



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: May 27, 2021
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Club 48, LLC c/o Jerry Howe (1017 N. Baker Ave., East Wenatchee, WA 98802)
FILE NUMBER: CL3#002-21
LOCATION: 432 S. 48th Ave., Yakima WA
TAX PARCEL NUMBER(S): 181321-44016
DATE OF APPLICATION: May 7, 2021
DATE OF COMPLETENESS: May 27, 2021

PROJECT DESCRIPTION Proposed social card room in an existing bar and tavern/nightclub business in the SCC 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: Social Card Room is a Class (3) use in the SCC zoning district.
- 2. Level of Development: N/A
- 3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, 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 is a Class (3) use in the SCC zoning district.
- 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 The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Hearing Examiner has been scheduled for **Thursday, June 24, 2021** beginning at **9:00 a.m.** Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held virtually via Zoom. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

All written comments received by 5:00 p.m. June 15, 2021, will be considered prior to issuing the staff recommendation to the Hearing Examiner, and will be made part of the official record. . Please reference file numbers (CL3#002-21) and applicant's name (Club 48, 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**

IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE HERE:

https://cityofyakima.zoom.us/webinar/register/WN_QZnHnk22SuS5SmKQfypehg



After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

View the Hearing Online by Zoom: To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the "raise your hand" feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select "unmute." You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you.

Listen to the Hearing by Phone: You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press *9 on your phone to "raise your hand." When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted.

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 e-mail 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

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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: 27 de mayo, 2021
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Club 48, LLC c/o Jerry Howe (1017 N. Baker Ave., East Wenatchee, WA 98802)
No. DE ARCHIVO: CL3#002-21
UBICACIÓN: 432 S. 48th Ave., Yakima, WA
No. DE PARCELA(S): 181321-44016
FECHA DE APLICACIÓN: 7 de mayo, 2021
FECHA DE APLICACIÓN COMPLETA: 27 de mayo, 2021

DESCRIPCIÓN DEL PROYECTO: El solicitante propone establecer una sala de juegos (barajas) en un bar/club nocturno existente en la zona comercial SCC.

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 Juegos es un uso Clase 3 en la zona comercial SCC.
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 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 Juegos es un uso Clase 3 en la zona comercial SCC.
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: Se anima al público a revisar y comentar sobre esta propuesta. Se pueden enviar comentarios por escrito antes o durante la audiencia pública. La audiencia pública ante el Examinador de Audiencias de la ciudad de Yakima ha sido programada para el **jueves, 24 de junio, 2021** comenzando a las 9:00 a.m. **Debido a la pandemia de COVID-19, la audiencia no se llevará a cabo en la Sala del Concejo Municipal, sino que será programada virtualmente usando la plataforma Zoom.** 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.

Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el 15 de junio, 2021 serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor de hacer referencia al número de archivo (CL3#002-21) o al nombre del solicitante (Club 48, 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

SI DESEA ASISTIR A ESTA REUNIÓN VIRTUAL PARA ESCUCHAR Y/O TESTIFICAR, REGÍSTRESE POR ADELANTADO CON SU NOMBRE Y CORREO ELECTRÓNICO AQUÍ:

https://cityofyakima.zoom.us/webinar/register/WN_QZnHnk22SuS5SmKQfyphg

Después de registrarse, recibirá instrucciones por correo electrónico para ingresar en línea con su dispositivo o llamando por teléfono.

Ver la audiencia pública en línea por Zoom: Para ingresar a la reunión, haga clic en el enlace ubicado en el correo electrónico de confirmación que recibió al registrarse. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, use la función para "levantar la mano". Cuando sea su turno de hablar, el anfitrión desactivará el silenciador. Un mensaje aparecerá en su pantalla y seleccione la opción "unmute". Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará.

Escuche la audiencia pública por teléfono: Puede llamar a cualquiera de los números telefónicos ubicados en el correo electrónico de confirmación que recibió al registrarse. Deberá ingresar el ID y la contraseña de la reunión cuando se lo solicite. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, presione *9 en su teléfono para "levantar la mano". Cuando sea su turno de hablar, escuchará un anuncio automatizado indicando que el audio de su teléfono ha sido activado y todos los participantes pueden escucharlo. Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará y escuchará un anuncio automatizado indicando que su teléfono ha sido silenciado.

AVISO DE LA DECISIÓN: Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión o recomendación 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

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MAY 07 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Club 48
Phase 3 Planning Review Application

#1) The business, Club 48, will be a small restaurant and bar with a poker room in the front and a nightclub with a dance floor in the back. We will have DJ music on Thursday, Friday and Saturday nights and karaoke/jam nights on Wednesday. We will also have comedy as often as the market will support it. Our operating hours will be 2PM until 2am Sunday through Thursday and Noon until 2am on Friday and Saturday. We will stay open between 2am and 6am without alcohol service if the poker game is still going.

