STAFF REPORT CONDITIONAL USE PERMIT FOR LANY'S BEAUTY ACADEMY (CUP-20-01)

TO: City of Wenatchee Hearing Examiner

FROM: City of Wenatchee Community Development Department

RE: Public hearing for CUP-20-01

DATE: May 19, 2020

1. REQUESTED ACTION

<u>Requested Action:</u> Conduct a public hearing on an application for a Conditional Use Permit submitted by Forte Architects to allow the operation of an institute of higher education in an existing building at the property located at 420 Douglas Street, and identified by Assessor's Parcel No.: 22-20-10-590-016.

2. SITE INFORMATION

<u>Applicant:</u> Forte Architects

Owner: Lany and Lany Alvarez

Location: 420 Douglas Street and identified by Assessor's Parcel No.: 22-

20-10-590-016

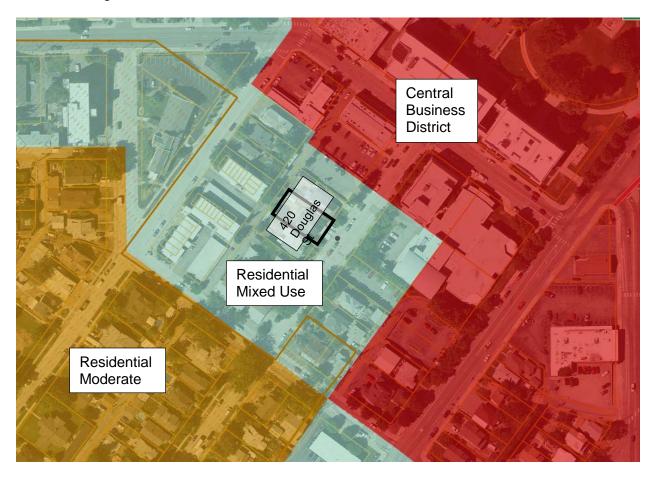
Zoning District: Residential Mixed Use (RMU) **Comp. Plan Designation:** Residential Mixed Use (RMU)

Project Description: The City of Wenatchee received a Conditional Use Permit (CUP) application from Lany's Beauty Academy to operate a small cosmetology school in the existing building at 420 Douglas Street. The building was previously used as a single-family residence with a home-occupation, a one-chair hair salon business. The proposal is to convert the residence into a Beauty Academy and separate commercial salon space, both operated by the property owner, Lany Alvarez. The Beauty Academy will have a maximum capacity of six students and one full time employee (the property owner) and both businesses will operate primarily within standard business hours of 8:00am to 5:00pm. A building permit for interior improvements for the commercial salon portion has been submitted to the City of Wenatchee and is currently under review and pending additional information under permit number BPC-20-038. BPC-20-038 addresses landscape compliance and minor site improvements for parking. A separate commercial building permit for the remainder of the interior space to be used for the Beauty Academy is required prior to construction.

The proposed use meets the definition of "an institute of higher education," as described in WCC Chapter 10.08, Definitions. Institutes of higher education require a Conditional Use Permit in the Residential Mixed-Use zoning district. The application materials are included as Attachment A.

<u>Site Characteristics and Surrounding Properties:</u> The property is within the Residential Mixed Use (RMU) zoning district. There are no applicable overlays. The property is located at 420 Douglas Street, and accessed from Douglas Street as well as from an alley behind the property. Sidewalks along Douglas Street provide pedestrian access. The site is bordered by residential homes on both sides. Other land uses in the neighborhood and RMU zoning district include single family residences, multifamily housing, Chelan County administrative buildings, S.

Luke's Episcopal Church, Christopher House Group Home, and Columbia Valley Community Health, among others.



Site Permitting History:

Previously this property had a CUP approved in 2007 for a home occupation business, under CUP-07-01. The home occupation was a one-chair hair salon, and the property owners resided at the home full time. Once the property owners moved out of the home the home occupation business license was no longer valid and the structure is now being converted from a single-family dwelling to a commercial space. In 2007, after the approval of CUP-07-01 for the home occupation, a plumbing and building permit was issued for two hairwash sinks for the home occupation business under permit numbers PL07-3 and BP07-07.

The property owners also applied for residential building permits in 2018 to replace an existing deck cover (BPR-18-098) and for a family room addition (BPR-18-098). During final inspections of those permits, a code enforcement case CR-19-1067 and stop work order was initiated on 10/30/2019 for work beyond the scope of these permits. Unpermitted work included interior improvements for the conversion of the residential space to a Beauty Academy. The property owners are working to obtain after the fact permits and appropriate approval including this CUP. Currently an after the fact building permit is under review for the commercial salon space under permit # BPC-20-038. Previous unpermitted work in the Beauty Academy space of nail stations and hair sinks is shown in the demolition plan of BPC-20-038. Work included in BPC-20-038 consists of interior improvements to convert the area that was formerly a home-occupation

salon to a space usable as a commercial salon. Landscaping and parking improvements are required as part of the building permit, and largely consists of existing landscaping on site. Pending approval of the school CUP, owners will submit a building permit for conversion of the Beauty Academy space. The building permit submittal for the Beauty Academy space will include interior improvements including various types of nail stations and hairwash sinks in an appropriate number to support a maximum capacity of six students at any given time. The submittal of a commercial building permit has been included as a condition of approval for this CUP.

3. APPLICABLE POLICIES AND DEVELOPMENT REGULATIONS

The proposed action is subject to land use policies and provisions of the City of Wenatchee Urban Area Comprehensive Plan and zoning and development regulations of the Wenatchee City Code.

Wenatchee Urban Area Comprehensive Plan

In addition to the general goals and policies of the Growth Management Act and Wenatchee Urban Area Comprehensive Plan which state growth shall take place where adequate public facilities exist and are able to serve existing and future growth, the following goals and policies are relevant to this application:

Land Use/ Urban Growth Area Element

Goal 3. Arterial Corridors – Provide opportunities for infill, redevelopment and neighborhood services along the city 's arterial corridors that traverse residential neighborhoods

Policy 1. New services, conveniences, and or gathering places will be supported in an existing neighborhood that lacks such facilities, provided they meet performance and architectural standards respecting the neighborhood's positive characteristics, level of activity, and parking and traffic conditions.

Goal 12. Residential Development – Promote increasingly attractive neighborhoods with convenient access to services.

Policy 6. New non-residential development in existing neighborhoods should be designed (landscaping and building design) and operated (traffic, noise, lighting, hours) to be compatible with the existing neighborhood. Compatibility for design can take the form of guidelines which objectively define a range of acceptable neighborhood non-residential building types and architectural details.

Economic Development Element

Goal ED 2: Expand and improve educational facilities and opportunities to increase skilled labor, research, basic and higher education.

Policy 2: Work with local K-12 schools, Wenatchee Valley College, job training programs and other organizations to expand and strengthen career and technical education opportunities.

Policy 3: Support and partner with higher education, skills training programs, to increase post-secondary education attainment.

Wenatchee City Code

Wenatchee City Code sections which apply to this project are described below. Table 2, in Section 5, provides a detailed summary of the proposed project's consistency with the applicable standards.

Definitions and District Use Chart

Wenatchee City Code (WCC) Section 10.08.080"I", defines an 'institution of higher education" to mean:

"Institution of higher education" means a public or private university, community college, technical college, and/or vocational and other educational institution beyond high school."

WCC Section 10.10.020, District Use Chart, requires a Conditional Use Permit for institutes of higher education in the RMU zoning district.

Development Standards

WCC Chapter 10.20, Residential Mixed Use and Section 10.46.020, Residential development chart address development standards for the subject zoning district. Parking requirements are provided in WCC Chapter 10.60 and landscaping is addressed in WCC Chapter 10.62.

Conditional Use Permit Requirements and Criteria

All conditional use permit applications must meet the general requirements in WCC 10.65.050 and be evaluated by WCC 10.65.060 "General Criteria." The project is also subject to specific conditional use permit criteria for institutes of higher education, provided in WCC Section 10.65.170

Shorelines, Resource Lands and Critical Areas

The subject site is outside of the 200' shoreline jurisdiction and is not identified within the current critical area maps used by the City. Additionally, the following specific provisions of WCC Section 10.65.170 Institution of higher education, are applicable.

4. PUBLIC NOTICE AND ENVIRONMENTAL REVIEW

Table 1. Procedural Steps and Dates

Application Submitted:	March 16, 2020
Determination of Completeness:	March 19, 2020
Notice of Application:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property, posted on the subject property, and referred to relevant agencies on March 23, 2020
Notice of Public Hearing:	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on May 13, 2020 and published in the Wenatchee World newspaper on May 15, 2020.
Public Hearing:	The public hearing is scheduled for May 26, 2020 at 3:00p.m. at Wenatchee City Hall, Council Chambers, 301 Yakima Street, Wenatchee, WA.

The public and relevant agencies have been given an opportunity to comment on the proposal. Comments have been included as Attachment B.

Public Comments: One public comment was received from the property owner at 416 Douglas stating concern about the fence on the north property line.

Agency Comments: No agency comments were received.

Environmental Review includes State Environmental Policy Act (SEPA): The application is categorically exempt from the State Environmental Policy Act (SEPA), pursuant to WAC 197-11-800(6)(b)(i), which exempts land use decisions for activities conducted within an existing building.

5. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the Comprehensive Plan, applicable codes, public and agency comments, any identified environmental concerns, and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive Plan consistency analysis:

Land Use/ Urban Growth Area Element - This application proposes the use of a building that was previously a residential dwelling as a small cosmetology school, which meets the definition of an institute of higher education. The subject property is located in a mixed-use zoning district, surrounded by single family dwellings, multifamily dwellings, and commercial land uses. The Comprehensive Plan encourages infill, redevelopment and neighborhood services along the city 's arterial corridors that traverse residential neighborhoods. This particular property is in a mixed-use zoning district that is between a residential zoning district (Residential Moderate) and a commercial zoning district (Central Business District). As such, it is an appropriate place for a commercial salon and institute for higher education. The proposed use should be compatible with the neighborhood and surrounding uses. In this case, the operations of the beauty academy are proposed to be primarily during daytime hours, during the week. The majority of the parking is provided in the rear of the building and accessed from the alley, and will have appropriate screening pursuant to WCC 10.20(4)(b), which requires a sight-obscuring fence or hedge along the side property lines. There is adequate space for parking, as parking for the beauty academy and hair salon is provided in accordance with WCC 10.60, Off-Street Parking. No exterior building modifications are proposed, and the structure retains the appearance of a single-family residence, which enhances compatibility with the residential mixed-use neighborhood. Street frontage landscaping is provided pursuant to WCC 10.62.090.

