 RAFTERS AT 24" O.C. PROVIDE SUPPORTS TO CEILING FRAMING AT EXISTING SUPPORT LOCATIONS
- ③ NEW 2x6 HIP w/ MINIMUM 2 JACKS TO CEILING FRAMING
- ④ MIN. 1/2" 24/0 EXPOSURE 1 SPAN RATED PLYWOOD w/ 8d AT 6" EDGE/ 12" FIELD TO ALL FRMG
- ⑤ EXISTING 2x8 CEILING JOIST. TYPICAL
- ⑥ REPLACE SMOKE DAMAGED FIR-TEX SHEATHING AT EXTERIOR WALLS w/1/2" EXPOSURE 1 SHEATHING NAILED TO ALL FRAMING w/8d AT 6" O.C. EDGE/ 12" O.C. FIELD - BLOCK ALL EDGES

Provide ridge vents or peak vents, with bug screen, for ventilation



ROOF FRAMING PLAN
SCALE : 3/16"=1'-0"

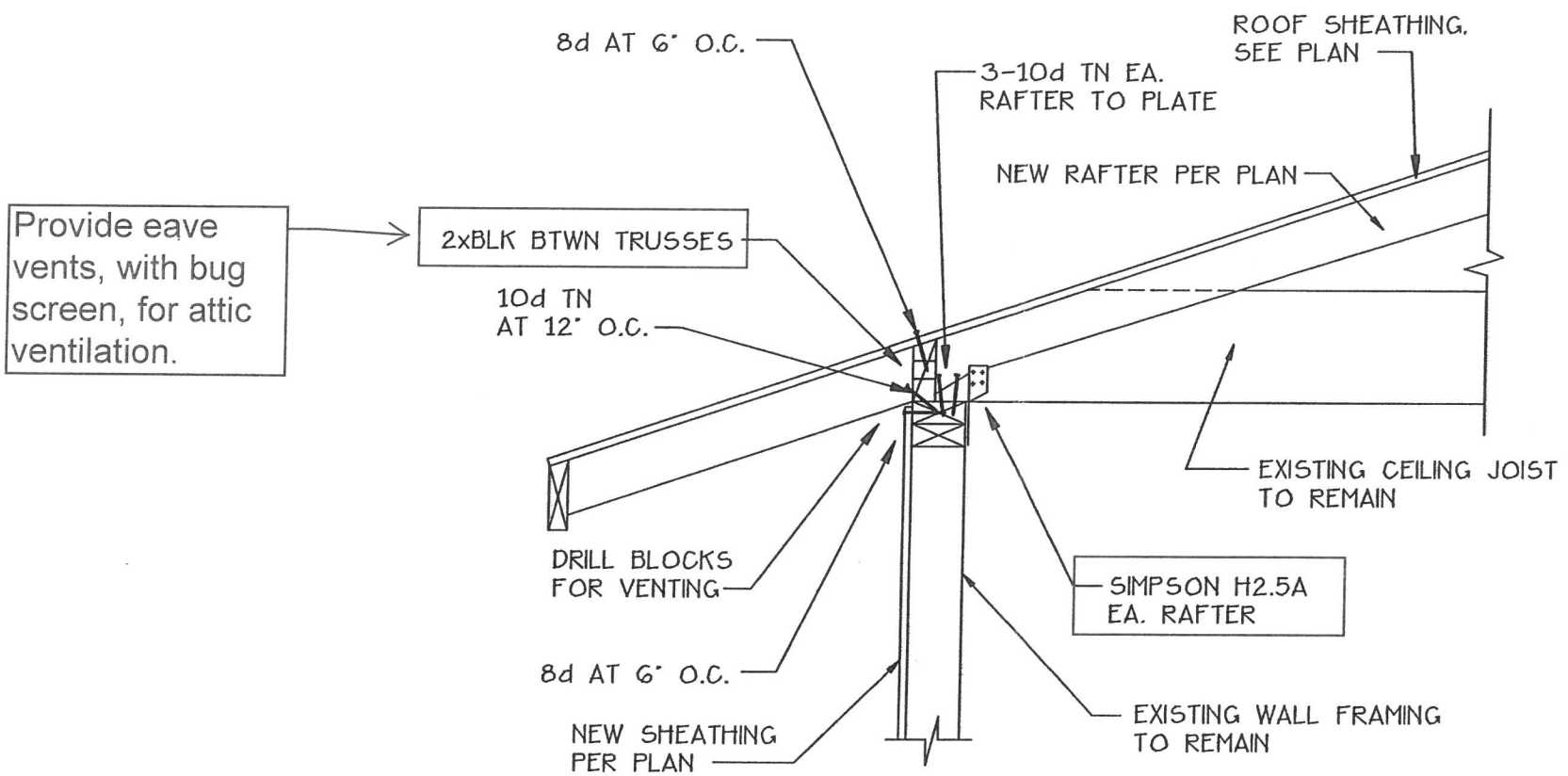


West Coast Forensics, Engineering and Design, LLC
3835 SW Kelly Avenue
Suite 100
Portland, Oregon 97239
ph: (503) 232-5744 fax: (503) 232-5372
www.wcfore.com

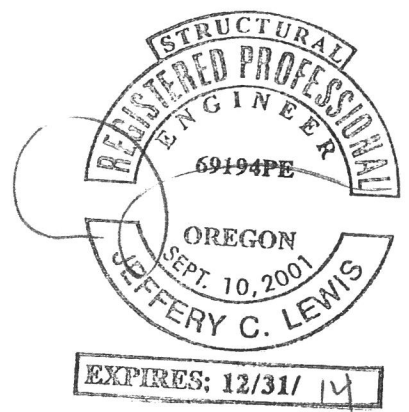
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FIRE DAMAGE REPAIR
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	6/3/14	PERMIT + CONSTRUCTION

SHEET:
S1
OF 3



1 TYPICAL EAVE DETAIL
SCALE: 1" = 1'-0"



ROOF FRAMING DETAILS
FIRE DAMAGE REPAIR
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