#2) Club 48 will be compatible with neighboring businesses because it will be a low key operation. There are other bars and restaurants in the neighborhood and Club 48 will complement them nicely. The sports bar and night club that was previously at our location was much bigger than we will be. It also attracted a crowd that we will discourage.

#3) We will install an ID scanner that will store information that we will make available to law enforcement at all times. Simply having the scanner with a conspicuous warning sign will serve as a deterrent to undesirables. In addition, we will work closely with the Liquor Board and City of Yakima Police to keep things mellow. The addition of closed circuit video surveillance will also work as a deterrent and an aid to police officers. We have many years of experience in the night club business at Jokers in Richland.

#4) Our proposed business is consistent with the present commercial zoning. Everything that we will be doing was already conducted at our location on a much larger scale, except for the poker room. We are currently running a poker game at Nob Hill Casino which is located at 3807 W. Nob Hill Blvd. There have been no problems associated with the poker game. We just won't have room to accomodate it once we move back inside.

#5) We will actually complement the neighboring properties. Our

operation will be small enough that the existing parking lot can handle the parking with no changes. The size of the operation will not create any traffic problems. We will have a nice little neighborhood bar that offers poker and dancing.

#6) Our business will provide entertainment that is drastically needed in the west end. Many people like to play poker in a safe and friendly environment that is closely regulated by the Washington State Gambling Commission. They also like to go out and listen to music and dance in a safe environment. Many people enjoy both of these activities, but they don't feel safe going downtown to take part in them.

RECEIVED

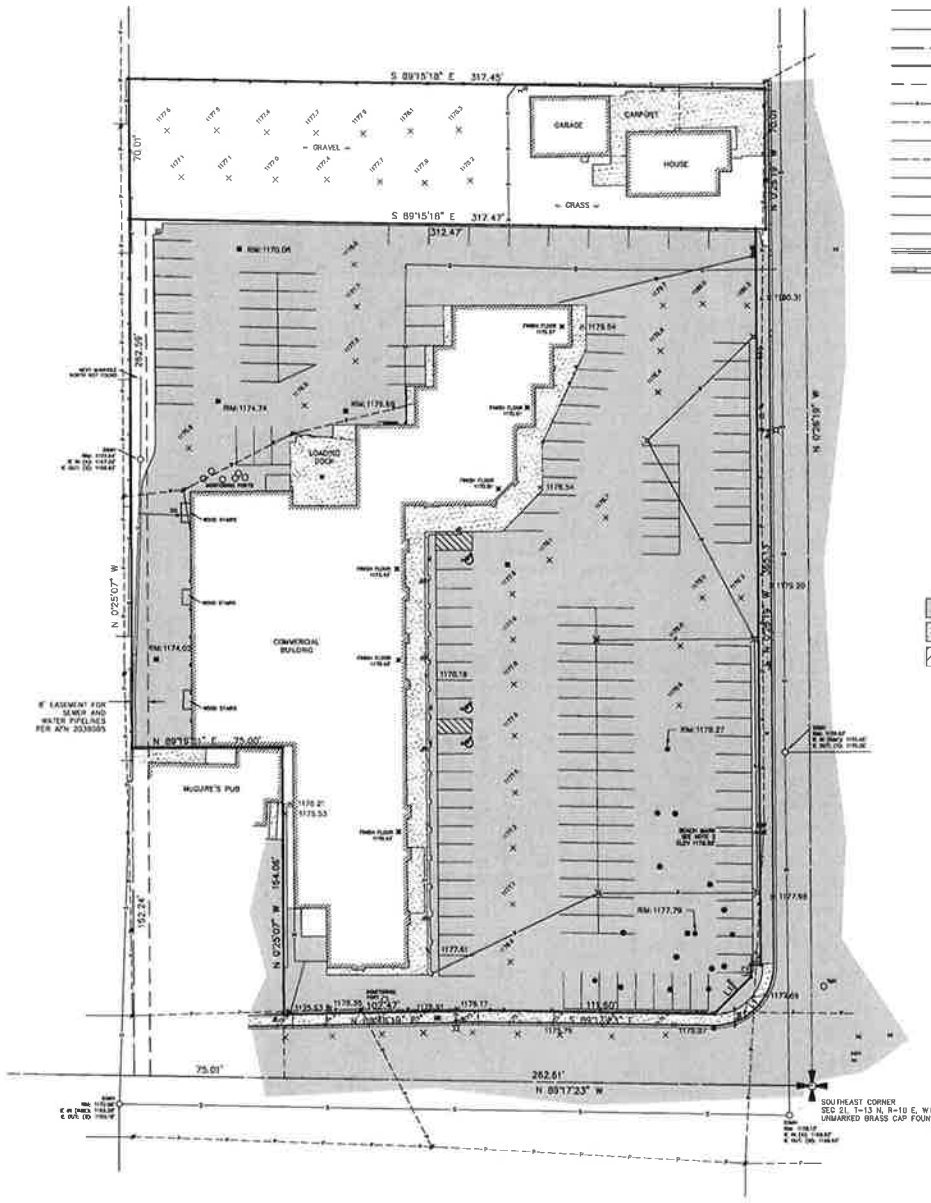
MAY 07 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- 1/16 SECTION LINE
- PROPERTY/RIGHT OF WAY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD POWER
- UNDERGROUND POWER
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- DOMESTIC WATER
- SANITARY SEWER
- NATURAL GAS
- CONCRETE CURB & GUTTER
- DRIVEWAY/CURB CUT
- GAS VALVE
- GAS METER
- IRRIGATION VALVE
- POST OR BOLLARD
- UTILITY POLE ANCHOR
- UTILITY POLE
- POWER JUNCTION BOX
- YARD/AREA LIGHT
- STREET LIGHT
- TELEPHONE MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIGN
- CATCH BASIN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ASPHALT
- CONCRETE
- BUILDING/STRUCTURE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 49°08'09" E	25.90'
L2	N 0°26'19" W	6.00'
L3	S 89°17'23" E	5.00'



