



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 3, 2023
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Sonny Aujla
APPLICANT ADDRESS: 420 N 75th Ave, Yakima, WA 98908
FILE NUMBER: CL3#001-23
LOCATION: 1508/1508 1/2 E Beech St
TAX PARCEL NUMBER(S): 191320-31451, 31452
DATE OF APPLICATION: January 23, 2023
DATE OF COMPLETENESS: January 31, 2023

PROJECT DESCRIPTION Proposal to construct a residential mini-storage use in the RD 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: Residential Mini-Storage
2. Level of Development: Density of development shall adhere to RD zone standards.
3. Infrastructure and public facilities: The subject property is able to be served by public streets and utilities.
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: Residential Mini-Storage
2. Density of Development: Density of development shall adhere to RD zone standards.
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public streets and utilities.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Your views on this proposal are welcome. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for February 23, 2023 at 9:00 a.m. in the Council Chambers – 129 N 2nd St. All interested persons may appear and provide testimony. Written comments may be submitted up to the date of the hearing. Please reference file numbers (CL3#001-23) and applicant's name (Aujla) 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 Joseph Calhoun, Planning Manager, at (509) 575-6042, or e-mail to joseph.calhoun@yakimawa.gov.

Enclosed: Narrative, 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: 3 de febrero, 2023
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Sonny Aujla
No. DE ARCHIVO: CL3#001-23
UBICACIÓN: 1508/1508 1/2 E Beech St
No. DE PARCELA(S): 191320-31451, 31452
FECHA DE APLICACIÓN: 23 de enero, 2023
FECHA DE APLICACIÓN COMPLETA: 31 de enero, 2023

DESCRIPCIÓN DEL PROYECTO: Propuesta para la construcción de un mini-almacenamiento de uso residencial en la zona RD.

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: Mini-almacenamiento residencial
2. Nivel de desarrollo: La densidad del desarrollo se adherirá a los estándares de la zona RD.
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: Mini-almacenamiento residencial
2. Densidad del desarrollo: La densidad del desarrollo se adherirá a los estándares de la zona RD.
5. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
- 3.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Sus opiniones sobre esta propuesta son bienvenidas. 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 **23 de febrero, 2023** 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. Los comentarios por escrito se aceptaran hasta el día de la audiencia. Por favor de hacer referencia al número de archivo (CL3#001-23) o al nombre del solicitante (Aujla) 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: 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, Plan de Sitio, Mapa

JAN 23 2023

CITY OF YAKIMA
PLANNING DIV.



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)

Residential Mini-Storage (*)



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 to the business.
Self storage facility with main office building and fence across front. Storage buildings to be 100 units that are 10' wide by 20' deep, separated into 2 rows of 50, on each side of the property. 52 units that are 10' wide by 15' deep to be in a row down the center of the property, leaving a 20' driving space between units.

2. How is the proposal compatible to neighboring properties?

This storage facility would fit right in next to the large apartment complex next door. There are many multi family dwellings in the surrounding area that would benefit from having nearby storage. The proposed property runs along the rear property line of the few homes that have an existing fence, and would not be obstructing any kind of access to neighboring properties. This is a low traffic proposal with very little noise produced from operations.

3. What mitigation measures are proposed to promote compatibility?

This facility will have an opening and closing time to prevent any noise past or before a set time. Perimeter fence to be checked normally to maintain border between storage facility and neighboring properties.

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

The current zoning is RD. And my proposal is for a Residential mini storage.

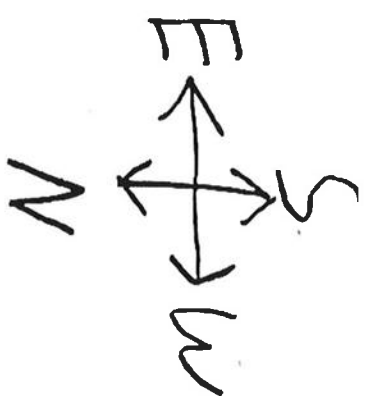
5. How is your proposal consistent with uses and zoning of neighboring properties?

The neighboring properties are residential and multi family homes, mostly multi family and a few large apartment complexes. With a park on the entire other side of the street.

