



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: April 22, 2019
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Faith Haney (405 S 11th Ave, Yakima, WA 98902)
FILE NUMBER: CL3#003-19
LOCATION: 6411 W Nob Hill Blvd. #110, Yakima WA
TAX PARCEL NUMBER(S): 181329-14407
DATE OF APPLICATION: April 12, 2019
DATE OF COMPLETENESS: April 16, 2019

PROJECT DESCRIPTION Type 3 for a proposal to establish a social card room in a restaurant to be constructed in the GC zoning district (land use approval for restaurant issued under file no. CL2#015-16; modified under MOD#009-17).

DETERMINATION OF CONSISTENCY Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Social Card Room
2. Level of Development: N/A
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Social Card Room
2. Density of Development: N/A
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Your views on this proposal are welcome. All written comments received by 5:00 p.m. on **May 13th, 2019**, will be considered prior to issuing the staff recommendation to the Hearing Examiner. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **May 23rd, 2019 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (CL3#003-19) and applicant's name (Faith Haney) in any correspondence you submit. You can mail your comments to:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St.; Yakima, WA 98901**

NOTICE OF DECISION Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice.

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 N 2nd S, Yakima, WA.

If you have questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or e-mail to colleda.monick@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, Site Plan, and Vicinity Map





DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

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AVISO DE APLICACIÓN Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 22 de abril, 2019
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Faith Haney
No. DE ARCHIVO: CL3#003-19
UBICACIÓN: 6411 W Nob Hill Blvd #110, Yakima, WA
No. DE PARCELA(S): 181329-14407
FECHA DE APLICACIÓN: 12 de abril, 2019
FECHA DE APLICACIÓN COMPLETA: 16 de abril, 2019

DESCRIPCIÓN DEL PROYECTO: Revisión Tipo 3 para una propuesta para establecer una sala de juego/baraja en un restaurante que se construirá en el distrito comercial GC (la aprobación del restaurante fue otorgada bajo el proyecto CL2#015-16; modificado bajo el proyecto MOD#009-17).

DETERMINACIÓN DE LA CONSISTENCIA: Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Sala de Juego/Baraja
2. Nivel de desarrollo: N/A
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Sala de Juego/Baraja
2. Densidad del desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Sus opiniones sobre esta propuesta son bienvenidas. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **13 de mayo, 2019** serán considerados antes de emitirle la recomendación al Examinador de Audiencias. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevara a cabo el **jueves 23 de mayo, 2019** comenzando a las 9:00 a.m. en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (CL3#003-19) o al nombre del solicitante (Faith Haney) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901**

AVISO DE LA DECISIÓN FINAL: Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Plan de Sitio, Mapa



Supplemental Application For:

TYPE (3) REVIEW

YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

PART II – LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)

Social Card Rooms (See YMC 15.09.090) (*)



PART III - ATTACHMENTS INFORMATION

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

3. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)

4. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

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

Use a separate sheet of paper, if necessary.

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business. Addition of Pull Tabs only gambling to an existing hearing examiner approved Type 2 restaurant.

Hours of the restaurant are 7 days a week with a window of 9am to Midnight with the possibility of 2am on special occasions.

B. How is the proposal compatible to neighboring properties?

As this is a commercial strip mall of varying occupancies the restaurant compliments the service needs of the growing and existing community where such facilities are minimal. Distance to church and schools are well outside of minimum distance requirements.

C. What mitigation measures are proposed to promote compatibility?

Pull Tabs are kept in a secure location on facility that is primarily a restaurant and adds a form of entertainment for customers on premissis. In a Commercial Mixed Use classification no mitigation requirements are necessary.

D. How is your proposal consistent with current zoning of your property?

Current zoning is GC which allows expansion by Type 3 permit as approved by the hearing examiner for this use.

E. How is your proposal consistent with uses and zoning of neighboring properties?

Neighboring zoning is variable but not conflicting with the survey circumference specified in the Type 3 review parameters.

F. How is your proposal in the best interest of the community?

Providing another option for entertainment aligned with the Restaurant use of the facility and not generally accessible in the more suburban environment of this area providing greater opportunities in a neighborhood environment.

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

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APR 18 2019

CITY OF YAKIMA PLANNING DIV.

OWNER:
DAVID GRIEGER
525 WEST KINNEAR PLACE, SEATTLE WA. 98119
206-465-0400

PROJECT:
RETAIL MIXED USE
12,600 SF

SITE DATA:
6411 W NOB HILL BLVD.
18-13-29-14404
YAKIMA, WASHINGTON
ZONING : GC

DRAWING:
REVISED SITE PLAN

DATE: 6-29-2017
FILE #
BY: SWL
PROJECT NUMBER:

ISSUED FOR:
SHEET:

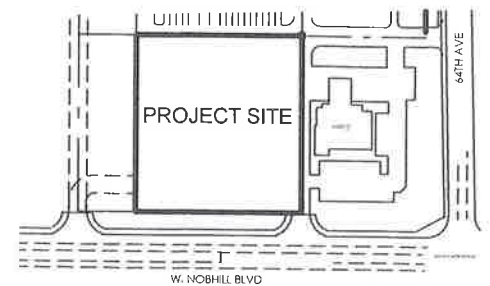
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PROJECT DATA:
PHASE I - MEDICAL BUILDING
PROPERTY OWNER:
DAVID GRIEGER
525 WEST KINNEAR PLACE
SEATTLE, WA 98119
SITE ADDRESS:
6411 W NOB HILL BLVD.
PARCEL NUMBER:
18132914404
ZONING DESIGNATION:
GC
CHAPTER 15.05 / TABLE 5-1
SETBACKS:
EAST SIDE: 0 FT
SOUTH SIDE: 40 FT
WEST SIDE: 0 FT
NORTH SIDE: 0 FT

PHASE 1
LOT COVERAGE:
BUILDING AREA: 12,600 sf
SIDEWALKS: 4,500 sf
LANDSCAPING AREA: 2,097 SF
PARKING LOT AREA: 34,500 SF
IMPERVIOUS AREA: 51,600 SF
TOTAL SITE AREA: 67,700 SF
LOT COVERAGE: 76 %
PARKING REQUIREMENT:
12,600 / 200 = 63 UNITS

PHASE 2
LOT COVERAGE:
BUILDING AREA: 3,100 SF
SIDEWALKS: 1,200 SF
LANDSCAPING AREA: 1,200 SF
PARKING LOT AREA: 6,000 SF
IMPERVIOUS AREA: 16,300 SF
TOTAL SITE AREA: 28,164 SF
LOT COVERAGE: 57 %
PARKING REQUIREMENT:
700 SF / 50 = 14 UNITS

TOTAL PARKING UNITS REQUIRED **77**
TOTAL PARKING UNITS PROVIDED **82**

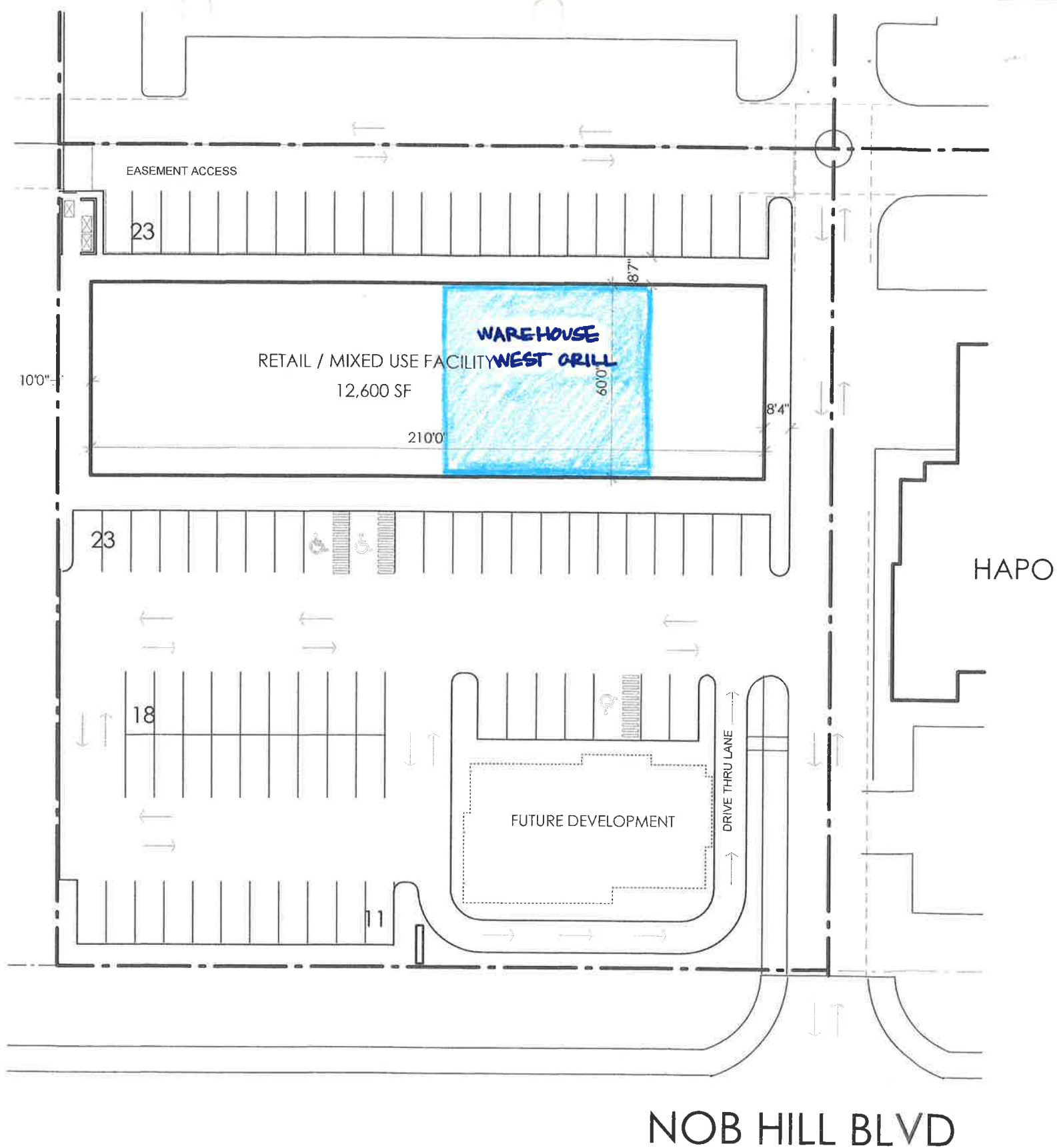


SITE LOCATION KEY
N.T.S.