Economic Development Element - The Economic development element goal 2, policy 3 encourages skills training programs with the aim to increase post-secondary education attainment. As a cosmetology school, the Beauty Academy is a post-secondary education establishment, and will provide vocational skills and career training.

Wenatchee City Code consistency analysis:

Table 2, below, provides a detailed summary of the applicable development standards and consistency of the proposed project.

Table 2. Consistency with Applicable Development Standards

WCC Chapter 10.20 Residential Mixed Use				
Applicable Standard	Required	Proposed	Complies?	
RMU Off-street	Parking that is	3 parking spaces are	Yes	
parking	accessed by a side	accessed by the alley,		

	street or an alley may be provided at 80 percent of the requirement.	one space in front of the garage is provided in the front.	
	For parking areas of less than six cars, a sight-obscuring fence or hedge shall be provided along the side property lines of the parking area at the maximum height allowed in a residential zone	Existing fencing satisfies this requirement and shall be shown on the site and landscape plan of the building permit submittal.	Yes
	All required parking shall be improved with a durable, dustless surface of asphalt, concrete, or grass-crete and adequately drained.	Rear parking area will be improved with grasscrete	Yes
WCC Chapter 10.60, P	1	_	
Applicable Standard	Required	Proposed	Complies?
Applicable Standard Parking spaces	Required 2 parking spaces High school, vocational and college: 1 space per 3 students and FTE. (6 students + FTE = 2 spaces)	Proposed 4 spaces total for property not including the garage 2 for Beauty Academy (6 students) 2 for commercial salon (270 square feet)	Complies? Yes
Applicable Standard Parking spaces WCC Chapter 10.62, La	Required 2 parking spaces High school, vocational and college: 1 space per 3 students and FTE. (6 students + FTE = 2 spaces)	4 spaces total for property not including the garage 2 for Beauty Academy (6 students) 2 for commercial salon (270 square feet)	Yes
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Conditional Use Permit Requirements and Criteria

The general criteria for conditional use permits in WCC Section 10.65.060 requires that the proposal is compatible with adjacent uses and will protect the character of the surrounding area, will not result in the creation of nuisances to the public and/or nearby properties and existing uses, and will not result in undue adverse impacts affecting the public health, safety, and welfare. The property is located within the Residential Mixed-Use zoning district, and surrounding properties are a mix of residential and commercial. The proposed use is compatible with the mixed-use character of the surrounding neighborhood. The structure will retain the

appearance of a single-family residence from the exterior, and the limited number of students will not create a nuisance to the public or nearby properties.

The project is also subject to specific conditional use permit criteria for institutes of higher education, provided in WCC Section 10.65.170 Institution of higher education:

- (1) Off-street parking shall be provided as prescribed in Chapter 10.60 WCC; Project compliance: Parking shall be provided as prescribed in WCC Chapter 10.60. Two parking spaces are provided for the Beauty Academy, and a total of four parking spaces provided on site.
- (2) Minimum Setback Distance.
 - (a) Street: same as required in the underlying zoning district;
 - (b) Rear and side: same as required in the underlying zoning district, plus one-half foot for each foot by which the building height exceeds 20 feet where a rear or side yard adjoins an RF, RS, RL or RM district;
- (3) Maximum building height, RS, RL and RM: 40 feet. Other districts: same as the height limitation of the zoning district for other buildings;
 Project compliance: the proposed use is within an existing structure, and complies with the setback and height limitations in RMU.
- (4) All bus loading areas shall be located off the public right-of-way; Project compliance: no bus loading areas are needed or proposed. Any students wishing to use public transit may access Link Bus routes #5, #7 or #24 at the transit stop located 0.1 miles away at Washington St and Orondo Ave.
- (5) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended;
 Project compliance: Proposed landscaping meets the Landscaping Standards in WCC 10.62.090. The only applicable landscape standard is street frontage landscaping, and existing landscaping within the front yard meets this requirement.
- (6) Architectural Scale. New nonresidential buildings in the RS, RL, RM, and RH zoning districts shall meet WCC 10.48.270. Deviations to these standards may be considered where the applicant can demonstrate that the change or deviation in design is either necessary due to the inherent function of the facility, and/or the change provides for equal or greater compatibility with the character of the surrounding neighborhood. Consideration of such a deviation shall include an informal design review workshop recommendation of the planning commission, where input from the surrounding neighborhood shall be solicited, and incorporated in staff analysis before the hearing examiner.

Project compliance: Not applicable: proposed use is within an existing structure in the RMU zoning district.

V. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 10 of the Wenatchee City Code. Staff recommends **approval** of CUP-20-01 subject to the following findings of fact, conclusions of law, and suggested conditions:

This recommendation is based on the following findings of fact:

- 1. An application was submitted by Forte Architects on behalf of the property owners Lany and Luis Alvarez, on March 16, 2020 for a Conditional Use Permit to allow the operation of an institute of higher education in an existing building at the property located at 420 Douglas Street (APN: 22-20-10-590-016)
- 2. The application has been processed as a Type III quasi-judicial review for conditional use permits pursuant to WCC Section 13.09.050; a public hearing is required for the application and is scheduled to occur on May 26, 2020.
- 3. The subject property is located within the Residential Mixed Use (RMU) zoning district
- 4. The Wenatchee Urban Area Comprehensive Plan land use designation is RMU.
- 5. Institutes of higher education are permitted as a Conditional Use in the RMU.
- 6. The applicant is Forte Architects.
- 7. The property owners are Lany and Luis Alvarez.
- 8. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
- 9. The proposal is consistent with the provisions of Wenatchee City Code Title 10, Zoning.
- 10. The application is categorically exempt from the State Environmental Policy Act (SEPA), pursuant to WAC 197-11-800(6)(b)(i), which exempts land use decisions for activities conducted within an existing building.
- 11. No outside agency comments were received.
- 12. A public comment was received from the property owners at 416 Douglas Street requesting that the location of the fence and property line be verified.
- 13. Donald Nelson on behalf of City of Wenatchee Public Works stated no comments.
- 14. A comment was received from Chris Hanson on behalf of City of Wenatchee Building Division stating that applicants must obtain a commercial building permit & certificate of occupancy for a change of use from a single-family residence to a commercial salon. BPC-20-038 for the commercial salon is under review and pending additional information, and an additional commercial building permit will be submitted for the Beauty Academy space following CUP approval.
- 15. The conditional use permit supersedes CUP-07-01 and shall run with the land and is transferable to future property owners.
- 16. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

This recommendation is based upon the following suggested conclusions:

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC 1.09.070.

- 2. As conditioned, the proposal is consistent with the intent, purposes, and regulations of the Wenatchee City Code and Comprehensive Plan.
- 3. As conditioned, this proposal meets the general and specific conditional use criteria for WCC Section 10.65.170, Institutes of Higher Education
- 4. The conditional use permit will run with the land.
- 5. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
- 6. Comments from the reviewing agencies have been considered and addressed where appropriate.
- 7. As conditioned, the proposal will not be significantly detrimental to the public health, safety and welfare; diminish the value of nearby property or improvements; or disturb persons in the use of property unless the conditional use is a public necessity.
- 8. As conditioned, the proposal has been designed to minimize adverse effects on neighboring properties, to include at minimum the effects of lighting, transportation, noise, odor, dust, and appearance.
- 9. The conditions of approval are the minimum necessary to ensure the proposal will comply with all applicable laws and regulations.
- 10. All conditions place upon the proposed use are conditions that are measurable and can be enforced and monitored.
- 11. Public use and interests will be served by approval of this proposal.
- 12. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

This recommendation is based upon the following suggested Conditions of Approval:

- The project shall proceed in substantial conformance with the plans and application materials on file and submitted on March 16 2020, except as amended by the conditions herein. Any amendment or change to the project which may substantially modify the site plan, affect the overall project character, or increase the site capacity will require an amendment to this Conditional Use Permit.
- 2. A commercial building permit is required to be submitted and approved by the City prior to interior improvements and operation of the Beauty Academy.
- 3. Applicant must maintain a valid business license for the operation of the Beauty Academy and commercial salon.
- 4. Student capacity shall be limited to six students at any one time based on the availability of parking spaces provided.
- 5. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
- 6. The property owner shall maintain compliance with the standards of WCC Title 10, Zoning and conditions of the conditional use permit at all times. Violation of the terms of the permit and/or requirements of the WCC not expressly modified by the permit shall be processed as a violation pursuant to WCC Chapter 13.13, Enforcement and Penalties.

