



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

Phone (509) 575-6183 • Fax (509) 575-6105

ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>

NOTICE OF APPLICATION

DATE: November 5, 2015

TO: Applicant and Adjoining Property Owners

FROM: Joan Davenport, AICP, Community Development Director & Planning Manager

SUBJECT: Administrative Adjustment for the proposed adjustment by an increase of 50% to the zoning ordinance window signage coverage standard of 50% in the Central Business District (CBD) zoning district – **ADJ#017-15**

LOCATION: 302 E. Yakima Ave

PARCEL NO.: 191319-24430

NOTICE OF APPLICATION

The City of Yakima Department of Community Development has received an Administrative Adjustment application (YMC Title 15) from the Capitol Theatre Committee for an adjustment to allow an increase of 50% (for a total of 100% coverage) to the zoning ordinance window signage coverage standard of 50% in the Central Business District (CBD) zoning district. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

REQUEST FOR WRITTEN COMMENT

Your views on the proposal are welcome. All written comments received by **November 25th, 2015**, will be considered prior to issuing a decision. Your comments on this proposal may be mailed to:

Joan Davenport, AICP, Planning Manager

City of Yakima, Department of Community Development

129 North Second Street, Yakima, WA 98901

Please be certain to reference the file number(s) or applicant's name in your correspondence -

(ADJ#017-15-Capitol Theatre).



NOTICE OF DECISION

Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice.

If you have questions regarding this proposal, please call Trevor Martin, Assistant Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

Other Permits Required: N/A

Enclosed: Narrative, Site Plan, and Vicinity Map



Supplemental Application For:

ADMINISTRATIVE ADJUSTMENT

YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.10

PART II - APPLICATION INFORMATION

1. TYPES OF ADMINISTRATIVE ADJUSTMENTS (✓ at least one)

SETBACKS: Front _____ Side _____ Rear _____

SIGNS: Height see attached sheet Size _____

FENCES LOT COVERAGE SITESCREENING

PARKING OTHER

2. AMOUNT OF ADJUSTMENT

$$\begin{array}{rcccl}
 50\% & & \pm & 50\% & = & 100\% \\
 \text{Zoning Ordinance Standard} & & & \text{Proposed Standard} & & \text{Adjustment}
 \end{array}$$

PART III - LAND USE DESIGNATION & REQUIRED ATTACHMENTS

3. PROPOSED USE TYPE: (As listed on Table 4-1 Permitted Land Uses – See YMC § 15.04.030)

Mixed Use Building

4. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)

A. How would the strict enforcement of the current standard affect your project?
 The signage intended is expected to be used for promotional use. A secondary reason, and the purpose of exceeding the 50% max standard is to limit the view of into the unused spaces which have damaged walls and floors, some of which occurred while the building was used for firefighter training exercises.. Until the building undergoes significant renovations, the interior is unsightly for passersby.

B. How is the proposal compatible with neighboring properties? Have other adjustments been granted nearby?
 The mostly vacant Yakima Mall across the street has the advantage of display windows that block sightlines to the interior of the building and also provide space for art displays, such as Windows Alive. The same kind of exception is not required due to their displays, but the same effect is accomplished. The Mills Music Building on the other end of the block has had translucent film fully covering all windows both before and during their renovations.

C. How is your proposal consistent with current zoning of your property?
 The building is vacant with no immediate plans for use. As a commercial building, the promotional displays for the adjacent Capitol Theatre would temporary and simply a larger scale version of signage used to promote upcoming events posted in the windows of active retail spaces all along Yakima Avenue. To reiterate, the signage also removes the unsightly interior views of the building for patrons visiting neighboring establishments.

D. How is your proposal consistent with uses and zoning of neighboring properties?
 It seems to be consistent with examples of other neighboring vacant spaces and would serve to improve the sightlines for customers visiting the active neighboring properties.

E. How is your proposal in the best interest of the community?
 The window coverings would be an aesthetic improvement in the the look of building so prominently placed along Yakima Avenue. The promotional images would also provide information on the active cultural activities taking place in the downtown region just one block away.

