



Hearings Examiner Meeting Agenda Thursday, October 19, 2023, 5:00 PM Council Chambers, 616 NE 4th AVE

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To Participate Remotely:

OPTION 1 - 1. Go to www.zoom.us and download the app or click "Join A Meeting" and use Meeting ID – 842 0278 9370

2. Or, from any device click <https://us06web.zoom.us/j/84202789370>

OPTION 2 - Join by phone (audio only): Dial 877-853-5257 and enter meeting ID# 842 0278 9370

For Public Comment:

Click the raise hand icon in the app or by phone, hit *9 to "raise your hand", or email to communitydevelopment@cityofcamas.us

These will be entered into the meeting record. Emails received up until one hour before the start of the meeting will be emailed to the Meeting Body prior to the meeting start time.

CALL TO ORDER

INTRODUCTIONS AND INSTRUCTIONS

HEARING ITEM

1. Detroit Pizza (CUP23-02)
Presenter: Yvette Sennewald, Senior Planner

CLOSE OF MEETING

LAND USE DECISION

STAFF REPORT

Detroit Pizza

File No. CUP23-02

(Consolidated files: DR23-05)

Report Date: September 26, 2023

TO	Hearings Examiner	HEARING DATE	October 19, 2023
PROPOSAL	To establish an approximately 1,650 square-foot neighborhood pizza restaurant within an existing commercial building located in the NC – Neighborhood Commercial Zone.		
LOCATION	The site is located at 1410 NE Everett Street and is situated on the northeast corner of the intersection of Everett Street and 14 th Avenue, in the NW ¼ of Section 11 Township 1 North, Range 3 East, Camas, WA, Parcel Number: 81039000.		
APPLICANT/ CONTACT	Michael Lewallen 319 NE Cedar Street Camas, WA 98607	OWNER	Tony Domine 2122 NW Couch Street Camas, WA 98607
APPLICATION SUBMITTED	June 6, 2023	APPLICATION COMPLETE	July 14, 2023
PUBLIC NOTICES	<p>A Notice of Application was mailed to property owners within 300 feet of the site and published in the Post Record on August 10, 2023. Legal publication #826750.</p> <p>A Notice of Public Hearing was mailed to property owners within 300 feet of the site and published in the Post Record on October 5, 2023. Legal publication #839750.</p>		

APPLICABLE LAW: The application was submitted on June 6, 2023, and the applicable codes are those codes that were in effect at the date of the application's first submittal. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18 Zoning.

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SUMMARY

An application has been made to the City of Camas for a conditional use permit to establish an approximately 1,650 square-foot pizza restaurant with take-out, delivery, and limited indoor dining in an existing commercial building.

The approximate 0.05-acre site is zoned NC - Neighborhood Commercial and is situated within an existing neighborhood commercial center on the northeast corner of the intersection of NE Everett Street and NE 14th Avenue. The subject site is surrounded by single-family residential development to the west and east, with a fast-food restaurant to the north. The site is part of a larger commercial building and shares the southerly side of the building with a neighborhood market.

The project requires permits and approval from the City, which include: a conditional use permit, minor design review, building and sign permits. The proposed commercial development does or can comply with the applicable standards of the Camas Municipal Code (CMC) and Revised Code of Washington (RCW).

FINDINGS

Chapter 18.43 Conditional Use Permit (CUP23-02)

CMC Chapter 18.43.050 Criteria for Conditional Use Permit Approval:

The hearings examiner shall be guided by the following criteria in granting or denying a conditional use permit:

A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;

The proposed restaurant is allowed within the Neighborhood Commercial (NC) zone subject to the approval of a Conditional Use Permit as per CMC 18.07.030 Table 1 - Commercial and Industrial land uses.

Per CMC 18.05.050, the purpose of neighborhood commercial zones is to provide for the day-to-day needs of the immediate neighborhood. Since the proposed use is not prohibited in the zone, the city has considered that the proposed use will not be determinantal to the public.

The applicant's narrative indicates that the takeout pizza restaurant is in line with other food services that are permitted by right in the NC – Neighborhood Commercial zone, such as a retail bakery, candy store, café, coffee shop or kiosk. The restaurant will serve the surrounding neighborhood's needs for takeout food, similar to the adjacent Hill Top Burger fast-food restaurant.

FINDING: The proposed development is an allowed use, subject to the approval of a conditional use permit, per CMC Chapter 18.07 Use Authorization and will not be detrimental to the public or injurious to adjacent uses as discussed and conditioned throughout this staff report.

B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;

The subject property does not meet the current requirements for establishing new lots in the NC – Neighborhood Commercial zone, as it is an existing approximately 2,000-square foot lot, where the minimum lot size is 5,000-square-feet. It also does not meet the lot width standard of 40-feet but meets the remaining density and dimension standards as noted in CMC 18.09.030, Table 1. The proposed restaurant will utilize a vacant commercial space within an already developed neighborhood commercial

center. The applicant indicates that most of the business will be take-out and delivery, with limited space for indoor seating.

The proposed development is subject to the Minor Design Review requirements of CMC 18.19 and therefore building elevations and details related to the minor exterior modifications were submitted for staff review. Design Review is discussed in further detail in the previous section of this staff report.

Off-street parking will be provided within the existing parking areas. CMC 18.11.130 requires restaurants to provide 1 parking space per 100 gross square feet of dining area. Carry out restaurants require 1 space per 225 gross square feet of dining area. The proposed project will provide approximately 600 square feet of seating area. According to the applicant's narrative, 6 parking spaces would be required for the pizza restaurant. A total of 6 spaces will be available for the restaurant with 3 being designated for pickup orders and the other 3 for in-store dining.

Roads

The proposed project is to meet the requirements of CMC 17.19.040.B Streets and the Camas Design Standards Manual (CDSM).

The proposed development is located on the east side of NE Everett Street (SR 500), between NE 14th Avenue and NE 15th Avenue. NE Everett Street and NE 14th Avenue are classified as existing arterials with curb & gutter and sidewalks on both side of the roadway. NE 15th Avenue is classified as a fully improved local road with curb & gutter and sidewalks on both sides of the roadway. The proposed development, Detroit Pizza, will share the existing parking lot with the Camas Hilltop Market and the Top Burger fast-food restaurant and be accessible from both NE Everett Street (SR 500) and NE 15th Avenue.

Per CMC 17.19.040.B.1, half width street improvements and per CMC 17.19.040.B.5 dedication of additional right-of-way may be required for a development when it is necessary to meet the minimum street width standards or when lack of such dedication would cause or contribute to an unsafe road or intersection.

As all frontages abutting the proposed development are fully improved roadways, neither half width street improvements nor dedication of additional right-of-way is required.

Per CDSM, Table 3 – Access Spacing Standards, roadways classified as an arterial require a minimum driveway setback of 300-feet. The access drives off NE 14th Avenue and NE Everett Street, do not meet the minimum driveway setback standards, however these are existing drive accesses that have been in-place for over 30 years, thus a deviation from the minimum driveway setback standard is supported by the city engineer.

FINDING: Staff finds that the proposed project can or will meet the requirements of CMC 17.19.040.B and the Camas Design Standards Manual (CDSM) for Roads.

Sanitary Sewer

The proposed project is to meet the requirements of CMC 17.19.040.C.2 sanitary sewers.

There is an existing 8-inch vitrified clay pipe sanitary sewer main in NE Everett Street, with an existing sanitary sewer lateral to the existing building that will house both the future Detroit Pizza and Hill Top Market. Additionally, the existing building has an internal sanitary sewer system that will stay in place and will not be removed or abandoned.

As there is an existing sanitary sewer lateral to the proposed development, a new sanitary sewer lateral from the main is not required.

FINDING: Staff finds that the proposed project can or will meet the requirements of CMC 17.19.040.C.2 and the Camas Design Standards Manual (CDSM) for Sanitary Sewer.

Storm Sewer

The proposed project is to meet the requirements of CMC 14.02 Stormwater Control and Camas Design Standards Manual (CDSM).

There are three parcels on the east side of NE Everett Street that consists of existing businesses, Hill Top Market, Top Burger, and the future development. The total size of the three parcels is approximately 0.46 acres (20,038 sf) in size. The proposed development, Detroit Pizza, is located on parcel number 81039000, which is approximately 0.05 acres (2,000 sf) in size and will be located on the north end of the existing building on said parcel that includes Hill Top Market. The combined parcel includes the businesses noted above, which are surrounded by an existing parking lot that provides parking for the future Detroit Pizza, Hill Top Market, and Top Burger.

As the proposed development, Detroit Pizza, will replace a previous tenant and be located within an existing building, there are not any requirements to add new or replace any existing hard surface areas.

FINDING: Staff finds that the proposed project can or will meet the requirements of CMC 14.02 and the Camas Design Standards Manual (CDSM) for Storm Sewer.

Water

The proposed project is to meet the requirements of CMC 17.19.040.C.4 Water System and the Camas Design Standards Manual (CDSM).