Attachments:

- A. Application materialsB. Public comment letterC. Board of Adjustment minutes and conditions of approval for CUP-07-01

MAR 1 6 2020



(509) 888-3200

LAND DEVELOPMENT PERMIT APPLICATION

Date Stamp Accepted By: U_	Receipt No. Pt 20-00009 File No. Cup-20-01
TYPE OF PERMIT	YOU ARE APPLYING FOR:
Major Subdivision Short Plat	Binding Site Plan Variance
Final Plat Final Short Plat	☐ Final Binding Site Plan ☐ Conditional Use ✓
	s on the corresponding checklist for a complete application.
GENERAL INFORMATION	*) recording to the control of the
Applicant: Forte Architects	
Mailing Address: 240 N Wenatchee Ave	20 JOANOIS ONA STREME TOURNAL HELE
Contact No.: (509) 293-5566	E-mail Address: lenka@fortearchitects.com
Property Owner(s): Lany and Luis Alvarez *If different than applicant Mailing Address: 420 Douglas Street	
Contact No.: (509) 264-2540	E-mail Address: alvarezlany@gmail.com
If there is more than one property owner, submit	t the supplemental additional owner(s) and authorization form.
Complete section if an agent is acting for	r the applicant or owner during the permit process:
Authorized Agent: Forte Architects	Some to proceed the second
Mailing Address: 240 N Wenatchee Ave	
Contact No.: (509) 293-5566	E-mail Address: alvarezlany@gmail.com
Surveyor: McNeill & Co.	Washington Registration #:
Contact No.: (509) 884-6563	E-mail Address: brian@mcneillsurveys.com
Engineer:	-Washington Registration #:
Contact No.:	E-mail Address:

Please indicate who should receive correspondence and notices:		Applicant Surveyor	✓ Owner☐ Engineer	✓ Authorized Agent
PROPERTY INFORMATION				
Street Address(es): 420 Douglas Street				
Parcel No(s).: <u>53957</u>				
Abbreviated Legal Description: GREAT ACRES	NOR'	THERN AMENDE	ED BLOCK 20	LOT 10-11 0.1400
Total site size in acres:				
Zoning District Designation:				
Overlay District:				
Comprehensive Plan Designation:				
Shoreline Environmental Designation:				
Wildland-Urban Interface:				
Critical Areas:				
I (We) acknowledge that: 1. The information, plans, maps and other materials and accurate representation of this proposal; 2. This application shall be subject to all additions to development until a determination of completeness in 3. City of Wenatchee does not guarantee success of City's assistance to the applicant(s)/owner(s) does not local agencies; 4. In the event of any legal proceeding to challenge is development, the Applicant(s)/Owner(s) shall be sold necessary for such defense; 5. If the Applicant is not the owner of the real proper shall also be executed by each owner; 6. All persons executing this acknowledgment in a repayment of all fees, expenses and costs required by 7. If the applicant(s), representative(s) and/or owner materials identified in a Notice of Incomplete Applications. 8. This application does not constitute approval of the applications and approvals may be necessary to constitute approval of the applications and approvals may be necessary to constitute approval of the applications and approvals may be necessary to constitute approval of the applications and approvals may be necessary to constitute approval of the applications and approvals may be necessary to constitute approval of the application of these visits. If it is rental properties and the supplication of these visits. If it is rental properties and the supplication of these visits. If it is rental properties and the supplication of these visits. If it is rental properties and the supplication of these visits. If it is rental properties and the supplication of these visits. If it is rental properties and the supplication of these visits. If it is rental properties and the supplication of these visits. If it is rental properties and the supplication of these visits. If it is rental properties and the supplication of the sup	submit and chas bed ithis pot pred this appely res ty whice eprese this a r(s) fail ation was repeated recess reperty natur natur	hanges in the laws, reen made pursuant to ermit application, and clude the need to add explication, any environs application, any environs to the subject of the entative capacity shall application. It to respond to a requivithin 60 days will respond to a require posed development a specific activities.	agulations and ordinant Chapter 13.07 Wenath I/Or the issuance of an I/Or the issuance and pay the permit application, the I/Or the I/O	acces applicable to the proposed chee City Code; affirmative notice of action. The y the public or by other federal, state or any other aspect of the proposed all court costs and attorney's fees his application and acknowledgment and hereby personally guarantee to submit necessary application pplication, with no refund of the filing yledged that additional permit. By signing this application form, you is of possible site visits.

1956 – Lany's Salon 420 Douglas Street, Wenatchee, WA 98801 Project Narrative

The project will consist of documentation of work that has been done previously for approximately 1,600 gross square feet of a Beauty school and Salon located at 420 Douglas Street. The program consists of converting a previously residential home into a commercially compliant structure. There are two independently functioning spaces on the main floor, the Salon and Beauty School. Both meet the current code requirements of accessibility. The basement and loft levels will be kept as a private space and will not be accessible to the public. No work was done in these areas. The Salon space consists of approximately 270 square feet and includes a single hair wash station, styling station, small reception area, and accessible restroom. The Beauty school, consisting of approximately 1,330 square feet, separated from the Salon by a door, includes 10 styling stations, 8 nail stations, 5 hair wash stations, a small kitchenette/break area and an accessible restroom. The Salon and Beauty School are accessible from the public right-of-way. The accessible ramp provides spaces from the public right-of-way to at least 60% of the entrances. 80% of the required parking is located in the alley and 20% is located off Douglas Street.

1956 – Lany's Salon 420 Douglas Street Stormwater Memo

The sources of runoff are limited to stormwater from rooftops and hard surfaces. Pervious surfaces have been added to help with drainage, compared to the existing conditions. Grasscrete will also be added to the parking area to allow to natural stormwater drainage. It is unlikely that waste materials will enter ground or surface water as a result of the proposed site change for the project. The proposed site also does not alter or otherwise affect drainage patterns within the site.

Lany & Luis Alverez

LANY'S SALON

11/12/19



ARCHITECTS: FORTE ARCHITECTS, INC. Wenatchee, Washington

GENERAL DRAWING

AO.1 COVER SHEET, PROJECT TEAM, SHEET INDEX
AO.2 GENERAL NOTES, ABBREVIATIONS, SYMBOLS,
VICINITY MAP, PARTITION AND WALL TYPE SCHEDULE

<u>SURVEY</u> SHEET 1 OF 1

LANDSCAPE DRAWING

L1.1 LANDSCAPE PLAN

ARCHITECTURAL DRAWING

A1.1 SITE PL

A2.1 FIRST EXISTING/ DEMOLITION AND FIRST NEW FLOOR PLAN

A9.1 DETAILS



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Date No Description

DATE 11/12/19

COVER SHEET

ORAWN BY LB
CHECK BY LS

ABBREVIATIONS			
			- Londolton
<u>/</u>	Angle Centerline	INSUL. INT.	Insulation Interior
Ф	Diameter or Round	JAN. JT.	Janitor Joint
中 (E)	Square Existing	KBT	Keyboard Tray
12	Plate	LAM. LAV.	Laminate Lavatory
A.B.	Anchor Bolt	LT.	Light
A.C.P. A.D.	Asphaltic Conc. Paving Area Drain	MAS. MATL.	Masonry Material
ADJ.	Adjustable	MB MAX.	Marker Board
A.F.F. AL.	Above Finish Floor Aluminum	MECH.	Maximum Mechanical
AL. ALT.	Alternate	MFR. MH	Manufacturer Manhole
APPROX.	1 1	MIN.	Minimum
ARCH. A.T.	Architectural Acoustical Tile	MISC. M.O.	Miscellaneous Mas. Opening
A.M.P. BD.	Acoustical Mall Panel Board	M.R.	Mirror
BLDG.	Building	MTD. MTL.	Mounted Metal
BLKG. B.M.	Blocking Bench Mark	N.	North
CAB.	Cabinet	N.I.C. NOM.	Not in Contract Nominal
C.A.B.	Cement Asbestos	N.T.S.	Not to Scale
C.B.	Board Catch Basin	0.C. 0.D.	On Center Outside Dia.
C.G.	Corner Guard	OFCI	Owner Furn.
С.Н. С.I.	Coat Hook Curb Inlet	OFOI	Contr. Install Owner Furn.
C.I.P.	Cast in Place	OPNG.	Owner Install Opening
C.J. CLF.	Const. Joint Chain link Fence	OPP.	Opposite
CLG.	Ceiling	ORD PB	Overflow Roof Drain Particle Board
CLR. CMU	Clear Conc. Masonry Unit	PC.	Precast
C.O.	Clean out	PIP.	Poured in Place
COL.	Column	P.L. PLAM	Property Line Plastic Laminate
CONC. CONN.	Concrete Connection	PLAS.	Plaster
CONST.	Construct(ion)	PLYWD. PNT.	Plywood Paint
CONT. DBL.	Continuous Double	PR.	Pair
DCD	Diaper Changing Deck	P.T. P.T.D.	Pressure Treated Paper Towel Disp.
D.F. DIA.	Drinking Fountain Diameter	R.D.	Roof Drain
DIM.	Dimension	REF.	Reference
DISP. DN.	Dispenser Down	REFR. REINF.	Refrigerator Reinforced
DR.	Door	REQ'D.	Required
D.S.	Down spout	RESIL. RM.	Resilient Room
DTL. DW	Detail Drywell	R.O.	Rough Opening
DMG.	Drawing	R.W.L. S.	Rain Water Leader South
DMR. E.	Drawer East	5. 5.A.P.	Solid Acrylic Polymer
EA.	Each	5B 5.C.	Smart Board Solid Core
E.B. E.F.	Expansion Bolt Exhaust Fan	SCHED.	Schedule
E.H.	Exhaust Hood	S.D.	Soap Dispenser
E.J. E.S.	Expansion Joint Emergency Shower	SECT. SHT.	Section Sheet
ELECT.	Electrical	5.J.	Slab Joint
ELEV. EQ.	Elevation Equal	SIM. S.N.D.	Similar Sanitary Napkin Dispenser
EQUIP.	Equipment	S.N.R.	Sanitary Napkin Receptacle
E.R.D. EXIST.	Existing Roof Drain Existing	SPEC. SQ.	Specification Square
EXP.	Expansion	STD.	Standard
EXT.	Exterior	STL. ST <i>O</i> R.	Steel Storage
F.A. F.D.	Fire Alarm Floor Drain	STRCT.	Structural
F.F.	Finish Floor	SUSP. SYM.	Suspended Symmetrical
F.E. F.E.C.	Fire Extinguisher Fire Exting.Cab	5.5.	Stainless Steel
FIN.	Finish	Т. Т.В.	Tread
FLASH. FLR.	Flashing Floor	т.Б. Т.С.	Tack Board Top of Curb
FRP.	Fiberglass Reinf. Panels	T.D.	Towel Dispenser
FLUOR. FND.	Fluorescent Foundation	TEL. T. & G.	Telephone Tongue & Groove
F.O.C.	Face of Conc.	T.I.	Tenant Improvement
F.O.F. F.O.S.	Face of Finish Face of Studs	T.O.P. T.O.C.	Top of Parapet Top of Concrete
F.R.	Floor Register	T.P.	Toilet Paper Dispenser
FT.	Foot or Feet	TSC TYP.	Toilet Seat Cover Disp. Typical
FTG. FURR.	Footing Furring	U.	Urinal
FUT.	Future	U.O.N.	Unless Otherwise Noted
FMC GA.	Fabric Mall covering Gauge	∨. ∨.B.	Vent Vapor Barrier
GALV.	Galvanized	V.C.T.	Vinyl Composite Tile
G.B. GND.	Grab Bar Ground	VERT. VTR	Vertical Vent Through Roof
G.W.B.	Ground Gypsum Wallboard	VMC	Vinyl Mall covering
HB.	Hose Bibb	M. W⁄	Mest With
HCP. H.C.	Handicapped Hollow Core	MB	White board
HDM.	Hardware	M.C. MD.	Mater Closet Mood
HDMD. HGT.	Hardwood Height	M.H.	Mater Heater
н.м.	Hollow Metal	W/O WP	Mithout Waterproof
HORIZ. H.S.	Horizontal Heat Strengthen	MP. M.R.	Materproof Mater Resistant
н.э. I.D.	Inside Diameter	MT.	Mindow Treatment

ARCHITECTURAL SYMBOLS

PROPERTY LINE/CORNER 12.50 EXISTING POINT ELEVATION

12.50 FINISH POINT ELEVATION (12.50) EXISTING POINT ELEVATION (To Be Changed)

UTILITY LINES:

——NG—— NATURAL GAS ——W—— WATER

— — UGE— — UNDERGROUND ELECTRICAL — OHE — OVERHEAD ELECTRICAL/COMMUNICATIONS

——— S——— SANITARY SEWER ——SD—— STORM DRAIN

UNDERGROUND TELEPHONE/COMM.

