



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: February 12, 2020
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: KAZA LLC c/o Tony Farina (206 N. 98th Ave., Yakima, WA 98908)
FILE NUMBER: CL3#001-20, ADJ#002-20
LOCATION: 1104 N. 35th Ave.
TAX PARCEL NUMBER(S): 181315-14474
DATE OF APPLICATION: February 5, 2020
DATE OF COMPLETENESS: February 11, 2020

PROJECT DESCRIPTION Proposal to install two signs that will exceed the maximum sign area allowed from the zoning ordinance standards of 0 square feet for wall signs in residential zones to a proposed standard of approximately 138.75 square feet for two wall signs for a previously approved multi-tenant office building in the R-3 zoning district.

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: Walls signs are not permitted in the R-3 zoning district, thus requiring a Type (3) Review and Administrative Adjustment due to the location in a residential zone.
2. Level of Development: Two signs totaling approximately 138.75 square feet total
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: Walls signs are not permitted in the R-3 zoning district, thus requiring a Type (3) Review and Administrative Adjustment due to the location in a residential zone.
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 **March 3, 2020**, will be considered prior to issuing the recommendation. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **March 12, 2020 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#001-20 & ADJ#002-20) and applicant's name (KAZA LLC) 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, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Eric Crowell, Associate Planner, at (509) 576-6736, or email to: eric.crowell@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

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

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: 12 de febrero, 2020
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: KAZA LLC c/o Tony Farina (206 N. 98th Ave., Yakima, WA 98908)
No. DE ARCHIVO: CL3#001-20, ADJ#002-20
UBICACIÓN: 1104 N. 35th Ave.
No. DE PARCELA(S): 181315-14474
FECHA DE APLICACIÓN: 5 de febrero, 2020
FECHA DE APLICACIÓN COMPLETA: 11 de febrero, 2020

DESCRIPCIÓN DEL PROYECTO: Propuesta para instalar dos letreros que excederán el área máxima permitida para letreros de pared en zonas residenciales de 0 pies cuadrados a un estándar propuesto de aproximadamente 138.75 pies cuadrados para dos letreros de pared en un edificio de oficinas previamente aprobado en la zona residencial R-3.

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: Letreros de pared no son permitidos en zonas residenciales R-3, por lo tanto se requiere un reviso Tipo 3 y Ajuste Administrativo debido a la ubicación en una zona residencial.
2. Nivel de desarrollo: Dos letreros de aproximadamente 138.75 pies cuadrados en total.
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a las normas de desarrollo del Título 12 y 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: Letreros de pared no son permitidos en zonas residenciales R-3, por lo tanto se requiere un reviso Tipo 3 y Ajuste Administrativo debido a la ubicación en una zona residencial.
2. Densidad del desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad en cuestión 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 **3 de marzo, 2020** serán considerados antes de emitir la decisión final sobre esta solicitud. 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 **12 de marzo, 2020 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#001-20, ADJ#002-20) o al nombre del solicitante (KAZA LLC) 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)

Please Select One: *R-3*

PART III - ATTACHMENTS INFORMATION

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

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

3. 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.

1. 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.

2 TENANT OFFICE BUILDING - 10:30 AM - 4 PM - MONDAY - FRIDAY

(SEE ATTACHED SITE PLAN)

2. How is the proposal compatible to neighboring properties?

THE "NORTHWEST MEDICAL CENTER" DIRECTLY ADJACENT TO THE NORTH HAS APPROX. (4) INDIVIDUAL BUILDING SIGNS EACH APPROX. 40 SQ. FT. (NOT SURE WHEN PERMITTED)

3. What mitigation measures are proposed to promote compatibility?

WHAT IS BEING PROPOSED IS ENTIRELY COMPATIBLE.

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

CURRENT R-3 ZONING IS TOO RESTRICTIVE FOR THIS PROFESSIONAL 2-TENANT OFFICE BUILDING. BUT NOT AS GREAT IN SIZE TO ADJACENT BUSINESS.

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

AS PREVIOUSLY STATED, THIS REQUEST IS LESS THAN MOST MULTI-TENANT OFFICE BUILDINGS (SEE ATTACHED PHOTOS OF ADJACENT BUILDING)

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

IT WILL ADEQUATELY IDENTIFY THESE (2) OFFICES FOR POTENTIAL CUSTOMERS/CLIENTS.