There is an existing 6-inch steel water main in NE Everett Street, with an existing water service from the main to the existing Hill Top Market building that will be used to provide water to the proposed Detroit Pizza site. The existing water service is not proposed to be upsized, however if there is not an existing Reduced Pressure Backflow Assembly (RPBA) on the existing water service to the proposed development, an RBPA may be required.

Staff recommends a condition of approval that prior to building permit approval, the applicant should work with staff, if a Reduced Pressure Backflow Assembly (RPBA) is required, in determining an appropriate location for the RPBA, which is to be accessible for testing and inspection purposes.

FINDING: Staff finds the proposed development as conditioned can or will meet the requirements of CMC 17.19.040.C.4 and the Camas Design Standards Manual (CDSM) for Water.

Erosion Control

Per CMC 14.06 Erosion and Sediment Control and CMC 17.21.030 Land disturbing activities greater than once acre, will be required to meet the provisions for erosion prevention and sediment control as outlined in CMC 17.21.030 Land Disturbing Activities and CMC 14.06 Erosion and Sediment Control.

The proposed development, Detroit Pizza, is located on parcel number 81039000, which is approximately 0.05 acres (2,000 sf) in size and will be located at the north end of the existing building that includes Hill Top Market. With the exception of parking lot restriping, signage, and exterior improvements, which includes painting the building, the majority of the proposed improvements will be to the interior of the existing building.

There are not any proposed or required land-disturbing activities as part of the proposed development.

FINDING: Staff finds the proposed development, can and will meet the requirements of CMC 14.06 and the Camas Design Standards Manual (CDSM) for Erosion Control.

FINDING: Staff finds the proposed development as conditioned can or will meet the development standards that are required in the zoning district.

C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;

Traffic and Pedestrian Circulation

The proposed development, Detroit Pizza restaurant, will utilize a vacant commercial space within an already established commercial center. The existing commercial center has an established on-site traffic circulation pattern, which allows for ingress/egress via NE Everett Street (SR 500), egress only on the east side of Top Burger onto NE 15th Avenue, and existing pedestrian connections via the existing sidewalks on all three sides of the frontages on NE Everett Street (SR 500), NE 14th Avenue (SR 500), and NE 15th Avenue.

The access drive from NE 14th Avenue to the south side of Hill Top Market is an existing drive access. The existing onsite drive aisle width on the south side of the Hill Top Market building varies from 11-foot-wide to 14-foot-wide, which allows for deliveries to Hill Top Market and for pickup of recycling and garbage receptacles.

Ingress and egress to the future Detroit Pizza site is to be via the existing drive access on NE Everett Street (SR 500), with an additional egress from the site onto NE 15th Avenue located on the east side of Top Burger.

[Traffic Impact Study]

A traffic impact study (TIS) is required when a proposed development/use generates 200 vehicles per day (VPD) or more. The proposed use is shown to generate approximately 178 ADTs, which is less than the 200 average daily trips (ADTs) that trigger a TIS, therefore a traffic impact study is not required.

Density

There is no new construction included in this proposal. The proposed pizza restaurant will occupy space in an already developed commercial building. The existing commercial space will be remodeled with a new storefront, paint, and signage.

Site Design

The proposed pizza restaurant will occupy space in an already developed commercial building. With the exception of increased window sizes and repainting of the exterior of the existing building, no other changes to the subject site will occur as a result of this project. Access to the site will continue from the existing drive access off of NE Everett Street.

FINDING: Staff finds the proposed development, as conditioned, is compatible with surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design.

D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;

Proposed minor modifications to the existing commercial building include installation of a new storefront entry system that will increase the window area of the commercial space, creating better visibility into the space.

FINDING: Staff has proposed conditions of approval to minimize potential adverse project impacts to the area.

E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;

The proposed restaurant is consistent with the goals and policies of the comprehensive plan. The small neighborhood eatery would occupy a vacant commercial space within an existing building that is adjacent to similar uses. *Comprehensive 2035, 1.4 Goals and Policies* are supported with a neighborhood node

providing baseline employment and a mix of development LU-1.1, Neighborhood food access LU-3.6, grouping similar businesses for ease in community choices.

FINDING: As mentioned above, the development is consistent with the goals and policies of the comprehensive plan.

F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.

FINDING: After conducting a public hearing and deliberating over the evidence, the Hearings Examiner may include any additional conditions or criteria necessary to carry out the intent of the CMC and the Comprehensive Plan.

Chapter 18.19 Design Review (DR23-05)

As per CMC 18.19.020, design review is required for commercial redevelopment (including change of use) or exterior changes that would require a building permit. The proposed project includes minor modifications to the exterior of the building, including the cleaning and painting of the existing CMU walls, a new storefront window system consisting of aluminum framing with opaque glazing utilized on some of the bottom panels, and new signage. No modifications to the site are proposed at this time. The site will continue to function as it is currently developed. Sign approval is not a part of this proposal. A separate application and permit fee will be required for any new signage on the subject site. The project application includes a request for minor design review approval for the proposed modifications and can be conditioned to be in compliance with the Design Review Manual.

FINDING: Staff found the proposed commercial development is generally in compliance with the Design Review Manual, and applicable design principles and guidelines of CMC Chapter 18.19 as conditioned.

PUBLIC COMMENTS

No public comments have been received.

CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes that the proposed Conditional Use Permit for Detroit Pizza (CUP23-02) could be approved with the applicable standards and all conditions of approval are met.

RECOMMENDATION

Staff recommends APPROVAL of the Conditional Use Permit for Detroit Pizza (CUP23-02) subject to the following conditions of approval:

CONDITIONS OF APPROVAL

STANDARD CONDITIONS OF APPROVAL:

1. Final engineering site improvement plans shall be prepared in accordance with the Camas Design Standards Manual (CDSM) and CMC 17.19.040.
2. Community Development (CDEV) Engineering is responsible for plan review (PR) and construction inspection (CI) of all site improvements outside of building footprints, which includes re-striping and signing of improvements to the existing parking lot.

3. The engineering site plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Community Development (CDEV) Engineering Department for review and approval. Submittal requirements for first review are as follows:
 - a. Final engineering civil site improvement plans are not to be submitted until after Planning issues the land-use decision.
 - b. Submit one (1) full size sets and one (1) half size set of plans.
 - c. Stamped preliminary engineer's estimate.
4. CDEV shall collect a total 3% plan review and construction inspection (PR&CI) fee for the proposed development outside of the building footprints.
 - a. The 3% fee is based on a stamped engineer's estimate.
 - b. Payment of the 3% plan review (PR) and construction inspection (CI) fee is to be paid prior to release of approved construction drawings by CDEV Engineering Dept.
5. A building permit shall be required prior to commencement of proposed tenant improvements.
6. The applicant will be responsible for maintenance of all on-site private improvements.

SPECIAL CONDITIONS OF APPROVAL:

Planning:

7. All proposed signage is required to obtain approval per CMC 18.15 prior to receiving a building permit for the sign. Signs located on the building shall be unobtrusive and vandal resistant.

Prior to Building Permit Approval:

Engineering:

[Water]

8. The applicant shall work with staff, if a Reduced Pressure Backflow Assembly (RPBA) is required, in determining an appropriate location for the RPBA, which is to be accessible for testing and inspection purposes.

Prior to Final Occupancy:

Planning:

10. Detailed construction plans for any new building signage shall be submitted for city review and approval.
11. Unless construction of the site improvements commences within two (2) years of issuance of this decision, this permit will expire.



Community Development Department | Planning Division
616 NE Fourth Ave, Camas, WA 98607
360-817-1568 | permits@cityofcamas.us

General Application Form Detroit Pizza

Case Number: CUP23-02

Applicant Information

Applicant/Contact: LEWALLEN MICHAEL Phone: 5033193460
Last First
Address: 319 NE CEDAR ST
Street Address Apartment/Unit #
CAMAS WA 98607
City State ZIP Code
Email Address: MICHAEL@LEWALLENARCHITECTURE.COM

Property Information

Property Address: 1408 NE EVERETT ST 81042000 ?
Street Address County Assessor # / Parcel #
CAMAS WA 98607
City State ZIP Code
Zoning District NEIGHBORHOOD COM. (NC) Site Size 10,019 SF

Description of Project

EXISTING 1300 SF SPACE TO BE USED AS A PIZZA RESTURANT. THE NEW TENNANT IMPROVEMNTS WILL INCLUDE A KITCHEN, ADA RESTROOM AND BEVERAGE AREA.

Are you requesting a consolidated review per CMC 18.55.020(B)?