FENCE

----- INVISIBLE LINE ABOVE ---- INVISIBLE LINE BELOW

_ - _ _ - CENTER LINE

ELEV. HEIGHT FINISH FLOOR, BEARING, or Building Level Line

(B)— - — GRID LINE

DOOR NUMBER A WINDOW NUMBER KEY

PARTITION AND WALL KEY

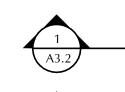
- CABINET KEY

TEMPERED GLASS REQUIRED

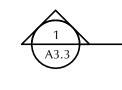
MATCH LINE



DETAIL NUMBER/TITLE/ **INTERIOR ELEVATION** NUMBER DETAIL KEY



BUILDING SECTION KEY



WALL SECTION KEY (With Sheet Number)



INTERIOR ELEVATION KEY (Elevation Number With Sheet Number)



EXTERIOR ELEVATION KEY

CONCRETE WALK OR SURFACE

ASPHALTIC CONCRETE PAVEMENT

MASONRY WALK OR SURFACE

CONCRETE WALL (PLAN) MAIN BEARING POINT IN WALL (Member as Indicated) 1 HOUR WALL

Melded Mire Fabric

M.M.F.

Intake Hood

METAL FRAME WALL (PLAN) WOOD FRAME WALL (PLAN)

IN DETAIL-SECTION:

WOOD FRAMING MEMBER (Nominal Size Noted) WOOD BLOCKING MEMBER (Nominal Size Noted) WOOD FINISH MEMBER (Net Size Noted)

PLYWOOD PARTICLE BOARD METAL

RIGID INSULATION GWB, PLASTER, CEMENT BOARD LOOSE FILL/BATT INSULATION

ASPHALTIC PAVEMENT CONCRETE EARTH (SECTION)

GENERAL NOTES

- 1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, THE MORE STRINGENT IS TO GOVERN; DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPLTY AND A RESOULTION OBTAINED BEFORE PROCEEDING.
- DRAWINGS ARENOT TO BE SCALED DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT THE INTENT OF THE DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND A RESOLUTION OBTAINED BEFORE PROCEEDING.
- 3. THE ARCHITECT SHALL BE INFORMED IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE SITE CONDITIONS.
- 4. THE TERM "FINISHED FLOOR" (FIN. FLR. OR F.F) REFERS TO THE TOP OF FINISHED SLAB WHERE CONCRETE FLOORS OCCUR.
- 5. EXTERIOR DIMENSIONS ARE TO THE FACE OF CONCRETE / MASONRY / SHEATHING OR REFERENCED FROM GRIDLINES UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO THE FACE OF FRAMING OR FACE OF MASONRY, UNLESS INDICATED AS A CENTERLINE OR SPECIFICALLY NOTED OTHERWISE. CLEAR DIMENSIONS SHALL BE FROM FINISH TO FINISH.
- NOTATIONS OR DETAILS KEYED TO VARIOUS DRAWING SYMBOLS, PATTERNS, ETC. SHALL APPLY TYPICALLY TO ALL SIMILARLY INDICATED ITEMS, LOCTIONS, OR CONDITIONS NOT OTHERWISE KEYED.
- 7. PRESERVE AND PROTECT EXISTING UTILITIES AND BUILDING COMPONENTS WHICH MAY BE PRESENT AND ARE NOT SCHEDULED OR REQUIRED TO BE CHANGED OR REMOVED.
- ADJUST NEW CONSTRUCTION TO ALIGN WITH EXISTING CONSTRUCTION SUCH THAT FINISHES MAY BE APPLIED ALONG STRAIGHT AND TRUE LINES, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9. ALL REFERENCES TO NORTH, SOUTH, EAST, AND WEST SHALL BE BASED UPON "PROJECT NORTH" AS SHOWN IN THE DRAWINGS.
- 10. TYPICAL WALL CORNERS ARE 90 DEGREES.

PROJECT INFORMATION

JOB ADDRESS:

Lany & Luis Alverez LANY'S SALON 420 Douglas Street Wenatchee, WA 98801

OWNER'S NAME AND ADDRESS:

Lany & Luis Alverez 420 Douglas Street Wenatchee, WA 98801

DESIGN CRITERIA

SITE DATA:

6,005 SF Site Area: 1,608 SF Building Footprint: 27% Building Coverage: 2,608 SF Impervious Surface: Site Coverage: 43%

RMU (Residential Mixed Use) Zone: Parking Spaces Req'd: 4 Spaces

Calculations:

1.4 Spaces per 1,000 SF (up to 2,000 SF) = 2 spaces1 Space per 3 students (6 Student Capactity) = 2 spaces 80% of parking to be accessed by the alley = 3 spaces

Parking Spaces Provided:

Alley Access: 1 ADA Van Stall, 2 Standard Stalls Street Access: 1 Standard Stall

ENERGY DATA:

Climate Zone: **Energy Code Analysis Method:** Perscriptive Space Heat Type: Electric

CODE DATA:

Code Analysis: IBC 2015

9,000 SF

18,000 SF

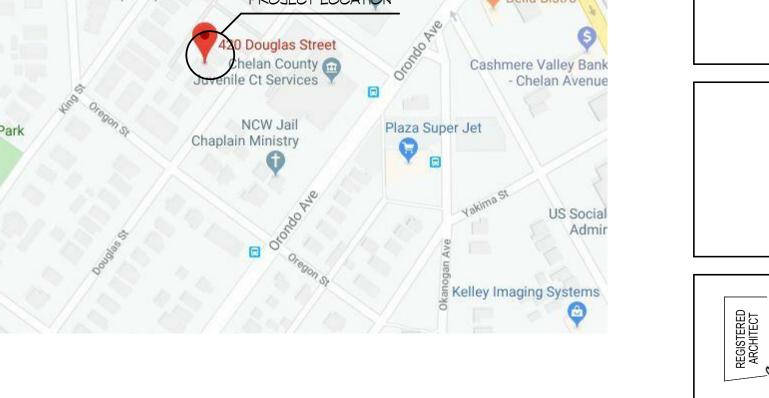
1,608 SF

CITY OF WENATCHEE MUNICIPAL CODE

BUILDING FLOOR AREA:

Occupancy Group: Construction Type: Basic Allowable Area: Maximum Allowable Area w/ Increases for Frontage, Sprinkler System & Multiple Floors: Building Floor Area: VICINITY MAP