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division – 129 N. 2nd St., Yakima, WA or 509-575-6183

Signs to fill windows – see images provided for street view and window coverage examples

Dimensions:

- 1) Two windows on the corner of East Yakima Avenue and South 3rd Street,

Facing South 3rd Street:

Height: 67"

Length: 87"

- 2) Five pairs of windows on the corner of East Yakima Avenue and South 3rd Street,

Facing East Yakima Avenue:

Larger on top of smaller

Top

Height: 54"

Length: 73"

Bottom

Height: 35"

Length: 73"

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PLANNING DIV**

SITE PLAN INSTRUCTIONS

In Order For Application To Be Determined Complete, A Site Plan Must Be Completed And Submitted.

A Detailed Site Plan Is Required: On August 6, 1996, the City Council passed a resolution (No. R-96-91) adopting a requirement that all site plans submitted with any City of Yakima building permit application, land use application, and environmental application must contain the following information listed below and be acceptable by the appropriate division manager. All information that is applicable to your proposal shall be checked off and clearly displayed on the site plan. It is in the applicant's best interest to provide a carefully drawn and scaled site plan with all the required information. The decision on whether or not to grant approval of your development proposal is largely based on the information you provide. An application cannot be processed until an adequate site plan is submitted.

Note: You may benefit from the aid of a professional in the preparation of a site plan.

- 1) **Use Ink:** Use blue or black permanent ink. It may be helpful to draft the site plan in pencil then trace over in ink. Ink is necessary for adequate duplication. Computer drafted site plans are acceptable.
- 2) **Size of Paper:** The site plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8.5" X 11" for Type (1) Review and 11" X 17" for Type (2) and Type (3) Reviews.
- 3) **Use A Straight Edge:** All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs.
- 4) **Drawn to Scale:** All site plans shall be drawn to a standard engineering scale and indicated on the site plan. The scale selected shall best fit the paper. The recommended scale shall be: 1"=20'. For example, if the distance from a structure to a property line is 20 feet, then the distance on the site plan will be 1 inch.
- 5) **Use Site Plan Checklist:** Use the site plan checklist and provide all applicable information on the site plan.
- 6) **Fill In Information On The Site Plan Template Available At The City Of Yakima Or Attach The Information Below To Your Site Plan:** Complete all information requested on the bottom of the site plan template. If you use a different medium, provide the requested information on the alternative paper.

DETAILED SITE PLAN CHECKLIST

Please complete this checklist and include it with your site plan. The site plan must contain all pertinent information. Items not applicable to the proposed project shall be noted.

Check all boxes as: Included or - Not Applicable

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<input checked="" type="checkbox"/>	Name, address, phone number, and signature of the owner or person responsible for the property.		
<input checked="" type="checkbox"/>	Site address, parcel number(s), and zoning designation		OCT 19 2015
<input checked="" type="checkbox"/>	Property boundaries and dimensions		
<input checked="" type="checkbox"/>	Names and dimensions of all existing streets bounding or touching the site		CITY OF YAKIMA
<input checked="" type="checkbox"/>	Dimensions, location and use of proposed and existing structures		PLANNING DIV
<input checked="" type="checkbox"/>	Structure setbacks	N/A	
<input type="checkbox"/>	North Arrow	N/A	
<input type="checkbox"/>	Lot coverage with calculations shown on site plan. (YMC § Ch. 15.05.020(C))	N/A	
<input type="checkbox"/>	Location and size of any easements	N/A	
<input type="checkbox"/>	Location and type of existing and proposed landscaping including landscaping within the public right-of-way	N/A	
<input type="checkbox"/>	Location and size of existing and proposed side sewer and water service lines	N/A	
<input type="checkbox"/>	Adjacent land uses and zoning designations	N/A	
<input type="checkbox"/>	Location and size of all parking spaces with the parking calculations shown on the site plan	N/A	
<input type="checkbox"/>	Location and dimensions of proposed or existing driveway approaches.	N/A	
<input type="checkbox"/>	Vision clearance triangles at street intersections and at driveways. Clearview Triangle – YMC § Ch. 15.05.040	N/A	
<input type="checkbox"/>	Curb cuts intersecting with streets	N/A	
<input type="checkbox"/>	Location and size of new or existing loading spaces and docks	N/A	
<input type="checkbox"/>	Location and size of proposed or existing signs (YMC § Ch. 15.08)	N/A	
<input type="checkbox"/>	Location, type, and description of required sitescreening (YMC § Ch. 15.07)	N/A	
<input type="checkbox"/>	Location and size of required site drainage facilities including on-site retention.	N/A	
<input type="checkbox"/>	Location, size and surfacing of refuse container area	N/A	
<input type="checkbox"/>	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.	N/A	
<input type="checkbox"/>	Proposed improvements located within the public right-of-way.	N/A	
<input type="checkbox"/>	Calculation of land use density	N/A	