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JUL 03 2017

CITY OF YAKIMA PLANNING DIV.



NOB HILL BLVD

PROJECT SITE PLAN

SCALE 1"=50'0"
PAPER SIZE 18 X 24



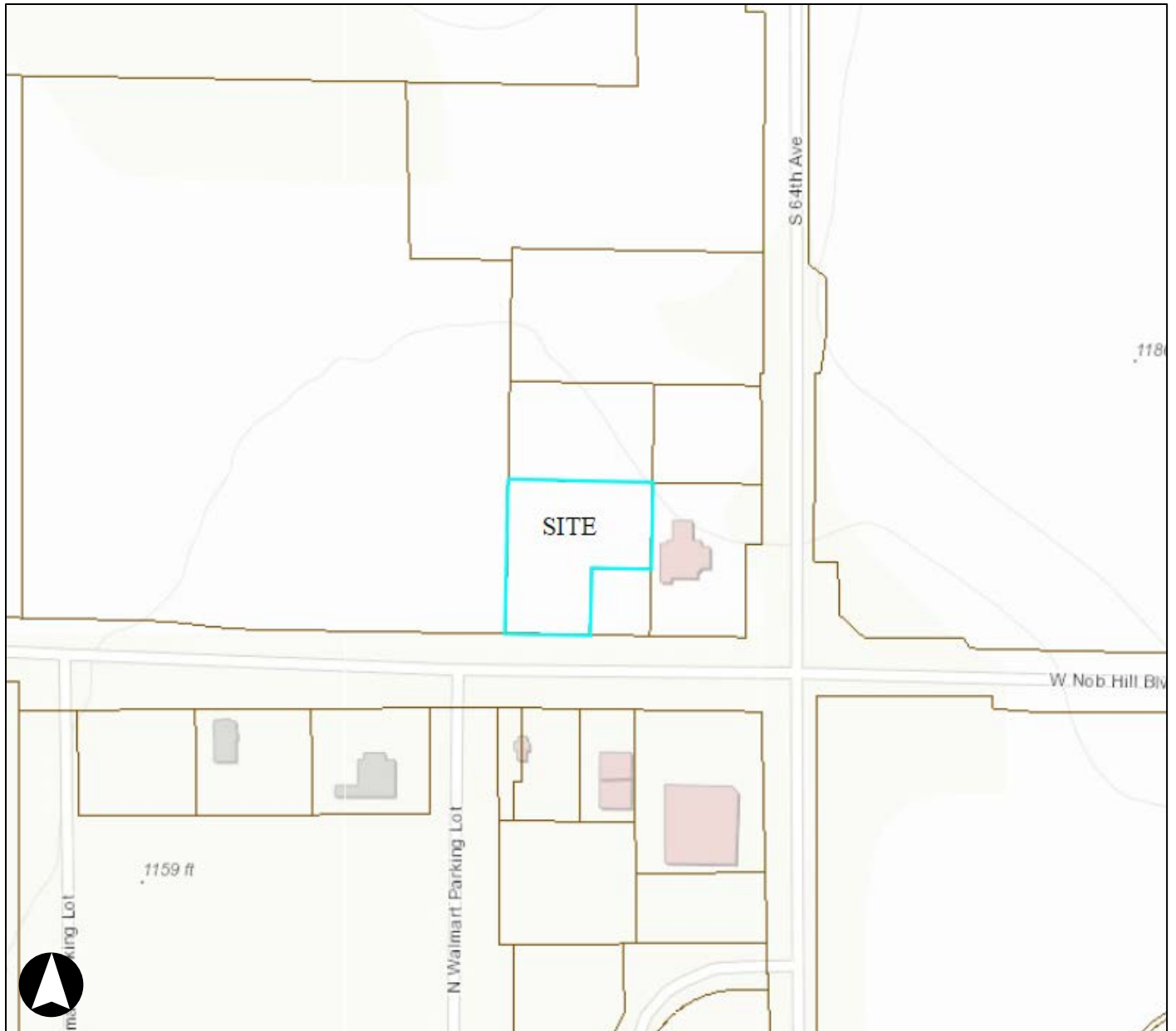
VICINITY MAP



File Number: CL3#003-19

Project Name: FAITH HANEY

Site Address: 6411 W NOB HILL BLVD #110



Proposal: Proposal to establish a social card room in a restaurant to be constructed in the GC zoning district (land use approval for restaurant issued under file no. CL2#015-16; modified under MOD#009-17).

Contact the City of Yakima Planning Division at (509) 575-6183

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.

Date Created: 4/18/2019