Parcel Number(s): 5395*7*

Legal Description: GREAT NORTHERN AMENDED BLOCK

20 LOT 10-11 0.1400 ACRES



JOB NO. 1956

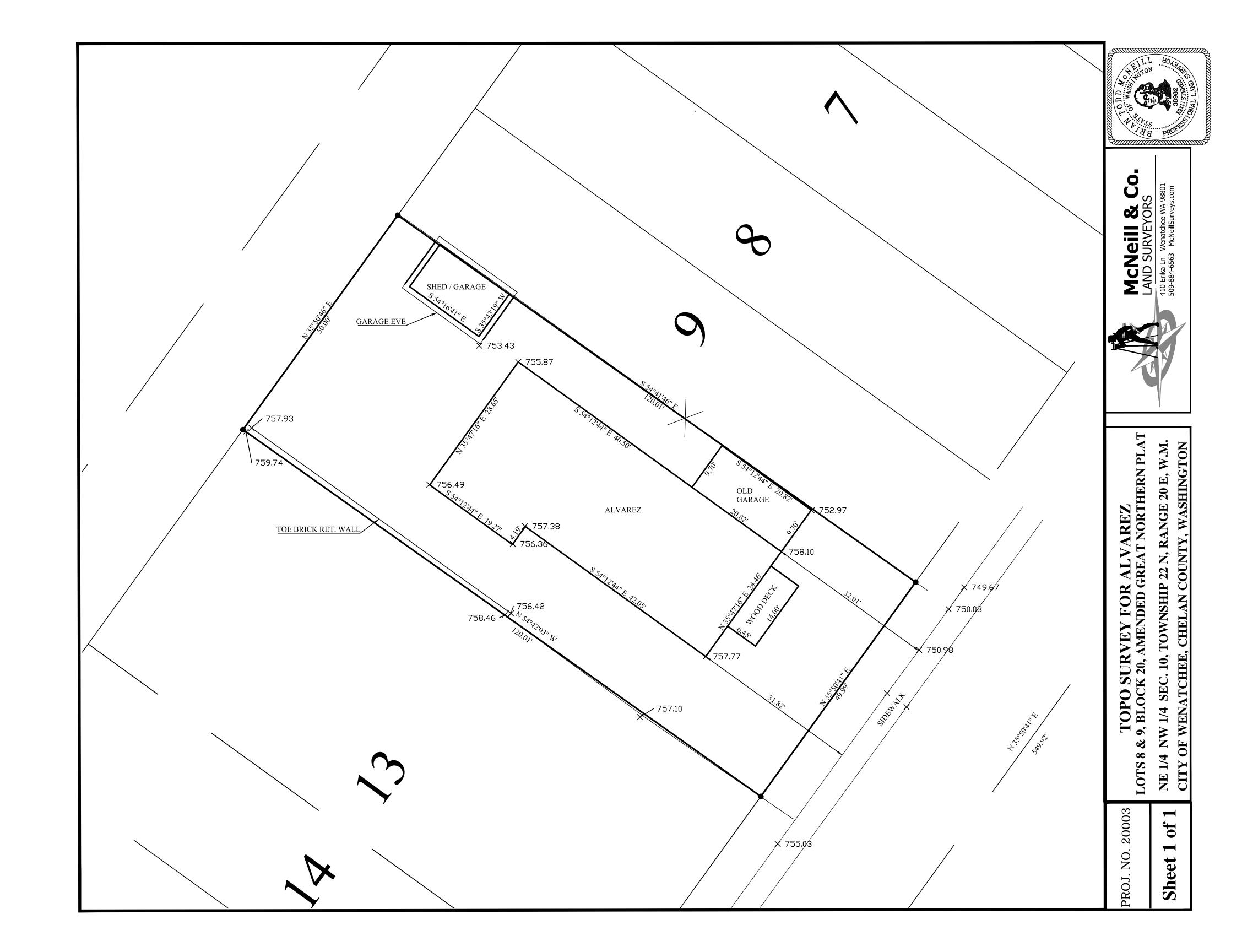
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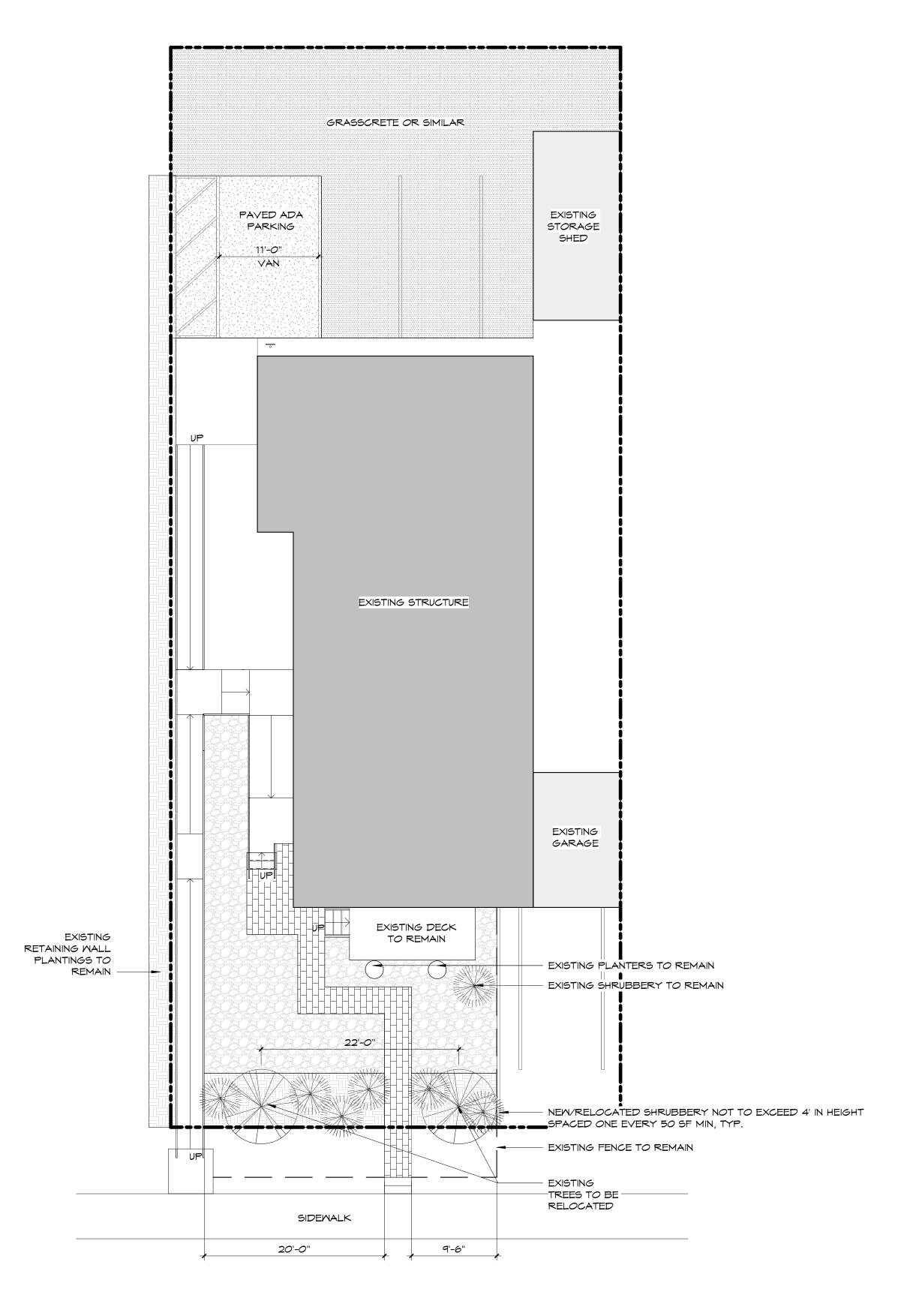
CHECK BY LS

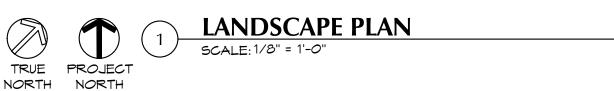
DATE 11/12/19

DWG ID GENERAL NOTES

A0.2







As Owner/Authorized Representative of this subject property, I have reviewed this landscape plan and understand my responsibilities for landscaping installation and maintenance.

DATE: OWNER: REPRESENTATIVE:

LANDSCAPE CONSTRUCTION NOTES

- CONTRACTOR TO SECURE ALL NECESSARY PERMITS FOR LANDSCAPE PLANTING AND IRRIGATION PLANS. ALL WORK PERFORMED SHALL CONFORM WITH THE CITY OF WENATCHEE, LANDSCAPE AND IRRIGATION REQUIREMENTS, CODES AND SPECIFICATIONS.
- 2. LOCATE, PROTECT AND AVOID DISTRUPTION OF ALL ABOVE AND BELOW GRADE UTILITIES AND SITE FEATURES PRIOR TO CONSTRUCTION. CONTRACTOR IS REPSONSIBLE FOR ANY RESULTING DAMAGES DURING CONSTRUCTION. CALL LOCATE BEFORE YOU DIGE AT 1-(800)-424-5555.
- 3. CLEAN SUBGRADE BY REMOVING ALL UNDESIRABLE VEGETATION INCLUDING GRASSES, WEEDS, BLACKBERRIES, SCOTCH BROOM AND POPLAR SEEDLINGS INCLUDING ROOTS. LEAVE SUBGRADE IN LANDSCAPE AREAS MINIMUM 9" BELOW PAVING IN SHRUB BEDS AND 5" BELOW PAVING IN LAWN AREAS. REMOVE ALL DEBRIS FROM SITE.
- 4. PROVIDE MINIMUM APPROVED 6" DEPTH TOPSOIL MIX IN ALL SHRUB BEDS. SCARIFY SUBGRADE BY ROTOTILLING AND ADD TOPSOIL ON SURFACE. ADD ADDITIONAL TOPSOIL AS NEEDED TO CONTOUR SHRUB BEDS INCLUDING REQUIRED BERMS. TOPSOIL TO BE SANDY LOAM MIX. SUBMIT TOPSOIL SAMPLE WITH TEST RESULTS TO ARCHITECT FOR APPROVAL PRIOR TO IMPORTING ON SITE.
- 5. PROVIDE MINIMUM APPROVED 4" DEPTH TOPSOIL MIX IN ALL LAWN BEDS. SCARIFY SUBGRADE BY ROTOTILLING AND ADD TOPSOIL ON SURFACE. ADD ADDITIONAL TOPSOIL AS NEEDED TO CONTOUR AND LEVEL LAWNS. TOPSOIL TO BE SANDY LOAM MIX. SUBMIT TOPSOIL SAMPLE WITH TEST RESULTS TO ARCHITECT FOR APPROVAL PRIOR TO IMPORTING ON SITE.
- 6. PROVIDE MINIMUM 2" DEPTH MEDIUM HEM-FIR MULCH TO ALL PLANTING BEDS. PROVIDE MULCH SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FILL ALL PLANTING BEDS AND LAWN AREAS TO WITHIN 1" OF TOP OF ALL CURBS AND WALKS. SLOPE ALL PLANTING BEDS AND LAWN AREAS TO DRAIN.
- 7. PROVIDE ONE (1) YEAR WARRANTY FOR ALL PLANT MATERIALS AND MORKMANSHIP.
- 8. VERIFY ALL QUANTITIES SHOWN ON THE PLANT LIST AND PLANS. IF DISCREPANCIES EXIST BETWEEN THE GRAPHIC REPRESENTATION AND THE NUMERIC TOTALS, THE GRAPHIC REPRESENTATION SHALL RULE.
- 9. ALL PLANT MATERIALS TO BE SPECIMEN QUALITY WITH FULL, SYMMETRICAL TRUNK AND FOLIAGE, UNLESS OTHERWISE NOTED. FERTILIZE ALL PLANTINGS WITH "OSMACOTE" PLANT GRANULES. INSTALL 2 CUPS PER TREE LARGER THAN 3", 1 CUP PER TREE LESS THAN 3", 1/2 CUP PER 5 GAL., 1/4 PER 2 AND 1 GAL., 1/8 CUP PER 6" AND 4" POTS. PLACE AT BASE OF PLANT AFTER MULCH HAS BEEN INSTALLED.
- 10. LAWN SOD WITH APPROVED SOURCE IN DESIGNATED AREAS. HYDROSEED WITH APPROVED SOURCE IN ALL OTHER ALMN AREAS.
- 11. INSURE PROPER DRAINAGE OF ALL PLANTING HOLES PRIOR TO INSTALLING PLANT MATERIALS. IF PLANTING HOLES DO NOT DRAIN OR IF HEAVY CLAY SOILS ARE EVIDENT CONTACT LANDSCAPE ARCHITECT.
- 12. ASPHALT TO BE REMOVED 3" FROM BEHIND EXTRUDED CURB IN PLANTING BEDS AFTER PAVING IS COMPLETED AND BEFORE PLANT MATERIAL IS INSTALLED.
- 13. PROVIDE MIN. 2'-O" DIA. MULCH AREA AROUND TREE BASE.