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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FEB 05 2020

CITY OF YAKIMA
PLANNING DIV.



1511 S Keys Rd
Yakima, WA 98901
509.453.5511 1.800.693.2453

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PLANNING DIV.

January 31, 2020

Planning Division
129 N. 2nd Street 2nd floor
Yakima, WA 98901

R.E. *TYPE 3 REVIEW* -signage at 1104 N.35th Ave ,Yakima.98902
Kaza LLC.

The new 2 tenant office building is currently zoned R-3 wich only allows for (1) 2 square foot nameplate for identification/advertising.

I believe the sigage issue was not addressed when the applicant applied for the development permit for this structure.

The signage requested is a minimum of 138 square feet total wall signage,divided by 2 individual tenants (see elevation print provided previously)

This signage is consistant with and completely compatible with the property directly adjacent to the north of this new office (Northwest Medical Center-1110 N. 35th ave),whichs actually has considerably more building signage that there seems to be no record of a permit with your office.unless it was modified when their building permit was issued.(refer to photos submitted)

Our request is not out of line for any professional office building signage.

The signs can be fabricated so the illumination is subtle halo lighting,professional yet not obtrusively illuminated.

Again since this building is built for 2 separate tenants we are asking for adequate builing signage for each tenant .

Restriction of the R-3 zone sign restrictions would be detrimental to the viability of the tenants conducting business here. I'm sure you can agree that only (1) 2 square foot "nameplate" would serve this 2 tenant office building adequately at all.

Capital Advisors is the main tenant and is a successful and respected member of our business community and deserves signage befitting of their professional services.

Thank you for your consideration. Please feel free to call me if you have any questions about Eagle Signs.

Sincerely,

Norm Hillstrom-509-453-5511



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 _____ Size (1) 6'4" x 9'4" (1) 7'3" x 11'
- ☐ FENCES ☐ LOT COVERAGE ☐ SITESCREENING
- ☐ PARKING ☐ OTHER _____



2. AMOUNT OF ADJUSTMENT

0.0 Zoning Ordinance Standard ± 138.75 Proposed Standard = 138.75 Adjustment

PART III - LAND USE DESIGNATION & REQUIRED ATTACHMENTS

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

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

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

1. How would the strict enforcement of the current standard affect your project?

THIS COMMERCIAL OFFICE BUILDING IS A (2) TENANT BUILDING. A 2ND NAME PLATE TO ACCOMMODATE (2) SEPARATE OFFICES.

2. How is the proposal compatible with neighboring properties? Have other adjustments been granted nearby?

THE "NORTHWEST MEDICAL CENTER" DIRECTLY ADJACENT TO THE NORTH HAS APPROXIMATELY (4) INDIVIDUAL BUILDING SIGNS - BEING APPROX 40' EA. (SEE ATTACHED PHOTOS) - 1110 N. 35TH AVE -

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

R-3 ZONE DOES NOT ADEQUATELY ALLOW FOR PROPER IDENTIFICATION HERE.

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

THIS PROPOSAL IS REQUESTING LESS THAN THE PROPERTY ADJACENT THAT WAS PERMITTED. * 138.75 VS. APPROX 160' (1110 N. 35TH AVE.)

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

IT ALLOWS THESE (2) BUSINESS OFFICES ADEQUATE IDENTIFICATION FOR POTENTIAL CUSTOMERS & ADDED BEAUTY TO THE NEWLY CONSTRUCTED BUILDING.