YES
☐

NO
☒

Permits Requested: ☐ Type I ☐ Type II ☒ Type III ☐ Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: DOMINE TONY Phone: _____
Last First
2122 NW COUCH ST
Street Address Apartment/Unit #
CAMAS WA 98607
City State Zip Code
Email Address: TONYDOMINE@COMCAST.NET

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Tony Domine

Date: 6/2/23

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 6/6/23	Pre-Application Date:	6/6/23
Yvette Sennewald	DR23-05	\$5,208.00
Staff: Related Cases # PA22-44	<input checked="" type="checkbox"/> Electronic Copy Submitted	Receipt #756823 by KR Validation of Fees

Revised: 01/09/2023

Application Checklist and Fees [updated on January 1, 2023]

◇ Annexion	\$944 - 10% petition; \$4,013 - 60% petition	001-00-345-890-00	\$	
◇ Appeal Fee		001-00-345-810-00	\$436.00	\$
◇ Archaeological Review		001-00-345-810-00	\$150.00	\$
◇ Binding Site Plan	\$2,055 + \$24 per unit	001-00-345-810-00		\$
◇ Boundary Line Adjustment		001-00-345-810-00	\$113.00	\$
◇ Comprehensive Plan Amendment		001-00-345-810-00	\$6,373.00	\$
◇ Conditional Use Permit				
Residential	\$3,738 + \$105 per unit	001-00-345-810-00		\$
Non-Residential		001-00-345-810-00	\$4,734.00	\$ 4,734.00
◇ Continuance of Public Hearing		001-00-345-810-00	\$573.00	\$
◇ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$848.00	\$
(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)				
◇ Design Review				
Minor		001-00-345-810-00	\$474.00	\$ 474.00
Committee		001-00-345-810-00	\$2,598.00	\$
◇ Development Agreement	\$959 first hearing; \$590 ea. add'l hearing/continuance	001-00-345-810-00		\$
◇ Director's Interpretation			\$350.00	\$
◇ Engineering Department Review - <u>Fees Collected at Time of Engineering Plan Approval</u>				
Construction Plan Review & Inspection	(3% of approved estimated construction costs)			
Modification to Approved Construction Plan Review	(Fee shown for information only)		\$459.00	
Single Family Residence (SFR) - Stormwater Plan Review	(Fee shown for information only)		\$228.00	
Gates/Barrier on Private Street Plan Review	(Fee shown for information only)		\$1,139.00	
◇ Fire Department Review				
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$308.00	\$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$384.00	\$
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$460.00	\$
◇ Franchise Agreement Administrative Fee			\$5,696.00	\$
◇ Home Occupation				
Minor - Notification (No fee)			\$0.00	
Major		001-00-321-900-00	\$75.00	\$
◇ LI/BP Development	\$4,734 + \$41.00 per 1000 sf of GFA	001-00-345-810-00		\$
◇ Minor Modifications to approved development		001-00-345-810-00	\$378.00	\$
◇ Planned Residential Development	\$38 per unit + subdivision fees	001-00-345-810-00		\$
◇ Plat, Preliminary				
Short Plat	4 lots or less: \$2,118 per lot	001-00-345-810-00		\$
Short Plat	5 lots or more: \$7,848 + \$250 per lot	001-00-345-810-00		\$
Subdivision	\$7,848 + \$250 per lot	001-00-345-810-00		\$
◇ Plat, Final:				
Short Plat		001-00-345-810-00	\$219.00	\$
Subdivision		001-00-345-810-00	\$2,598.00	\$
◇ Plat Modification/Alteration		001-00-345-810-00	\$1,308.00	\$
◇ Pre-Application (Type III or IV Permits)				
No fee for Type I or II				
General		001-00-345-810-00	\$387.00	\$
Subdivision (Type III or IV)		001-00-345-810-00	\$996.00	\$
◇ SEPA		001-00-345-890-00	\$886.00	\$
◇ Shoreline Permit		001-00-345-890-00	\$1,308.00	\$
◇ Sign Permit				
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$45.00	\$
Master Sign Permit		001.00.322.400.00	\$138.00	\$
◇ Site Plan Review				
Residential	\$1,259 + \$34 per unit	001-00-345-810-00		\$
Non-Residential	\$3,146 + \$68 per 1000 sf of GFA	001-00-345-810-00		\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00		\$
	\$4,435 + \$34 per res unit + \$68 per 1000 sf of GFA			
◇ Temporary Use Permit		001-00-321-990-00	\$88.00	\$
◇ Variance (Minor)		001-00-345-810-00	\$760.00	\$
◇ Variance (Major)		001-00-345-810-00	\$1,417.00	\$
◇ Zone Change (single tract)		001-00-345-810-00	\$3,659.00	\$

Fees reviewed & approved by Planner:

6/7/23

Initial

Date

Total Fees Due:

\$

5,208.00

City of Camas
616 NE 4th Avenue
Camas, WA 98607
360-834-2462

Finance Office Hours:
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 06/06/2023 02:01 PM
Receipt No. 00756823
Receipt Date 06/06/2023
CR plan 5,208.00
designrev
design review 474.00
cond.use
conditional use
permit 4,734.00

Cash: 0.00
Other: 5,208.00
Check: 5,208.00

Total: 5,208.00
Change: 0.00

Check No: 1012 Detroit Pizza CUP

Customer #: 000000

Cashier: krussell
Station: IS02594



Pre-Application Meeting Notes
Detroit Pizza
1410 NE Everett Street
Planning File: PA22-43

Meeting held via Zoom: Thursday, November 17, 2022
 Notes issued via email: November 23, 2022

Applicant

Tony Domine
 2122 NE Couch Street
 Camas, WA 98607
Tony.domine@millerpaint.com

Representing City of Camas:

Yvette Sennewald, Planning
 Randy Miller, Fire Marshal
 Brian Smith, Building Official
 Eric Dugger, Engineering

Location: 1410 NE Everett Street

Parcel Numbers: 81039000

Zoning: NC – Neighborhood Commercial

Description: The applicant proposes to establish a restaurant with indoor dining and delivery service.

NOTICE: Notwithstanding any representation by City staff at a pre-application conference, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite to an applicant all relevant applicable code requirements shall not constitute a waiver by the City of any standard or requirement. [CMC 18.55.060 (C)] This pre-application conference shall be valid for a period of 180 days from the date it is held. If no application is filed within 180 days of the conference or meeting, the applicant must schedule and attend another conference before the city will accept a permit application. [CMC 18.55.060 (D)] Any changes to the code or other applicable laws, which take effect between the pre-application conference and submittal of an application, shall be applicable. [CMC 18.55.060 (D)]. **A link to the Camas Municipal Code (CMC) can be found on the City of Camas website, <http://www.cityofcamas.us/> on the main page under "Business and Development".**

STAFF NOTES**PLANNING DIVISION****Yvette Sennewald | 817-7269**YSennewald@cityofcamas.us

An application for a restaurant in the NC – Neighborhood Commercial Zone requires a Conditional Use Permit which is considered a Type III permit and requires a public hearing with the Hearing's Examiner. Applicable codes for development include Title 16 Environment, Title 17 Land Development and Title 18 Zoning of the Camas Municipal Code (CMC), which can be found on the city website. Please note it remains the applicant's responsibility to review the CMC and address all applicable provisions. The following pre-application notes are based on application materials and site plan submitted on October 20, 2022.

Type III	Fees (as of July 28 th , 2022)
Conditional Use Permit	\$4,328

Application Requirements

Your proposal is required to comply with the general application requirements per **CMC Section 18.55.110**, in addition to the specific application requirements outlined in **CMC Section 17.07** for a boundary line adjustment.

The following items are required to be submitted for consideration of the proposed project:

1. **APPLICATION.** Required materials are listed at CMC18.55.110 and include the following:
 - A completed city application form and required fees.
 - A complete list of the permit approvals sought by the applicant for this project.
 - A detailed narrative description that describes the proposed development, existing site conditions, existing structures, public facilities and services, and other natural features. The narrative should also include ownership and maintenance of open spaces, stormwater facilities, public trails, and critical areas. It should also address any proposed building conditions or restrictions.
 - Three sets of drawings and an electronic copy (sent as a PDF by email). All documents and reports must be submitted as separate pdf files.
 - A copy of Preapplication meeting notes.
 - Preliminary Civil Plans.
 - A vicinity map showing location of the site.
 - Copy of a full title report.

Development sign.

The applicant must install a 4'x8' sign on the property that provides details about the project, site plan, contact information, and includes space for public hearing information to be filled in when a date is scheduled. Staff can provide a handout if requested.

Parking Regulations

The proposed project is required to meet the automobile parking requirements pursuant to CMC Chapter 18.11. The number of off-street parking spaces is calculated based on the table at CMC 18.11.130 Standards as follows:

USE	NUMBER OF PARKING SPACES
Restaurant	1 space per 100 square feet of gross floor area

ENGINEERING DIVISION**Eric Dugger | 817-7977**EDugger@cityofcamas.usGeneral Engineering Requirements: Not applicable.Traffic/Transportation:

1. A transportation impact analysis (TIA) is not required, as the additional trips generated are anticipated to be below 200 vehicles per day.

Streets:

1. NE Everett Street (aka SR 500) is a fully improved 3-lane arterial.
2. The site is located on the north side of NE Everett Street, adjacent to the Camas Hilltop Market building and across the parking lot from Top Burger's fast-food restaurant.