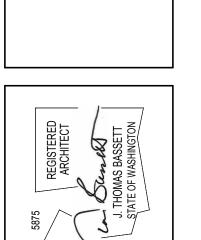




LANDSCAPING ROCK



ASPHALT PAVING OR SIMILAR





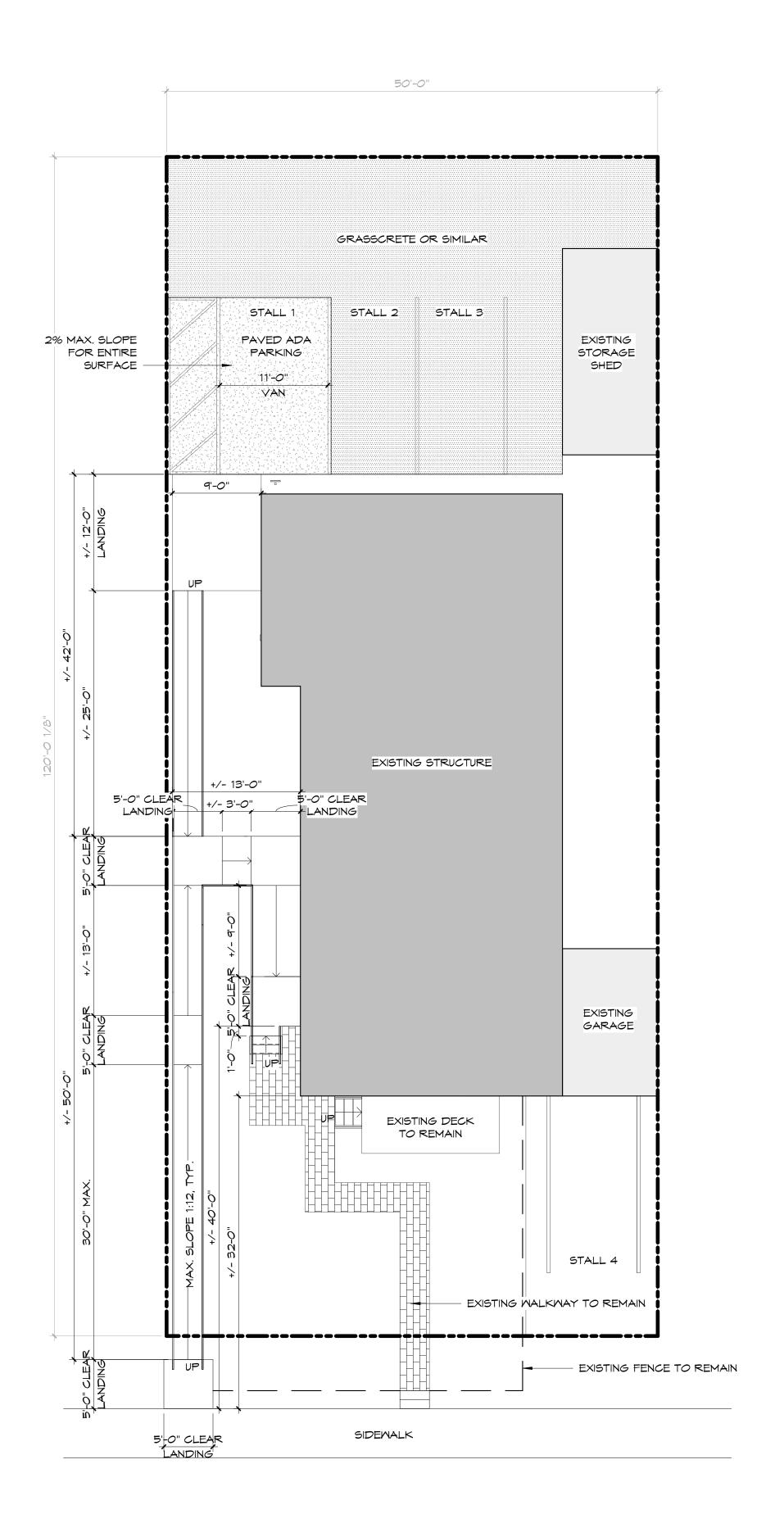
PHONE: (509) 293-5566 WEBSITE: www.fortearchitects.com

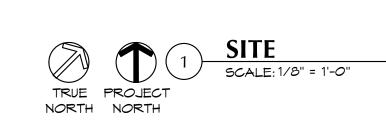
Copyright 2017 FORTE ARCHITECTS, INC.