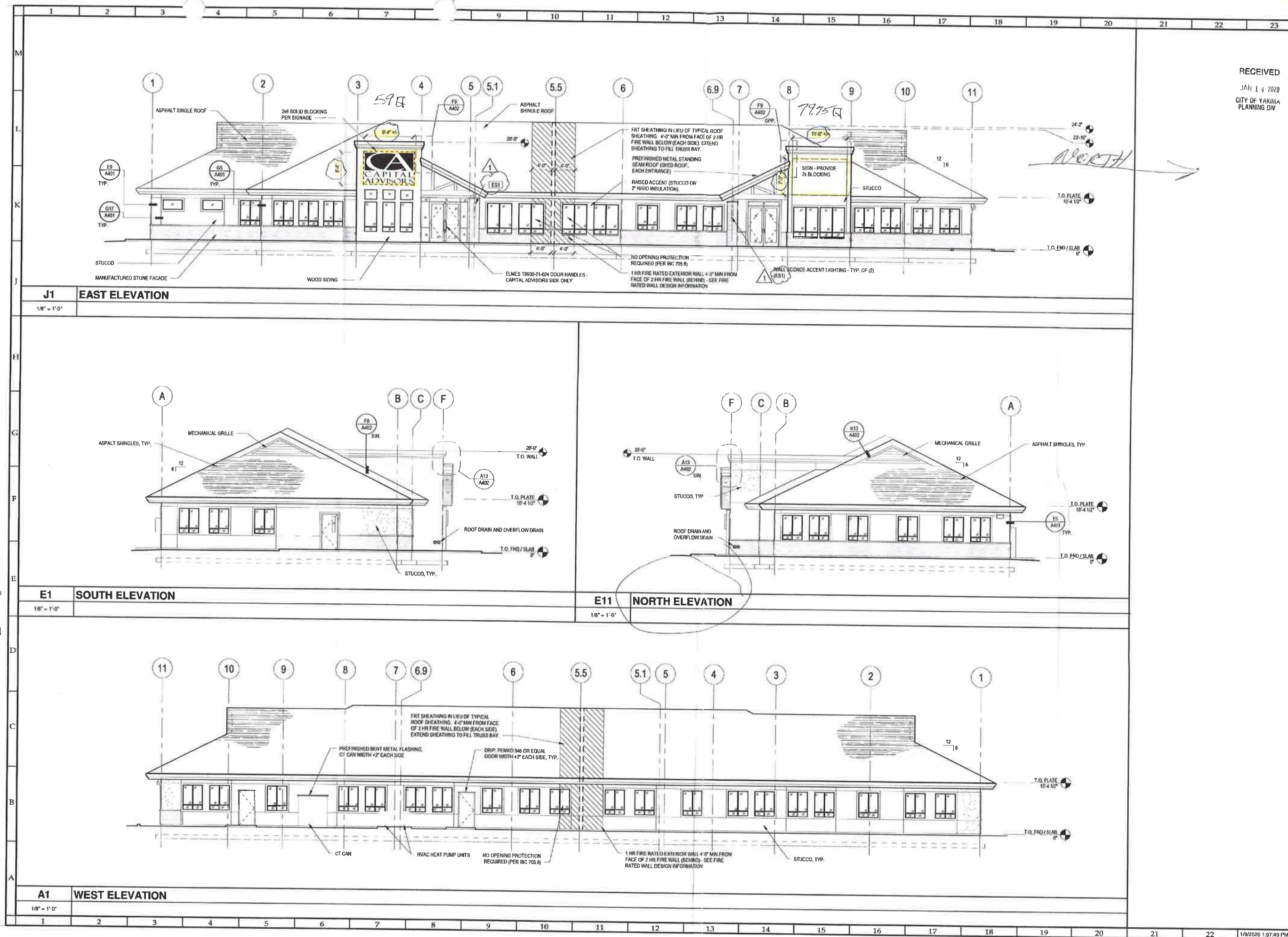
* BUILDING DIRECTLY ADJACENT TO THE NORTH
1110 N. 35TH AVE.



* APPROX 160+ sq ft BLDG. SIGNAGE!



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JAN 14 2020
CITY OF YAKIMA
PLANNING DIV

BORArchitecture, PLLC
1920 N. 16th Avenue, Suite C
Yakima, Washington 98902
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BORArchitecture

REGISTERED
ARCHITECT
STATE OF WASHINGTON
5089

CONSTRUCTION
DRAWINGS

EXTERIOR ELEVATIONS

KAZA, LLC
NEW OFFICE BUILDING
1104 N 35TH AVE YAKIMA WA 98902

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PROJECT NO. 1910
DRAWN BY Author
DATE 9/3/19
REVISION 9/10/19