Stormwater:

1. The parcel size is 2,000 sf / 0.05 acres.
2. The building and the surrounding parking lot are existing. No additional requirements.

Erosion Control: Not applicable as improvements are to the interior of the existing building.Water: Not applicableSanitary Sewer: Not applicableGarbage and Recycling:

1. The applicant is to use existing garbage and recycling system on-site.

Parks/Trails: Not applicable.

Impact Fees & System Development Charges (SDCs):

1. The proposed development is in the South District.
2. Impact Fees and SDCs are collected at time of building permit issuance
3. Impact fees and SDCs are adjusted on January 1st of each year.

Impact Fees for 2022:

1. Traffic Impact Fees (TIF) - \$3,657.00/per PM Peak Hour Trip
 - a. Applicant to contact City for TIF amount, which will be based on past use (Glass shop) vs proposed use (pizza shop).
2. School Impact Fees (SIF) (Camas) – NA
3. Park/Open Space Impact Fees (PIF) – NA
4. Fire Impact Fees (FIF) - NA

System Development Charges (SDCs) for 2022:

1. Water & Sewer SDCs are not applicable unless applicant requests a water service or sewer lateral.

BUILDING DEPARTMENT**Brian Smith | 817-1568**BSmith@cityofcamas.us

1. The tenant improvement will be reviewed under the most current building codes as adopted by The State of Washington.
2. A code analysis and plans shall be prepared by an architect licensed by the State of Washington. The code analysis shall address types of occupancy, type of construction, building height, allowable area, fire separation distance, Fire Life Safety elements and the ADA requirements.
3. If structural work is proposed, structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
4. A design professional, licensed by the State of Washington, shall address on the plumbing construction drawings how waste pretreatment (Gravity Grease Interceptors or Hydromechanical Grease Interceptors) will be provided if any drainage fixtures or equipment will be receiving grease-laden waste located in areas of establishments where food is prepared or other establishments where grease is introduced into the sewage system.
5. Review and approval from the Clark County Public Health Department will be required.
6. Impact fees may, with the consent of the city, be prepaid. Prepaid impact fees, including the amounts of any developer credits under subsection [3.88.140](#)(A) shall

be deducted from impact fees at the time such fees are collected pursuant to subsection [3.88.040](#)(C).

FIRE MARSHAL

Randy Miller | 834-6191

No building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted, or demolished unless a separate permit for each building or structure has first been obtained from the CWFMO Camas Municipal Code 15.04.030.D.12.a

Any inadvertent omission or failure to site or include any applicable codes or code language by the Fire Marshal's office or the City shall not be considered a waiver by the applicant.

1. Multiple permits or potential permits with the Fire Marshal's Office may be required.
 - a. Site Plan
 - b. New Construction permit required with the FMO. Provide 2 sets of drawings and any explanatory materials needed to complete the review.
 - c. CO2 Permit required with the FMO for any Dewar Tank use.
 - d. NFPA 17A Hood suppression permit required with the FMO for any grease laden vapors produced by menu items or for any conveyer pizza ovens. (Mechanical permit required with the building department)
2. Contact the FMO if you have any questions: 360-834-6191 or FMO@cityofcamas.us

LEWALLEN ARCHITECTURE LLC

319 NE Cedar St
Camas WA 98607

CONDITIONAL USE PERMIT - TYPE III

MINOR DESIGN REVIEW

DETROIT PIZZA – 2000 SF PARCEL

MAY 10, 2023

ZONING: NC – NEIGHBORHOOD COMERCIAL

1410 SE EVERETT CAMAS WA 98607 + PARCEL #. 81039000

FILE PA22-43

NARRATIVE:

The project is for a neighborhood pizza restaurant. The remodeled tenant space adjacent to the Hilltop Market will have one ADA restroom, walk-in refrigerator, kitchen, tables and sit down counter and a beverage bar. The majority of the business is take out- delivery. The model for the restaurant is an existing Detroit Pizza in Battle Ground.

The existing building is of CMU construction with a low slope roof, back door, and front entry with small window. The building exterior will be cleaned, painted with a new enlarged storefront entry system.

The existing parking is shared with the adjacent market, it will continue to be used along with the existing trash collection on the south side of the building.

The floor plan: 1,650 SF with 200 SF of impervious paving for the back door and trash enclosure.

TITLE 16 – ENVIORNMENT – CMC 16

SEPA – 16.07.020 - EXEMPTION The State Environmental Policy Act does not apply to this project's low level of development. A commercial development of less than 30,000 SF and 40 parking spaces does not require a SEPA application and findings.

ARCHAEOLOGICAL - 16.31.070 PREDETERMINATION This project does not have “ground disturbing action or activity”. The site is an existing building from the 1960’s with a paved parking lot. A predetermination report is not required.

CRITICAL AREAS - 16.51.120 C.2 ALLOWED ACTIVITIES A Critical Area Report is not required. We are remodeling an existing structure that has been approved through prior building permits.

TITLE 17 – LAND DEVELOPMENT – CMC 17

BOUNDRY LINE ADJUSTMENTS – 17.07 The existing building is not expanding in size. A boundary line adjustment is not required for this Conditional Use Permit.

SHORT SUBDIVISIONS – 17.09 Not applicable

SUBDIVISIONS – 17.11 Not applicable

BINDING SITE PLAN – 17.15 Not applicable

DESIGN AND IMPROVEMENT STANDARDS – 17.19 Not applicable.

PROCEDURES FOR PUBLIC IMPROVEMNTS – 17.21 Not applicable.

TITLE 18 – ZONING – CMC 18

ZONING MAP AND DISTRICTS– 18.05 & 18.05.050 The site is located in the Neighborhood Commercial NC zone. *“This zone provides for the day-to-day needs of the immediate neighborhood. This zone is intended to be small, but fairly numerous throughout the city. Convenience goods (e.g., food, drugs and sundries), along with personal services (e.g., dry cleaning, barbershop or beauty shop), are common goods and services offered”.*

USE AUTHORIZATION – 18.07 Table 1 18.07.030 shows that a Restaurant is allowed only through a conditional use permit in the NC Zone.

DENSITY AND DIMENSIONS – 18.09 Existing building, this section not applicable.

PARKING – 18.11.010 *Such off-street parking spaces shall be provided at the time of erecting new structures, or at the time of enlarging, moving, or increasing the capacity of existing structures by creating or adding dwelling units, commercial or industrial floor space, or seating facilities.*

Table 18.11.130 Standards Lists restaurants as 1 space per 100 gross sqft of dining area. Carry out restaurants at 1 space per 225 ft of gross dining area. The proposed project has 600 SF of seating area (1650 gross sf). This would equate to 6 new parking spaces. A pizza restaurant has over 50% of its business as carryout. For carry-out the code requirement would be 2.66 or 3 parking spaces.

The Hilltop Market has agreed to provide for marking 3 spaces for pickup orders, 3 others for dining in place.

The parking requirements **are met**.

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18.13 Landscaping– 17.21 Existing site and building, not applicable.

SIGNS - 18.15 A sign will be installed on the face of the building.

18.15.060 General Sign Permit. The sign will be drawn to scale and show on the building elevations. Will be part of the building permit review.

18.15.070 General Sign Permit through 18.15.120 Nonconforming signs. Not applicable.

SUPPLEMENTAL DEVELOPMENT STANDARDS - 18.17 Not Applicable, existing.

SITE PLAN REVIEW - 18.18 .

18.18.020 – Exemption B.4. Tenant Improvement is not required to submit a site plan review.

DESIGN REVIEW - 18.19 .

18.19.020 Scope. Requires design review for “change of use”. Our proposed project is a change of use from retail to restaurant.

CAMAS DESIGN REVIEW MANUAL: GATEWAYS, COMMERCIAL, MIXED-USE & MULTI-FAMILY USES.

STANDARD DESIGN PRINCIPLES

Landscaping: Not applicable.

Natural Site Features: Not applicable.

Building shall have a finished look: We are repainting the building CMU and installing a new glazed storefront.

A Proposed Development shall attempt to incorporate historic/heritage Elements....: Minimal effect on this project, a simple tenement improvement.

STANDARD DESIGN GUIDELINES:

Landscaping & screening: Existing parking & landscaping, responsibility of the owner.

Signage: A sign will be placed on the building façade, above the storefront system. LED lighting will be from above facing downward.

Outdoor Furnishing: Will not be used.

The vegetation used should be native....: The existing landscaping shall remain unaltered.

Landscape lighting should be low voltage....: The existing landscaping shall remain unaltered. No new landscape lighting will be installed.

Massing & Setbacks....: This is an existing building, section not applicable.

Architecture....: This is an existing building. The newly painted exterior of the Tenant space will be in keeping with the existing building. Other sections not applicable.

Historic and Heritage Preservation....: This is an existing non historic building. Section not applicable.