ARCHITECTS

ADDRESS: 240 North Wenatche Ave. Wenatchee, WA 98801

JOB NO. 1956 DATE 11/12/19 DRAWN BY LB CHECK BY LS DWG ID LANDSCAPE PLAN

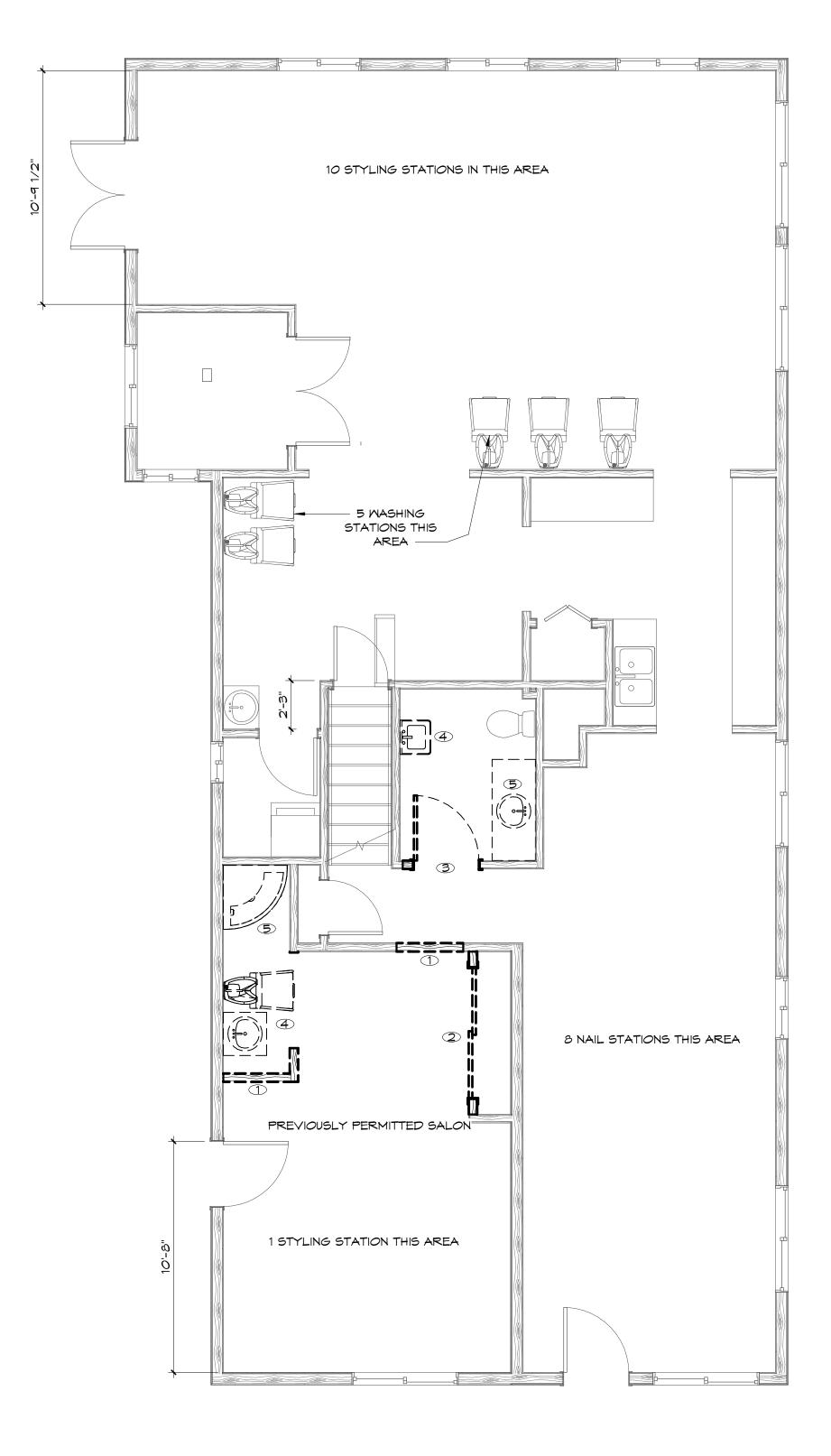


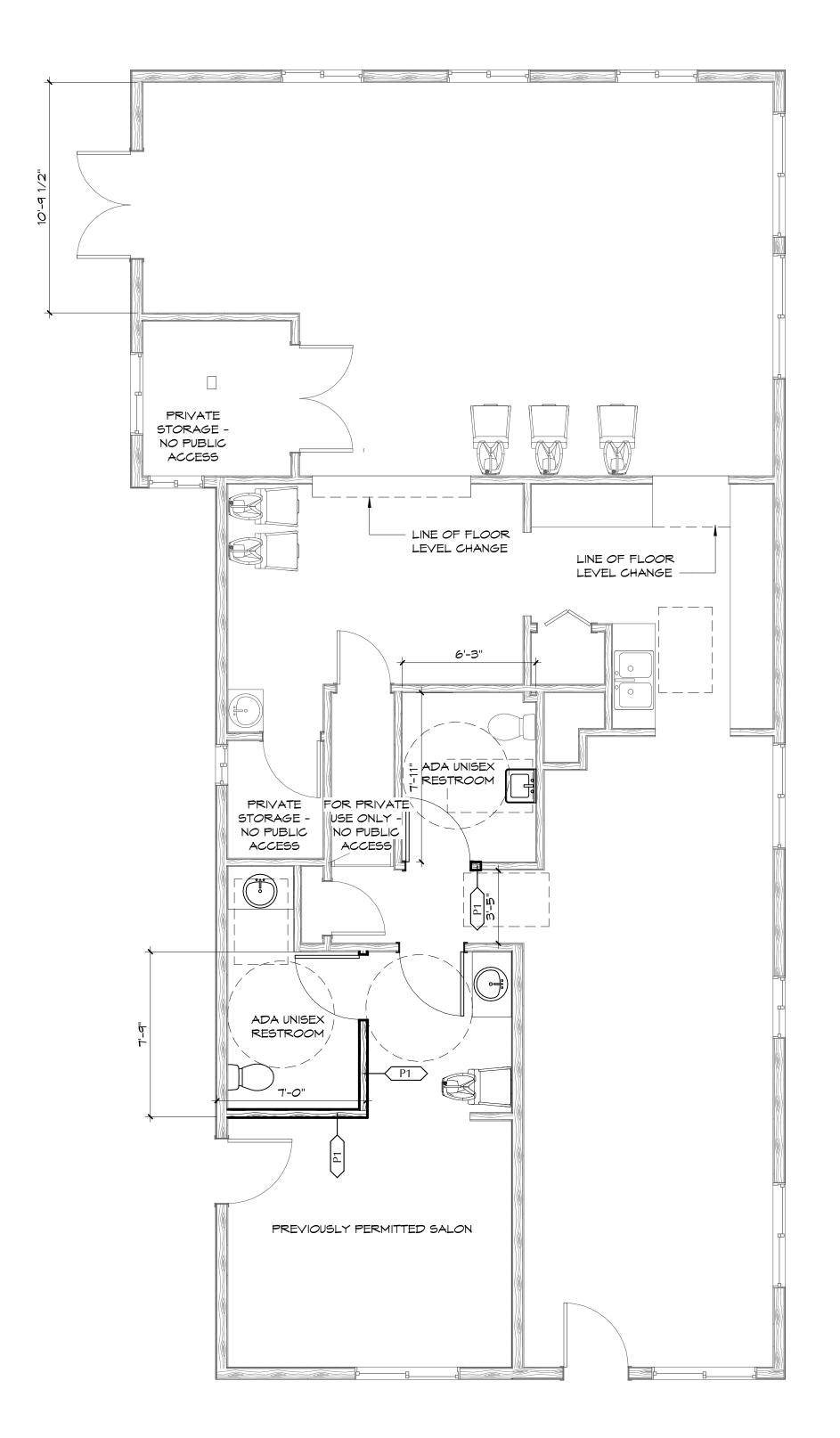


ADDRESS: 240 North Wenatche Ave. Wenatchee, WA 98801 PHONE: (509) 293-5566

WEBSITE: www.fortearchitects.com Copyright 2017 FORTE ARCHITECTS, INC. JOB NO. 1956 DATE 11/12/19 DRAWN BY LB

CHECK BY LS DWG ID SITE PLAN







NORTH NORTH

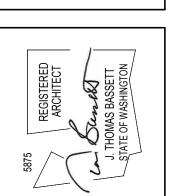


DEMOLITION GENERAL NOTES:

- A. DEMOLITION PLANS ARE A SCHEMATIC REPRESENTATION AND NOTES ARE TO CONVEY GENERAL INFORMATION REGARDING DEMOLITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN FULL EXTENT OF DEMOLITION REQUIRED.
- B. DASHED LINES (- - -) INDICATE EXISTING CONSTRUCTION TO BE REMOVED TO THE EXTENT SHOWN.
- C. COORDINATE ALL WORK WITH HAZARDOUS MATERIALS ABATEMENT CONTRACTOR. SEE PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS
- D. EXISTING FLOOR AND FINISH MATERIAL TO BE REMOVED PRIOR TO INSTALLATION OF NEW FINISHES AS SCHEDULED. PATCH, REPAIR, OR FILL EXISTING SURFACES AS REQUIRED TO FACILITATE INSTALLATION OF NEW FINISHES.
- E. IF SUSPECT HAZARDOUS MATERIALS ARE ENCOUNTERED, NOTIFY OWNER'S REPRESENTATIVE.
- F. PATCH AND REPAIR ALL REMAINING SURFACES THAT RECIEVE NEW FINISHES AS SCHEDULED.
- G. REMOVE MISCELLANEOUS FINISH MATERIALS THROUGH OUT WORK AREA: MILLWORK, PEGBOARD, CASEWORK, ETC.
- H. SAW CUT EDGES OF ALL PLASTER TO BE REMOVED.
- I. REMOVE EXISTING RESILIENT BASE IN ALL AREAS TO RECIEVE NEW FLOORING MATERIALS, SEE ROOM FINISH SCHEDULE.
- J. VERIFY LOCATION OF ALL STRUCTURAL ELEMENTS TO REMAIN PRIOR TO COMMENCING DEMOLITION.

DEMOLITION KEY NOTES:

- EXISTING WALLS SHOWN DASHED TO BE REMOVED FROM FLOOR TO TOP OF WALL. PATCH AND REPAIR AFFECTED SURROUNDING FLOOR, CEILING, AND WALL TO MATCH ADJACENT SURFACES OR PREPARE FOR NEW FINISHES AS SCHEDULED.
- 2 EXISTING DOOR, DOOR FRAME, AND HARDWARE TO BE REMOVED.
- 3 REMOVE EXISTING DOOR AND DOOR FRAME AND RELOCATE TO LOCATION SPECIFIED ON NEW PLANS.
- 4 REMOVE EXISTING PLUMBING AND RELOCATE TO LOCATION SPECIFIED ON NEW PLANS.
- 5 REMOVE EXISTING PLUMBING AND PLUMBING FIXTURES.





WEBSITE: www.fortearchitects.com

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PHONE: (509) 293-5566

ADDRESS: 240 North Wenatche Ave. Wenatchee, WA 98801

Revisions

Date No. Description

JOB NO. 1956

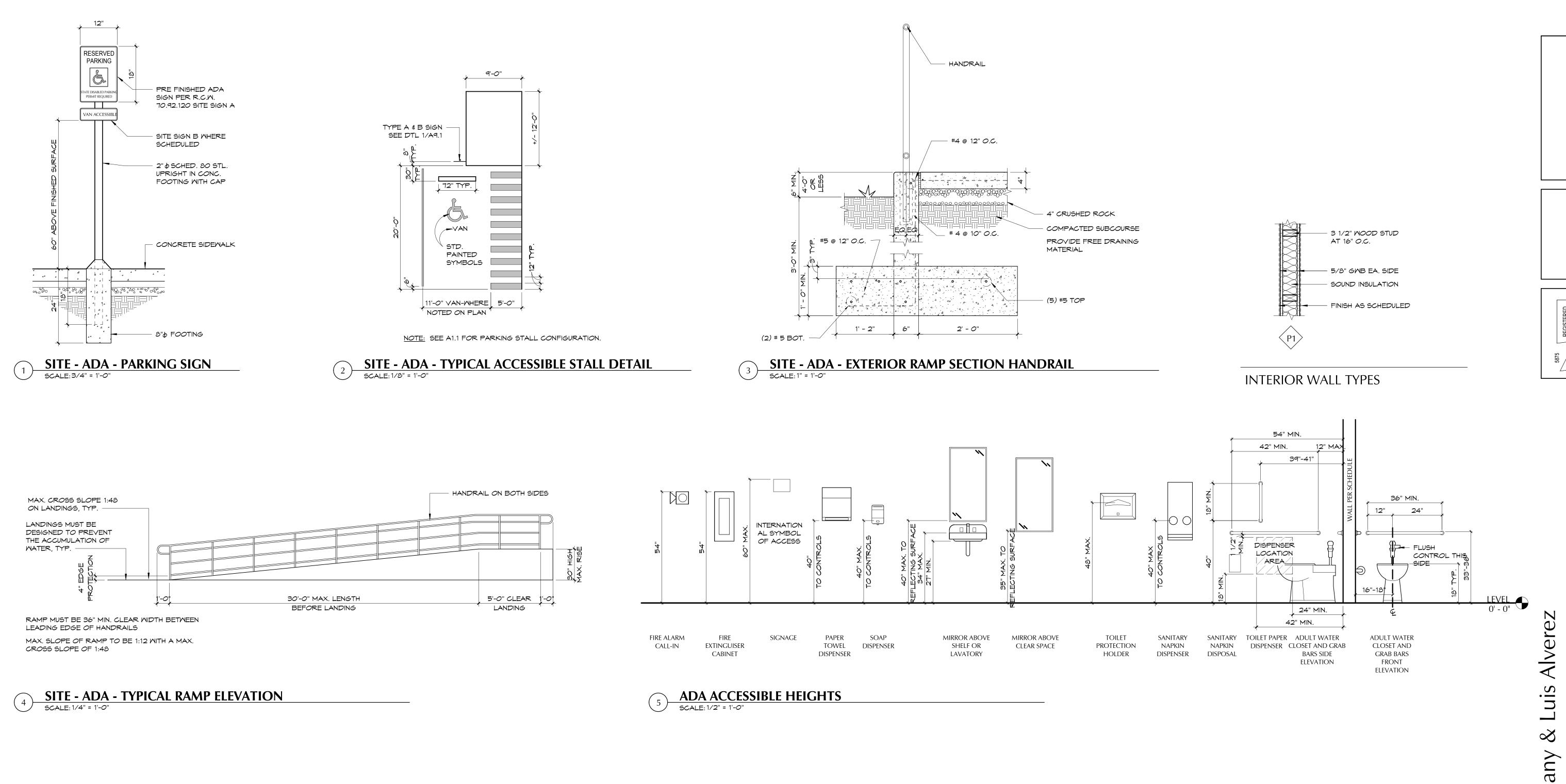
DATE 11/12/19

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DWG ID FIRST

AND NEW FLOOR PLAN



LANY & Luis Alvere

LANY & Luis Alvere

LANY S SAL (
A 20 Douglas Street

Wenatchee, WA 98801

Wenatchee, WA 98801

Copyright 2017 FORTE ARCHITECTS, INC.

JOB NO. 1956

DATE 11/12/19

DRAWN BY LB

CHECK BY LS

DWG ID DETAILS

From: ana cortes
To: Lexine Long

Subject: CUP-20-01/420 Douglas st

Date: Wednesday, March 25, 2020 11:09:08 AM

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Lexine Long,

On behalf of my parents Manuel and Rocio Rivas owners of 416 Douglas st, please take in to consideration the comments and pictures listed below.