Note: Planning Division or Reviewing Official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the Yakima Municipal Code and other laws and regulations.

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the Capitol Theatre Committee

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MOMIX THE CAT IN THE HAT LIGHTNING BOLT

Capitol Best
2015-2016 Season

MILLION DOLLAR QUARTET RAGIME MALAMBO

Capitol Extras...

MOMIX Rose THE WIZARD OF OZ

Oct 4, 2015 Nov 26, 2015 Dec 12, 2015 Jan 19, 2016

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CAPITOLTHEATRE.ORG

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CAPITOLTHEATRE.ORG

Wilson Building
Address: 302 East Yakima Avenue
Owner: The Capitol Theatre Committee
(509) 853-8000

Capitol Best

MOMIX RAGIME MALAMBO

CALL 853-ARTS OR GO ONLINE
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Capitol Extras...

MOMIX Rose THE WIZARD OF OZ

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<p>Capitol Best 2015-2016 Season</p>	<p>COME AND MEET THE CAST</p> <p>42ND STREET</p> <p>Sept 18-19 2015</p>	<p>MILLION DOLLAR QUARTET</p> <p>Jan 11-12 2016</p>
<p>RAGTIME THE MUSICAL</p> <p>March 6-7 2016</p>	<p>YOU SHOULD BE DANCING</p> <p>SATURDAY NIGHT FEVER</p> <p>April 15-16 2016</p>	<p>Che MALAMBO</p> <p>May 28-29 2016</p>

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Capitol Extras...

<p>MOMIX ACHROMIE</p> <p>Oct 4 2015</p>	<p>Rose Olympia Dukakis</p> <p>Nov 20 2015</p>	<p>The Nutcracker</p> <p>Dec 12 2015</p>	<p>THE METROPOLITAN INTERNATIONAL QUINCELANERA</p> <p>Jan 19 2016</p>
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VIEW OF WINDOWS FACING S. 3RD ST. WITH SAMPLE SIGN INSERTS

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City of Yakima - Geographic Information Services

19131924430

LAST_NAME:
FIRST_NAME:
MIDDLE_NAME:
ORG_NAME: CAPITOL THEATRE COMMITTEE
SITUS_ADDR: 302 E YAKIMA AVE
SITUS_CITY:
SITUS_ZIP:
MAILING_AD: PO BOX 102
MAILING_CI: YAKIMA
STATE: WA
ZIP_CODE: 989080102
Acres: 0.16
MKT_LAND: \$55,400
MKT_IMPVT: \$30,800
TCA: 331
TAX_YEAR: 2016
USE_CODE: 71 Cultural Activity
Zoning: CBD
Future Land Use: CBD

In Progress
E Yakima Ave
Complete Sponsor Info...