LEGAL DESCRIPTIONS

PARCEL A
 THE SOUTH 70 FEET OF THE NORTH 235 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 10 EAST, W.M.; EXCEPT THE EAST 20 FEET.

PARCEL B
 THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 10 EAST, W.M.; EXCEPT THE NORTH 235 FEET; AND EXCEPT THE WEST 75 FEET OF THE SOUTH 293 FEET THEREOF; AND EXCEPT RIGHTS OF WAY FOR TIETON DRIVE ALONG THE SOUTH LINE AND FOR 40TH AVENUE ALONG THE EAST LINE INCLUDING THAT PORTION CONVEYED TO THE CITY OF YAKIMA BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2732520;

TOGETHER WITH
 THAT PORTION OF THE WEST 75 FEET OF THE SOUTH 293 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 10 EAST, W.M.; DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST HALF WHICH IS 162.24 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 130.76 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 75 FEET; THENCE SOUTH PARALLEL WITH THE SAID WEST LINE 129 FEET; THENCE WESTERLY TO THE POINT OF BEGINNING

NOTES

- UTILITIES ARE APPROXIMATE AND ARE LOCATED FROM ABOVE GROUND EVIDENCE AND UNDERGROUND LOCATE UNDER TICKET NUMBER 15196273 THE LOCATING SERVICE/UTILITY PROVIDERS DID A VERY POOR JOB OF MARKING THIS PROJECT. ONLY ABOVE GROUND VISIBLE EVIDENCE AND THE UNDERGROUND AS MARKED APPEAR ON THIS SURVEY. THE SURVEYOR DID NOT SPECULATE ABOUT THE LOCATION OF UNMARKED UNDERGROUND UTILITIES; THERE MAY BE ADDITIONAL UTILITY LINES WITHIN SURVEYED AREAS.
- ELEVATIONS DERIVED BY GPS OBSERVATION USING THE WASHINGTON STATE REFERENCE NETWORK PROJECT BENCHMARK IS A NAIL AND PLASTIC DISK SET 3.0 FEET SOUTH OF POWER POLE PPL# 219012 ON THE WEST SIDE OF S 40TH AVE IN FRONT OF JACKSON'S SPORTS BAR AND IS DEPICTED ON THE MAP. ELEVATION 1178.50 (NAD83)



PLSA ENGINEERING-SURVEYING-PLANNING
 1920 WEST LINCOLN AVENUE
 YAKIMA, WASHINGTON 98902
 (509) 575-5990

TOPOGRAPHIC SURVEY
 PARCEL NO'S: 181331-44018 & 44015
 PREPARED FOR: EPSTEIN GLENWOOD, LLC
 SHEET NO. 1 OF 1

DATE: 7/27/2015
 JOB NO. 15170

Project Name: CLUB 48, LLC / EPSTEIN GLENWOOD LLC

Site Address: 432 S 48TH AVE

File Number(s): CL3#002-21

Proposal: Proposed social card room in an existing bar and tavern business in the SCC zoning district.



VICINITY MAP



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: 5/11/2021