As you can see in the picture below the property has been marked with a bright pink dot to demonstrate where the property lots divide. However some issues have come up since they have been remodeling the interior and exterior of the home. The property owners at 420 Douglas st. Have been spoken to in regards to a fence that has been moved. The female owner has been very disrespectful and indicates that the steak is where the property divide however as you can see on the picture below a bright pink dot has been marked as otherwise.



The picture below shows a new fence that was put up prior to the dot and post Marking the property lines being placed. The owners were told to stop work and hire somebody to find a property line first, however they ignored our request. The fence was moved a foot past the original fence that was once up the original post has been covered with wood boxes on their side of the fence. In addition the bottom of the fence it's not fully blocking the bottom allowing for our dog to possibly be in their property if not covered properly. In addition the fence that was put up it's practically touching the porch and we did tell

them that snow accumulates and we would not be responsible if the fence gets damage.



Below you can see where the fence was put in two different positions the one by the yellow post had an old fence that was originally there. As you can see there is a pink post as well where the property divides and can see the fence was placed a foot into the property so it could be straight to their liking.



We do not wish to stop a process of converting the home into a business good for them. We only asked if the fences moved back to its original location and that there is no gap below the fence. If the fence is actually in the correct location we only ask for a certified letter from the surveyor as proof and want to be submitted with the city as record.

We do also want to point out that with the county business there is already limited space for parking. We have had our driveway blocked multiple times and have needed to call the tow truck to have vehicles removed. With the business going next-door we can only imagine that there will be less parking than there already is.

Best regards, The Rivas Family. Sent from my iPhone



CITY OF WENATCHEE

DEPARTMENT OF COMMUNITY DEVELOPMENT PLANNING DIVISION (509) 664-3389

NOTICE OF DECISION FILE # <u>CUP 2007-1</u>

On March 6, 2007 the WENATCHEE <u>Board of Adjustment</u> approved the above referenced application that proposed a home occupation.

These decisions may be appealed by filing the appropriate documents with the Chelan County Superior Court, within 21 days of the date of the decision.

Please contact <u>Chris Hanson</u>, <u>Plan Review Specialist</u>, at the Department of Planning and Development, 664-3391, with any questions.

The following conditions apply to the approval of this conditional use permit:

CONDITIONS:

- 1. That all minimum conditions as established for a home occupation by the Wenatchee Zoning Code, #3070, be continually maintained.
- 2. Incorporate an 18'x18' parking area (2 spaces) as shown on aerial photo.
- 3. Sunset Clause has been imposed. If the owner moves from the property permit will expire.

FINDINGS:

- 1. The subject property is located in the Residential R-3 zoning district within the City of Wenatchee.
- 2. A complete application was submitted in accordance with Wenatchee Zoning Ordinance, at least thirty- (30) days prior to the Board of Adjustment hearing.
- 3. Appropriate notice of application and public hearing was sent in accordance with Wenatchee Zoning Ordinance #3070.
- 4. In accordance with the State Environmental Policy Act (SEPA), an Environmental Checklist was submitted with the application materials and reviewed by staff.

CONCLUSIONS:

- 1. The Residential, High Density (R-3) zoning district allows home occupations as a conditional use.
- 2. The application conforms to the requirements for a home occupation as detailed in the Wenatchee Zoning Ordinance #3070.
- 3. The SEPA Environmental Checklist for this project has been evaluated and a determination of environmental non-significance was issued on January 25, 2007.

4. The granting of said Conditional Use Permit, as conditioned, will not be unduly detrimental to the purpose of the Comp Plan or to adjacent and surrounding properties.

Respectfully Submitted, WENATCHEE BOARD OF ADJUSTMENT

Chris Hanson Plan Review Specialist

WENATCHEE BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT #2006-1

REGULAR MEETING February 27, 2007

HOME OCCUPATION Salon 420 Douglas

SUMMARY OF REQUEST

Description of Request: The applicant proposes to use a portion of an existing single-family residence for a salon.

Staff Analysis: Application meets minimum Zoning Ordinance requirements with conditions.

GENERAL INFORMATION

Applicant:

Lany Camacho

420 Douglas

Wenatchee, WA 98801

Location and/or legal description: 420 Douglas

Existing Zoning: Residential, High Density (R-3)

Comprehensive Plan Designation: Residential, High Density (R-3)

Resource Lands and Critical Areas: N/A

SEPA: Based on the Environmental Checklist submitted with the application

materials, a determination of environmental non-significance for this project was issued on January 25, 2007, the findings and conclusions resulting from this determination process have been included as a part of the record.

Enabling Codes: Wenatchee Zoning Ordinance #3070, Section VII/B/3/e.

Notice: Notice of Application and Hearing was sent by mail to property owners

within 300' of the subject property on January 26, 2007.

Hearings: The Wenatchee Board of Adjustment will hold an open record decision

making hearing on February 27, 2007 at 4:00 P.M. at Wenatchee City Hall, 129 South Chelan Street. Decisions made by the Board of Adjustment are final and may be appealed by Writ of Review to the Chelan County Superior

Court by filing within twenty-one (21) days of the Boards decision.

FINDINGS OF FACT:

Site Description: The subject property is located in the center of the 400 block of

Douglas. The property is approximately 5,945 square feet and is

improved with a single-family residence.

Site History: The site area was platted in 1892 in Kittitas County. Records do

not show when the residence was built, but has had misc. permits

taken out over the years.

Zoning: 420 Douglas is located in the R-3 zoning district.

The Wenatchee Zoning Ordinance provides the following minimum

conditions for home occupations in the R-1 zoning district:

Any Conditional Use shall meet the dimensional requirements of the zone in which it is located, Section IX.A (Off-street Parking) of the Zoning Ordinance, as well as the requirements listed below:

1. Applicable districts: RS, R-1, R-2 and R-3

2. Minimum conditions:

- a. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes with not more than fifty (50) percent of the floor area of one floor being used in the active conduct of the home occupation. Detached accessory structures shall not be used for a home occupation.
- b. No structural alterations shall be allowed except when otherwise required by law.
- c. No persons other than residents of the structure and one (1) outside employee may be employed in the home occupation.
- d. There shall be no change in the outside appearance of the building or premise or other visible evidence of the conduct of such home occupation other than one (1) sign not exceeding six (6) square feet in area, non-illuminated, and mounted on the building.
- e. There shall be no window display and no sample commodities displayed outside of the building.
- f. The home occupation shall not be operated in such a fashion as to generate greater traffic volume than would normally be expected in a residential setting.
- g. No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference or causes fluctuations in line voltage off the premises.
- h. No equipment or employees shall be dispatched from the residential premises, except the owner and owner's vehicle.

Adjacent land uses: Land uses in the near vicinity are residential, commercial, Public facility buildings. The property to the adjacent to the west of 420 Douglas is zoned commercial.

Referral Agency Comments

None

ANALYSIS

The proposal, as submitted, meets the standards imposed by the zoning ordinance for a Home Occupation.

Any Conditional Use shall meet the dimensional requirements of the zone in which it is located and Section IX.A (Off-street Parking) of the Wenatchee Zoning Ordinance:

The conditional use does not propose any changes to the existing dimensions of the lot, density, building height, lot coverage, or setbacks.

Off-street parking standards for a home occupation are per Board of Adjustment requirements. Parking standards for a single family residence are 2 spaces per dwelling unit.

1. Applicable districts: RS, R-1, R-2 and R-3

1018 Idaho is located in the R3 district.

- 2. Minimum conditions:
- a. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes with not more than fifty (50) percent of the floor area of one floor being used in the active conduct of the home occupation. Detached accessory structures shall not be used for a home occupation.

One room is being used for the business less than 50% of the floor area.

b. No structural alterations shall be allowed except when otherwise required by law.

No structural changes are proposed. Permits have been issued for 2 shampoo sinks

c. No persons other than residents of the structure and one (1) outside employee may be employed in the home occupation.

The applicant does not state she will have an employee.

d. There shall be no change in the outside appearance of the building or premise or other visible evidence of the conduct of such home occupation other than one (1) sign not exceeding six (6) square feet in area, non-illuminated, and mounted on the building.

The application does not include the addition of a sign or other change in outside appearance. Any signage will follow the allowed by zoning

e. There shall be no window display and no sample commodities displayed outside of the building.

No window displays or sample commodities are proposed to be displayed outside of the building.

f. The home occupation shall not be operated in such a fashion as to generate greater traffic volume than would normally be expected in a residential setting.

According to the applicant, she will serve up to 2 persons at time.

g. No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference or causes fluctuations in line voltage off the premises.

There should be no additional off-site impacts.

h. No equipment or employees shall be dispatched from the residential premises, except the owner and owner's vehicle.

The proposed home occupation does not include additional employees that could be dispatched from the residence.

CONDITIONS:

- 1. That all minimum conditions as established for a home occupation by the Wenatchee Zoning Code, #3070, be continually maintained.
- 2. Incorporate an 18'x18' parking area (2 spaces) as shown on aerial photo.

FINDINGS:

- 1. The subject property is located in the Residential R-3 zoning district within the City of Wenatchee.
- 2. A complete application was submitted in accordance with Wenatchee Zoning Ordinance, at least thirty- (30) days prior to the Board of Adjustment hearing.
- 3. Appropriate notice of application and public hearing was sent in accordance with Wenatchee Zoning Ordinance #3070.
- 4. In accordance with the State Environmental Policy Act (SEPA), an Environmental Checklist was submitted with the application materials and reviewed by staff.

CONCLUSIONS:

- 1. The Residential, High Density (R-3) zoning district allows home occupations as a conditional use.
- 2. The application conforms to the requirements for a home occupation as detailed in the Wenatchee Zoning Ordinance #3070.
- 3. The SEPA Environmental Checklist for this project has been evaluated and a determination of environmental non-significance was issued on January 25, 2007.
- 4. The granting of said Conditional Use Permit, as conditioned, will not be unduly detrimental to the purpose of the Comp Plan or to adjacent and surrounding properties.

Respectfully Submitted, WENATCHEE BOARD OF ADJUSTMENT

Chris Hanson Plan Review Specialist