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Created: Monday, Oct. 19, 2015 at 11:43 AM

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Project Vicinity Map

ADJ#017-15



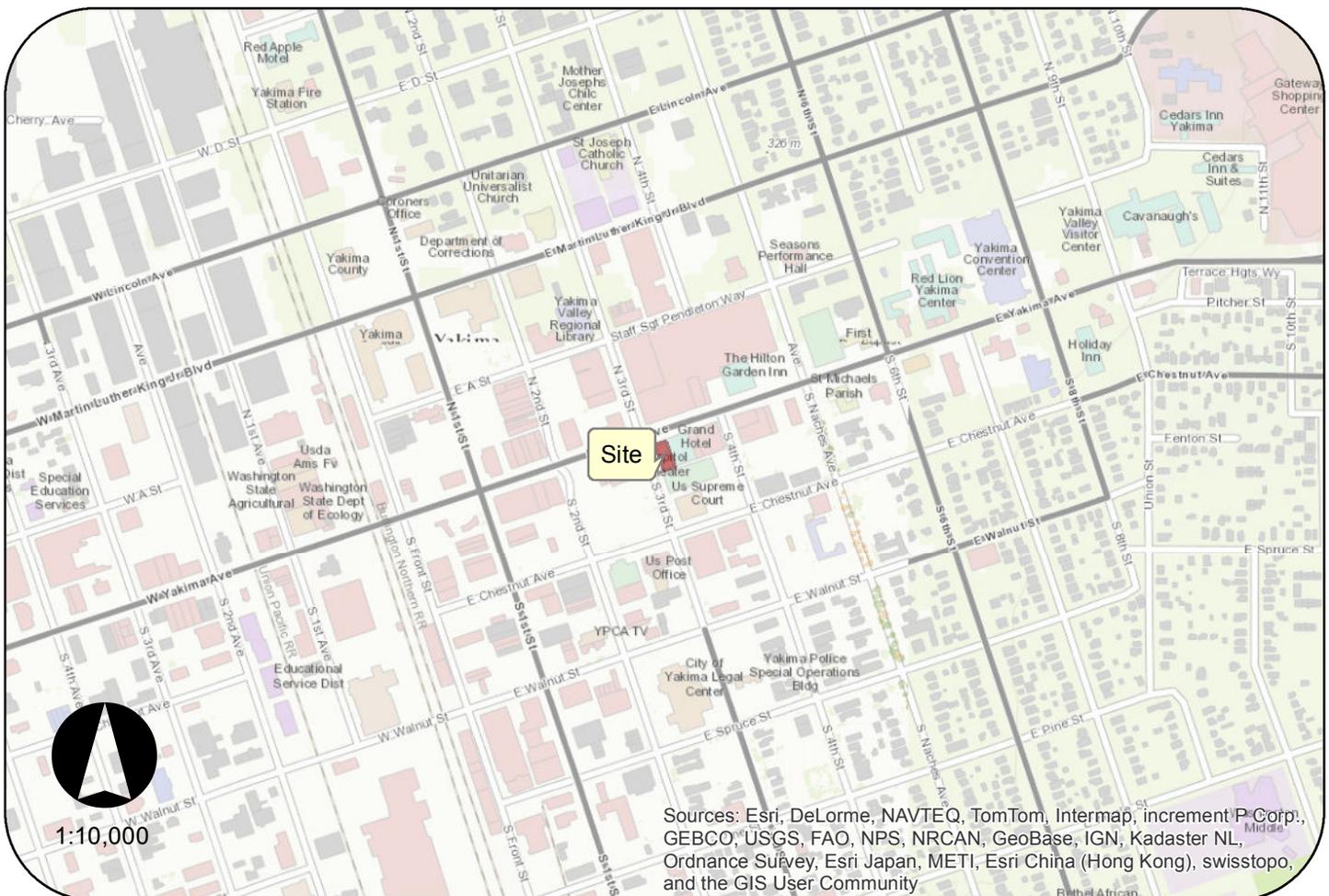
Related Projects:

Applicant: CAPITOL THEATRE COMMITTEE

Location: 302 E YAKIMA AVE

Friday - 10/23/2015 - 04:26:35

Contact City of Yakima Planning Division at 509-575-6183
City of Yakima - Geographic Information Services



Proposal: Proposed adjustment by an increase of 50% to the zoning ordinance window signage coverage standard of 50% in the CBD zoning district.

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.