GATEWAYS AND CORRIDORS PRINCIPLES & GUIDLINES.

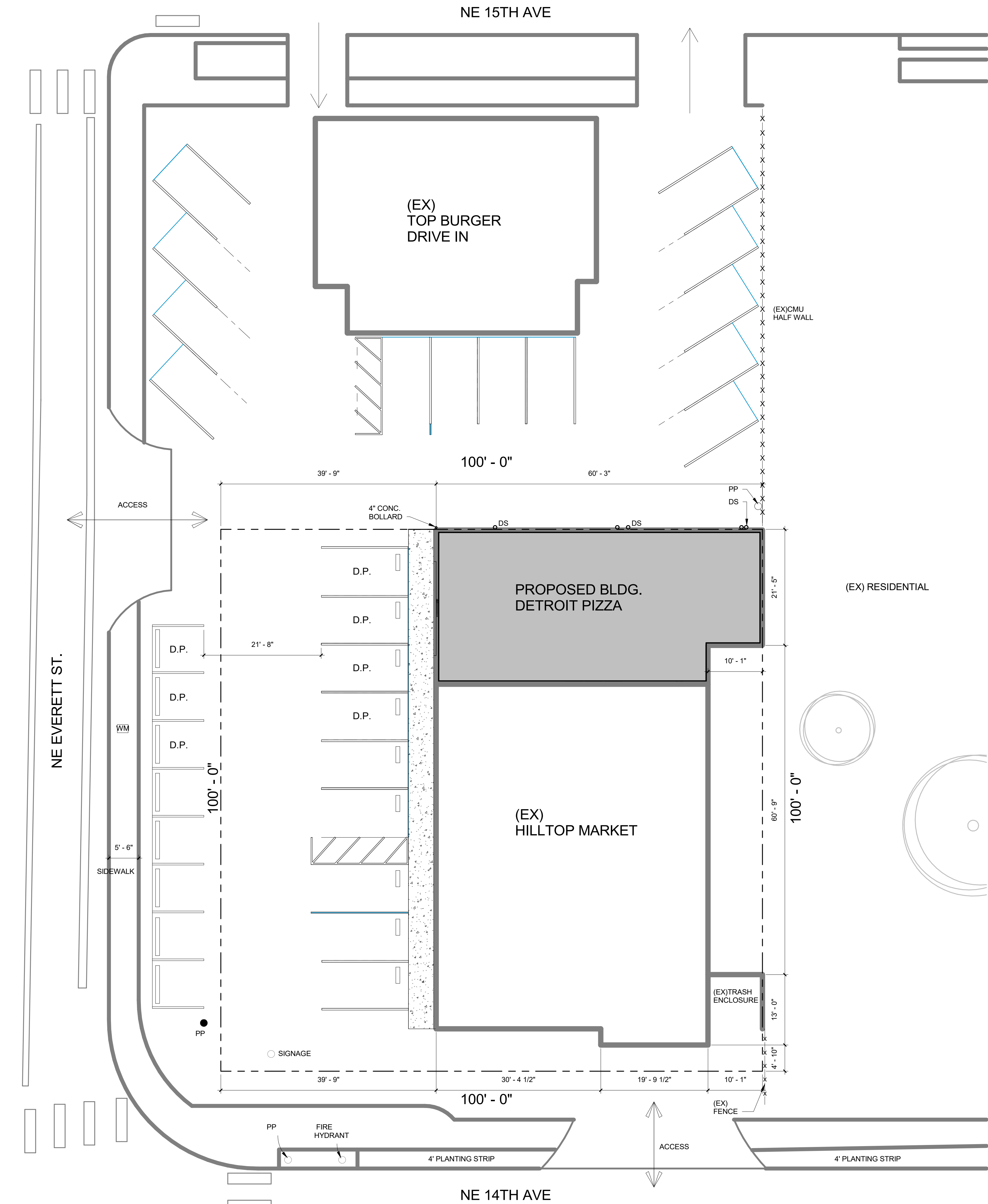
Design Principles & Guidelines: The site is on the Everett Secondary gateway corridor. The level of development for the existing building and site will have no impact. This section is not applicable.

CONDITIONAL USE PERMIT & DESIGN REVIEW REQUIRED SUBMITTTALS***18.19.070 Application Requirements.***

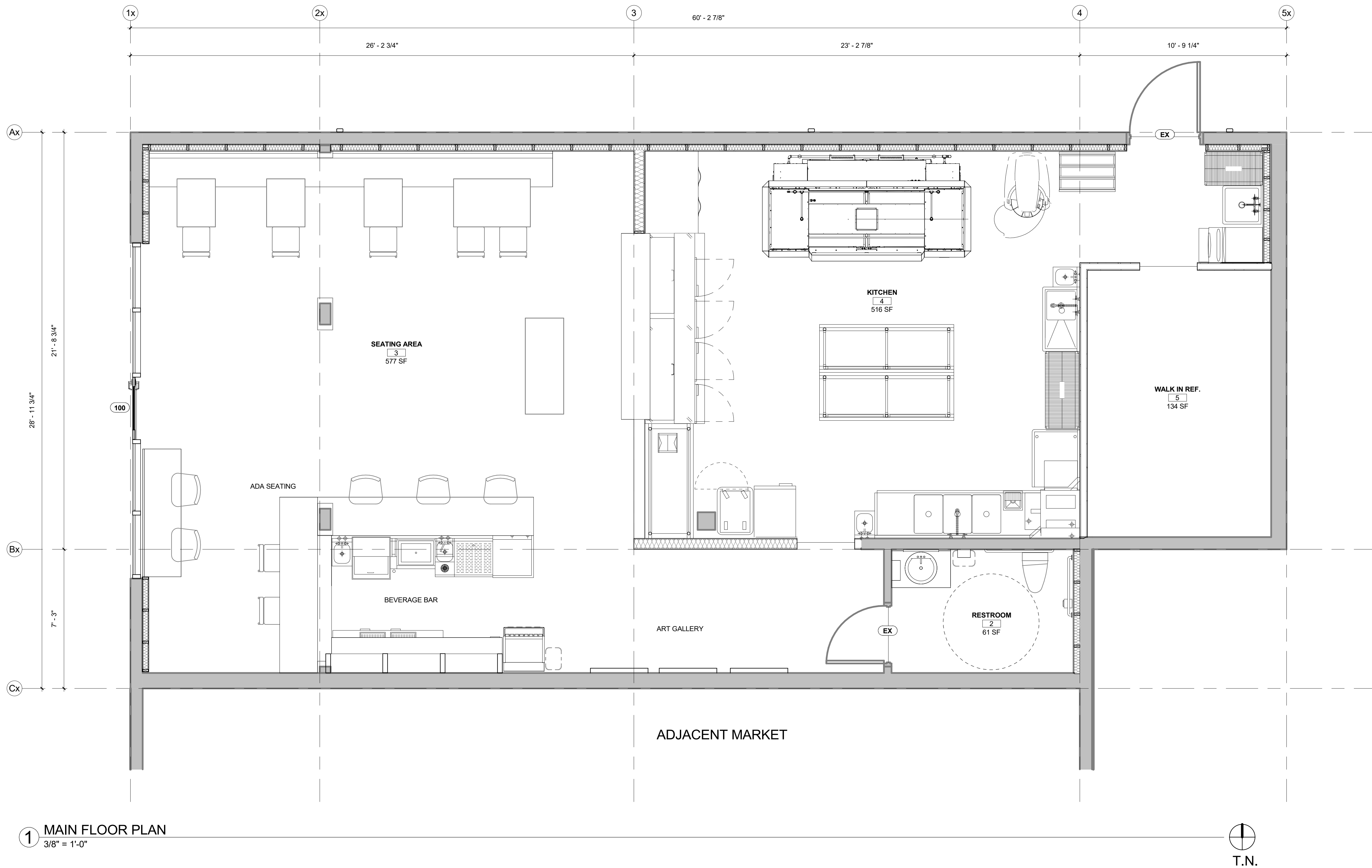
1. Completed application.
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 - a. Conditional Use Permit, \$4,734.00
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 - a. Vicinity Map: See Attached drawing.
 - b. Site Plans: See Attached drawing.
 - c. Building Elevation: See Attached drawing.
5. A copy of pre-applications notes. Not aware of the existence of these notes See attached notes.
6. Civil Plans are not required for this project.
7. Copy of Title report:

END OF DOCUMENT

LOCATION:	1408 NE EVERETT ST, CAMAS, WA 98607	
PROPERTY ID:	81042000	
LEGAL DESCRIPTION:	COWANS ADD TO CAMAS LOTS 7 & 8 BLK 27	
ZONE:	NEIGHBORHOOD COMMERCIAL (NC)	
AREA:	LOT SIZE:	10,000 SF
	(EX) BUILDING AREA:	4,831 SF
	(NEW) BUILDING AREA:	0 SF