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

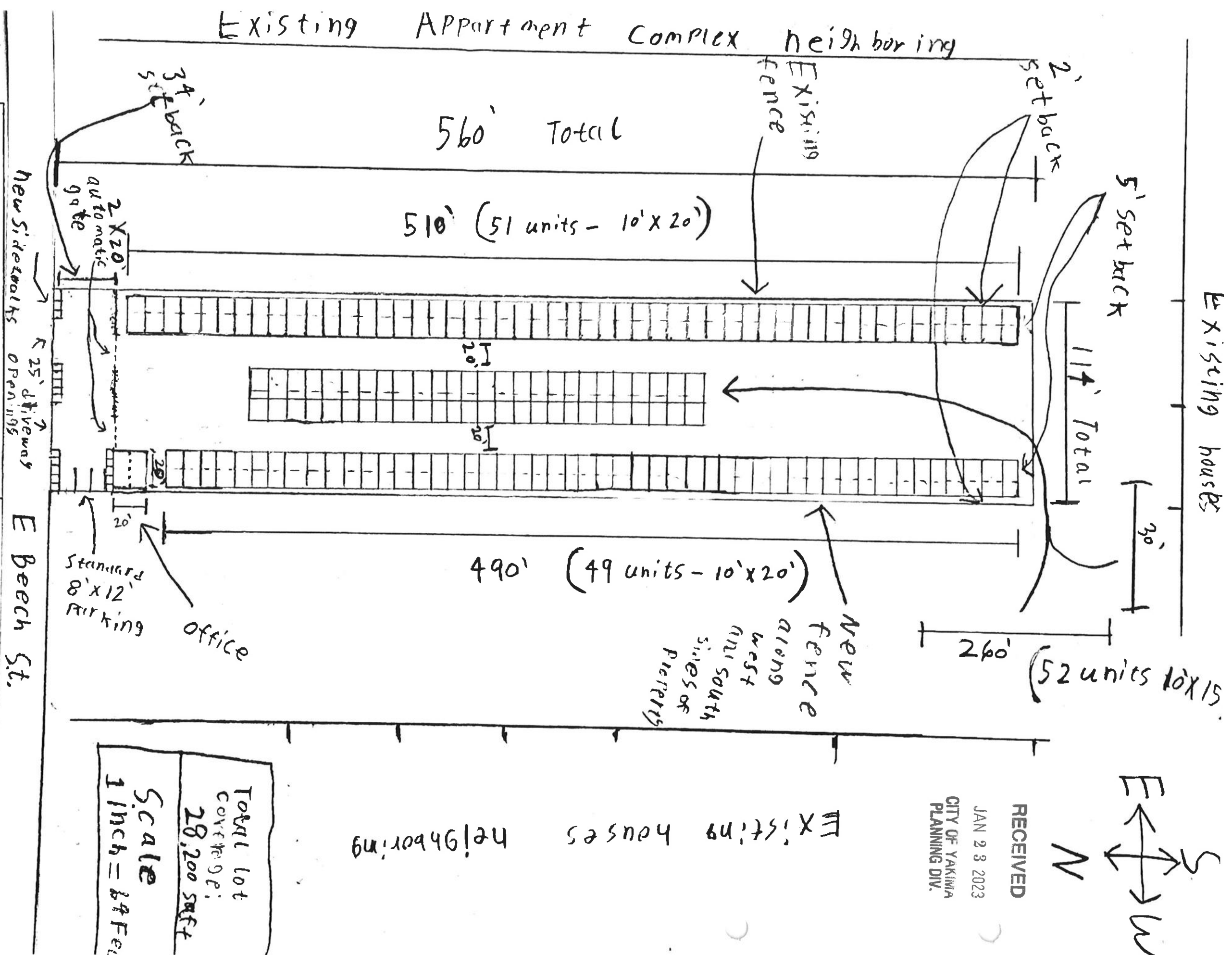
Building this Storage facility will help keep rental rates at a fair price while also meeting a high demand for storage units currently in yakima. This proposal will also help clean up a property that's not in the best shape. Located across the street from a park where kids and families play. There are currently random vans and what looks to be homeless coming and going or parked for days. This area would benefit greatly from having a well lit, and cleaned up new building.

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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Existing houses neighboring



Total lot coverage: 28,200 sqft
 Scale 1 inch = 64 feet

LOT COVERAGE CALCULATION

a) Footprint(s) of existing structure(s) 0 SQ FT

b) Building addition/new structure(s) footprint(s) 28,200 SQ FT

c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL 0 SQ FT

d) Proposed paved area(s) 450 SQ FT

e) Total Impervious Surface (a+b+c+d = e) 28,650 SQ FT

f) Lot Size 13,840 SQ FT

g) Lot coverage (e/f x 100 = g) 44.8 %

PARKING CALCULATION (Reference Table 6-1 in YMC 15.06.040)

Spaces required: 1

Spaces provided: 3

LOT INFORMATION

Parcel #(s): 1982031451 / 19132031452

Site Address: 1508 E Beech St And 1508 N E Beech

Zoning: RD

Legal Description (line): SP A# 7142527 Lot 1 and Lot 2

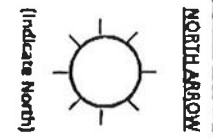
MAP SCALE (check one)