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NO.
A201

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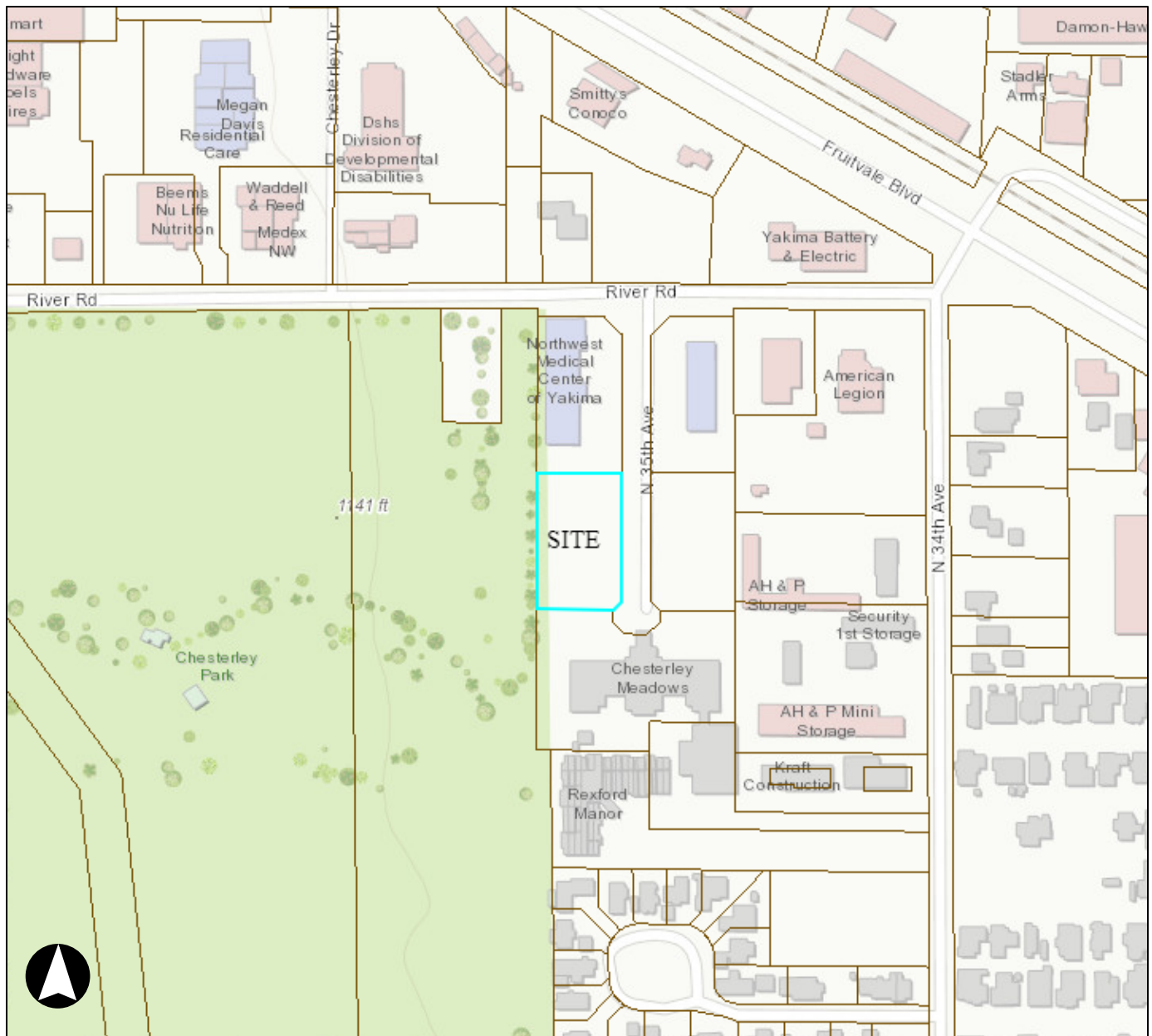
VICINITY MAP



File Number: CL3#001-20 & ADJ#002-20

Project Name: KAZA LLC

Site Address: 1104 N 35TH AVE



Proposal: Proposal to install two signs that will exceed the maximum sign area allowed from the zoning ordinance standard of 2 sq ft for nameplates in residential zones to a proposed standard of 59 sq ft and 80 sq ft for a previously approved multi-tenant office building in the R-3 zoning district.
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: 2/10/2020