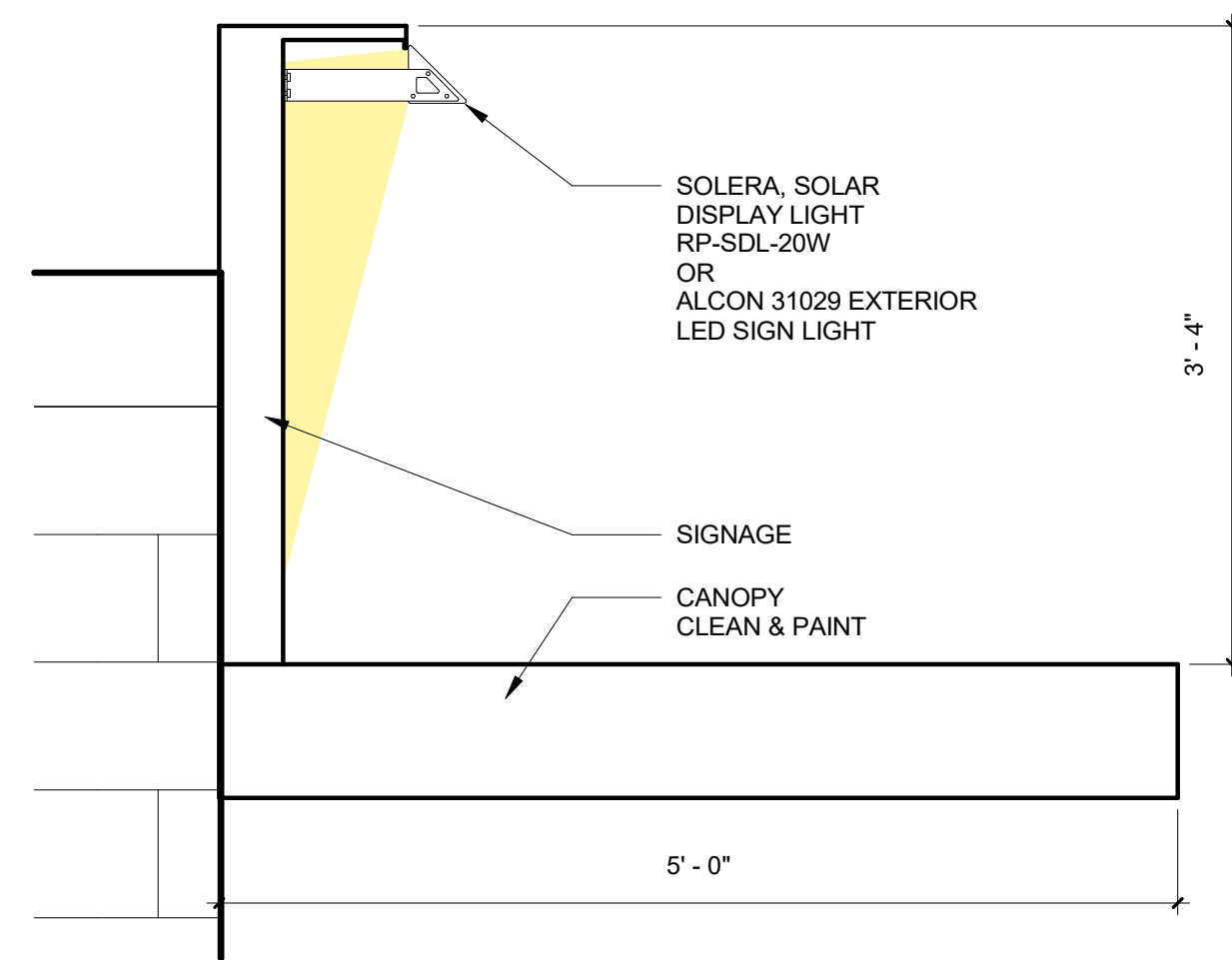
1 DETROIT PIZZA SITE PLAN
1" = 10'-0"



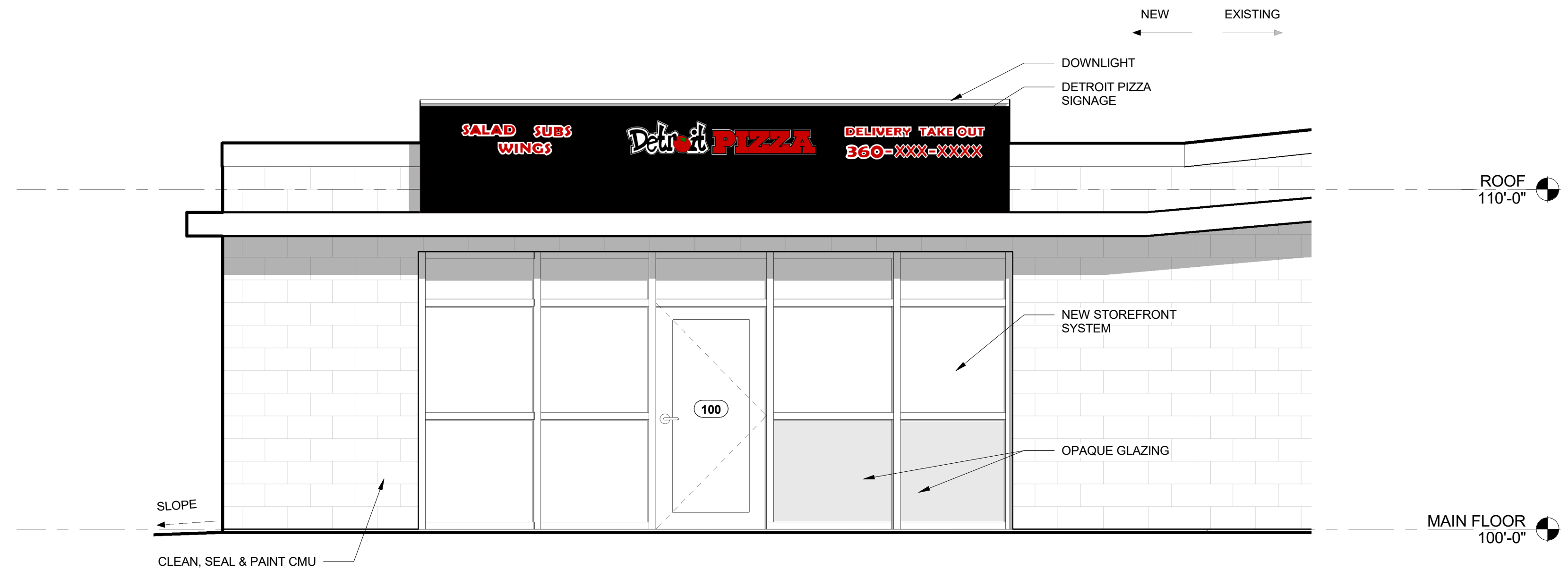
1 MAIN FLOOR PLAN
3/8" = 1'-0"



1 SOUTH ELEVATION
3/8" = 1'-0"



3 SIGNAGE LIGHTING DETAIL
1" = 1'-0"



2 WEST ELEVATION
3/8" = 1'-0"

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
 Camas, WA 98607
www.cityofcamas.us

June 21, 2023

Michael Lewallen
 Lewallen Architecture
 Sent via email: michael@lewallenarchitecture.com

RE: Application Review for Planning Case CUP23-02: Conditional Use Permit for Detroit Pizza

Mr. Lewallen,

Welcome to the City of Camas' project review process. Thank you for your application submittal for the Detroit Pizza Conditional Use Permit (CUP23-02). I am the Case Planner assigned to this project. It is my goal to work with you to process your project as quickly and efficiently as possible.

The purpose of this letter is to inform you that the application submitted on June 6, 2023, has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130 and there are items that need to be addressed so that we can move forward with the review process. Once the items below have been submitted, staff will review the information to verify whether the application can be deemed complete. As a reminder, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite applicable code requirements shall not constitute a waiver by the City of any standard or requirement.

Items necessary for completeness:

As per **CMC 18.55.110 – Application – Required information:**

A Conditional Use Permit is a Type III permit process, and the following items are necessary:

- A current (within thirty days prior to application) mailing list and mailing labels of property owners within three hundred feet of the project site, certified as based on the records of Clark County assessor.
- Signage for Type III applications: Prior to an application being deemed complete and Type III applications are scheduled for public bearing, the applicant shall post one four-foot by eight-foot sign per road frontage, unless a different size (not to be less than six square feet) is approved by the director. The sign shall be attached to the ground with a minimum of two four-inch by four-inch posts or better. The development sign shall remain posted and in reasonable condition until a final decision of the city is issued, and then shall be removed by the applicant within fourteen days of the notice of decision by the city. The sign shall be clearly visible from adjoining rights-of-way and generally include the following:
 1. Description of proposal.
 2. Types of permit applications on file and being considered by the City of Camas.
 3. Site plan.
 4. Name and phone number of applicant, and City of Camas contact for additional information.