Preferred Scale: 1 inch on the map = 20 ft on the ground

Custom Scale: 1 inch = 64 feet

*Template file marks are 1 inch apart

Created by: Sony Avila Date: 01/16/23



BACKGROUND INFORMATION

Applicant Name: Sony Avila

Mailing Address: 420 N 75th Ave

Contact Person: Sony Avila

Contact Phone: 909 287-4720

Applicant Signature: Sony Avila Date: 01/16/2023

Project Name: JASON RODRIGUEZ

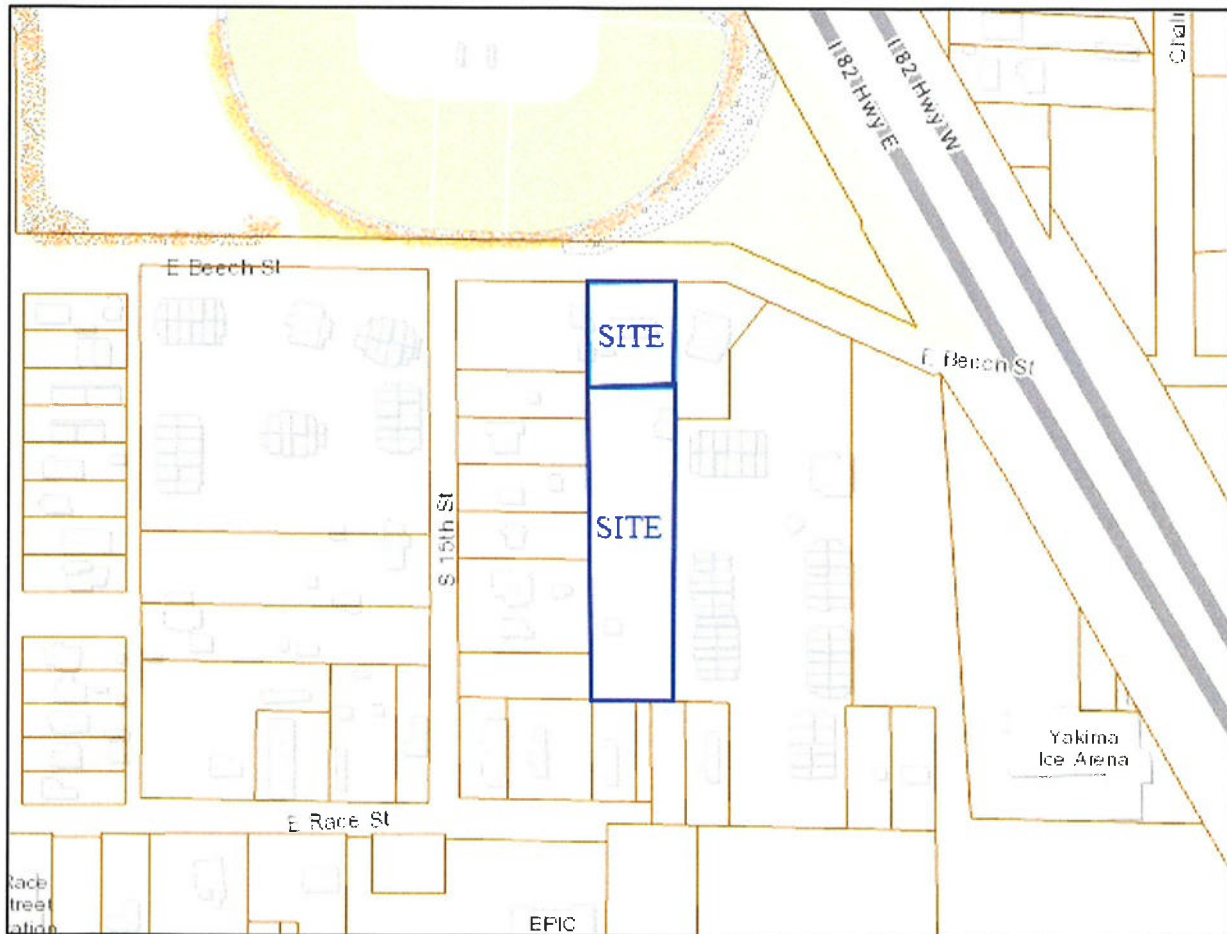
Site Address: 1508 & 1508 1/2 E BEECH ST

File Number(s): CL3#001-23

Proposal: Proposal to construct a 100-unit self-storage facility in the RD 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: 1/23/2023