5. A statement that a public hearing is required and scheduled. Adequate space shall be provided for the date and location of the hearing to be added upon scheduling by the city.

Other Comments:

- Planning
 - Project Narrative: Please revise to include and address CMC 18.43.050 – Conditional Use Permit Criteria A through F.

If you have any questions, please feel free to contact me by email: YSennewald@cityofcamas.us or by phone: (360) 817-7269.

Respectfully,



Yvette Sennewald, Senior Planner
Community Development Department

LEWALLEN ARCHITECTURE LLC

319 NE Cedar St
Camas WA 98607

CONDITIONAL USE PERMIT - TYPE III

MINOR DESIGN REVIEW

DETROIT PIZZA – 2000 SF PARCEL

MAY 10, 2023 *June 28 0223 revised.*ZONING: NC – NEIGHBORHOOD COMERCIAL**1410 NE EVERETT CAMAS WA 98607 + PARCEL #. 81039000****FILE PA22-43**

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The project is for a neighborhood pizza restaurant. The remodeled tenant space adjacent to the Hilltop Market will have one ADA restroom, walk-in refrigerator, kitchen, tables and sit down counter and a beverage bar. The majority of the business is take out- delivery. The model for the restaurant is an existing Detroit Pizza in Battle Ground.

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 - b. Design Review Minor \$474.00 (TOTAL \$5,208)
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5. A copy of pre-applications notes. Not aware of the existence of these notes See attached notes.
6. Civil Plans are not required for this project.
7. Copy of Title report:

CONDITIONAL USE PERMIT CRITERIA 18.43.050

- A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated.***

The project is located in the Crown Park neighborhood, the parcel is zoned NC Neighborhood Commercial. The takeout pizza restaurant is in line with other food services that are allowed: Bakery, Candy store, Coffee shop, café, small grocery store. The pizzeria will serve the neighborhood's needs for simple food taken to the park, kids on their way home from the neighborhood school, or adults looking for a fast food like the neighboring Hill Top Burgers.

It is not injurious to the property or any public improvements.

B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated.

The existing parcel of land does not meet the 5000 sf min area, or the 40 foot min width. It does meet the other physical dimension requirements: height, min lot depth and min front yard of 15 ft. This 2000 sf parcel is sufficient in size for the intended use. This small pizzeria will cater to pedestrian clients, it has a delivery / pickup service and typical walk-in and be served. The parcel is part of an additional 10,000 sf Hilltop Market site. They have the same owner and share parking.

C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design.

The site has well established circulation of traffic and pedestrians. Our proposed use will not change these patterns. Access to the site is from two locations off of NE Everett. The existing 1300 sf building tenant space to be remodeled will have increased window area and paint. The form and density will remain unchanged. No site changes are planned.

D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located.

The building will have a new storefront entry system, a well-lit wall mounted sign, and marked parking spaces for pick-up orders to assist clients in parking and building entrance.

E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan.

The proposed pizzeria is consistent with the goals and policies of the Camas plan. This small neighborhood eatery occupies an existing building adjacent to Hilltop burger and convenience market. *Comprehensive 2035, 1.4 Goals and Policies* are supported with a neighborhood node providing baseline employment and mix of development LU-1.1, Neighborhood food access LU-3.6, Grouping similar businesses for ease in community choices.

F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan..

It is understood that additional requirements may be imposed on the project through the conditional use permit process by the hearing officers.

END OF DOCUMENT



PLEASE
CONTACT THE CITY OF
SAN JOSE
FOR MORE INFORMATION
AND TO REQUEST A
PERMIT.
City of San Jose
780-696-3678
www.sanjose.org

NOTICE OF PROPOSED DEVELOPMENT - CONDITIONAL USE PERMIT FOR PIZZA RESTAURANT

DESCRIPTION OF PROPOSED DEVELOPMENT: The proposed development is a new pizza restaurant located at 1000 N. Market Street, San Jose, CA 95128. The proposed development is a new pizza restaurant located at 1000 N. Market Street, San Jose, CA 95128. The proposed development is a new pizza restaurant located at 1000 N. Market Street, San Jose, CA 95128.



PROPOSED DEVELOPMENT TYPE:
CONDITIONAL USE PERMIT CATEGORY

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PROPOSED DEVELOPMENT TYPE:
CONDITIONAL USE PERMIT CATEGORY

CONTACT INFORMATION

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City of San Jose
780-696-3678
www.sanjose.org

PERMIT INFORMATION

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STORE ONLY

STORE ONLY

CITY OF CAMAS
16 NE 4TH AVE
CAMAS WA 98607

GLEN & LISA HARTMAN
1530 NE EVERETT ST
CAMAS WA 98607

THERESA & DANIEL
DURINGER
1527 NE FRANKLIN ST
CAMAS WA 98607

MONIQUE KRAHN
5005 NW ESTHER ST
VANCOUVER WA 98663

CHRISTINA CHENG
5939 PROSPECT AVE
DALLAS TX 75206

MICHAEL & DANIELLE
COATES
631 NE 15TH AVE
CAMAS WA 98607

BRYAN HOCHHALTER &
KAY LYNN DAY
25702 NE 14TH ST
CAMAS WA 98607

ERIN BROOKEY &
JASON ROEDER
1120 IRIS LN
SANTA CRUZ CA 95062

ROBERT & SARAH JONES
1430 E DALLAS ST
CAMAS WA 98607

TREVOR & LINDSAY
CLARK
1437 NE EVERETT ST
CAMAS WA 98607

MARTHA & ROBERT
JOHNSON
208 NE HAYES ST
CAMAS WA 98607

HARRISON BETZ &
MAURA CARR
1425 NE EVERETT ST
CAMAS WA 98607

GEORGE & BRENDA PEASE
1415 NE EVERETT ST
CAMAS WA 98607

TIMOTHY & TRACY
WHITE
2924 NW CONRAD CT
CAMAS WA 98607

JESSICA & IARRARAS
DARIO
535 NE 14TH AVE
CAMAS WA 98607

THOMAS & DEBRA
YOUNGERS
1436 NE EVERETT ST
CAMAS WA 98607

GEORGE VOOGT
634 NE 15TH AVE
CAMAS WA 98607

GREGG WEAKLEY
10510 SE EVERGREEN HWY
VANCOUVER WA 98664

CAMAS METHODIST
CHURCH
633 NE 14TH AVE
CAMAS WA 98607

CAMAS METHODIST
CHURCH
706 NE 14TH AVE
CAMAS WA 98607

CAMAS METHODIST
CHURCH
232 NW 19TH AVE
CAMAS WA 98607

WES HEIGH
18100 SE 42ND ST
VANCOUVER WA 98683

HEATHER & RICHARD
MAGRUDER
1424 NE FRANKLIN ST
CAMAS WA 98607

PAUL ANDERSON
705 NE 14TH AVE
CAMAS WA 98607

ANTHONY & KAREN SLAVEN
16420 SE MCGILVRAY BLVD
STE 103-340
VANCOUVER WA 98683

ALBERT RANDAZZO
502 NE 14TH AVE
CAMAS WA 98607

WILLIAM & PIPER
NICOLOSI
512 NE 14TH AVE
CAMAS WA 98607

JENNIFER HUNT &
KENNETH JOHNSON
14715 NW NEWBERRY RD
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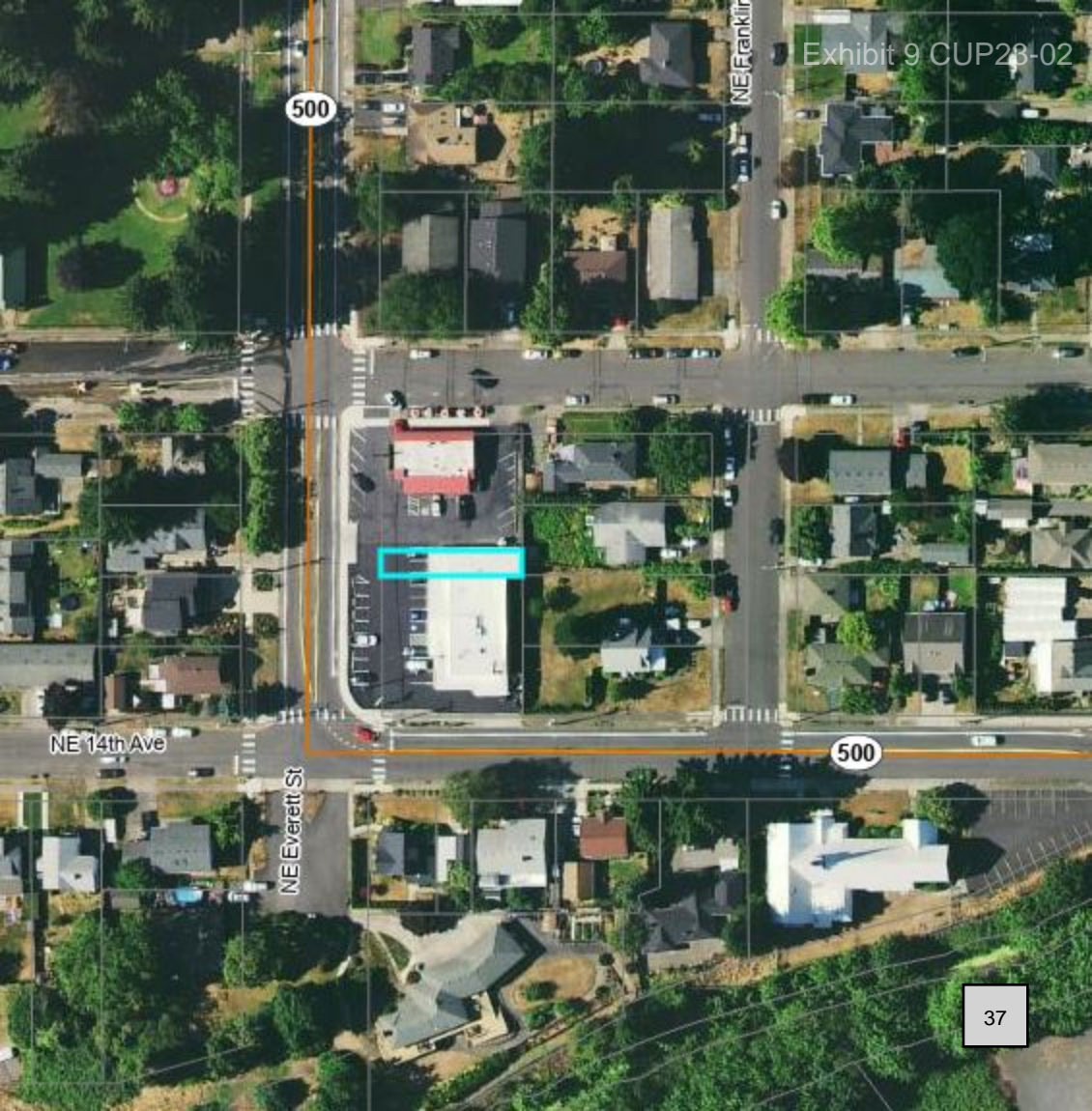
TYLER PEAKE
1317 NE EVERETT ST
CAMAS WA 98607

MIKKI NAUGHT &
MEGAN GREMP
600 NE 14TH AVE
CAMAS WA 98607

JAMES RASMUSSEN
620 NE 14TH AVE
CAMAS WA 98607

JAMES & CATHE EMLAW
632 NE 14TH AVE
CAMAS WA 98607

BONNIE IONE
648 NE 14TH AVE
CAMAS WA 98607



**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
Camas, WA 98607
www.cityofcamas.us

July 14, 2023

Lewallen Architecture

Attn: Michael Lewallen

Sent via email: MICHAEL@LEWALLENARCHITECTURE.COM

RE: Completeness Review for Planning Cases CUP23-02 & DR23-05: Detroit Pizza

Dear Mr. Lewallen,

The purpose of this letter is to inform you that the above application submitted on June 6, 2023, has been **deemed technically complete** in accordance with Camas Municipal Code (CMC) Section 18.55.130.

Staff will begin reviewing the application materials and will contact you if there are any comments, questions, or clarification needed prior to scheduling a public hearing. When the public hearing date has been determined, the development sign will need to be updated with the hearing information.

Should you have any questions related to this project, please feel free to contact me by email: YSennewald@cityofcamas.us or by phone: (360) 817-7269.

Respectfully,

A handwritten signature in black ink, appearing to read "Yvette Sennewald", written in a cursive style.

Yvette Sennewald, Senior Planner



**NOTICE OF APPLICATION FOR
CONDITIONAL USE PERMIT TO ESTABLISH DETROIT PIZZA RESTAURANT**
(Planning Case: CUP23-02)

Consolidated Files: Minor Design Review (DR23-05)

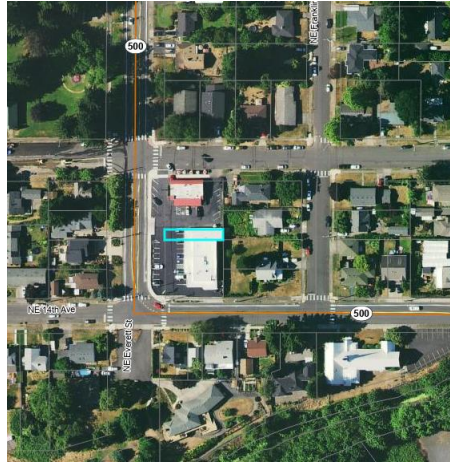
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Location: The approximate 0.05-acre site is zoned NC - Neighborhood Commercial and is situated on the northeast corner of the intersection of NE Everett Street and NE 14th Avenue, located at 1410 NE Everett Street in the NW ¼ of Section 11 Township 1 North, Range 3 East, Camas, WA, also known as Parcel Number 81039000.

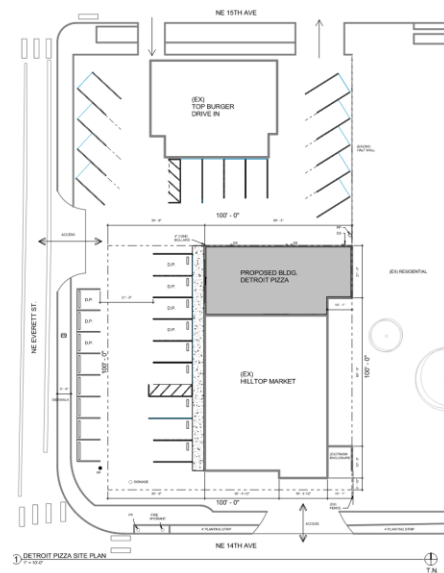
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Questions/Comments: For questions related to this application, please contact Yvette Sennewald, Senior Planner, at (360) 817-1568 or by email at communitydevelopment@cityofcamas.us.

Vicinity Map



Preliminary Site Plan for Detroit Pizza



In re: Detroit Pizza

) NO. CUP23-02
)
) AFFIDAVIT OF MAILING
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)
) Respondent.)

STATE OF WASHINGTON)
) ss.
 CLARK COUNTY)

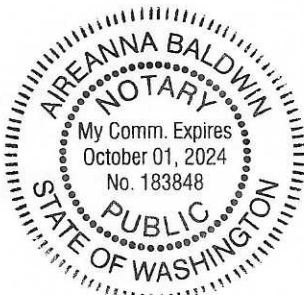
I, Madeline Sutherland, on oath says:

I, Madeline Sutherland, on August 9, 2023, I directed a true and correct copy of the Notice of Application be served upon the parties herein, in the above-entitled action, by depositing with the U.S. Post Office, Camas, Washington, a postage-prepaid envelope containing same addressed as follows: See attached list.

Madeline Sutherland

SIGNATURE

SUBSCRIBED and SWORN to before me this 5th day of October, 2023.



Aireanna Baldwin

Notary Public in and for the State of
 Washington, residing at Clark County
 My appointment expires: 10/1/24

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**NOTICE OF APPLICATION FOR
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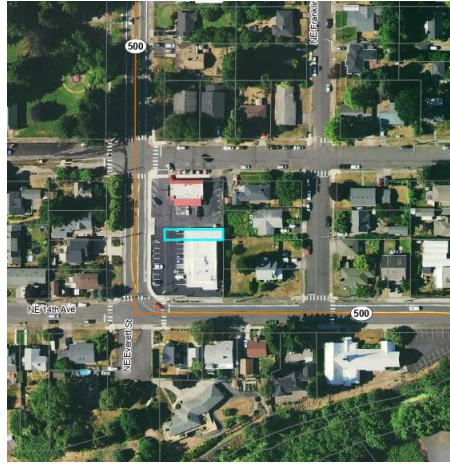
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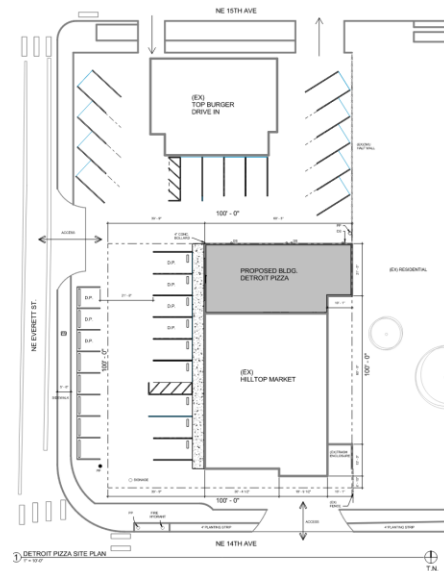
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Questions/Comments: For questions related to this application, please contact Yvette Sennewald, Senior Planner, at (360) 817-1568 or by email at communitydevelopment@cityofcamas.us.

Vicinity Map



Preliminary Site Plan for Detroit Pizza





Notice of Public Hearing **Conditional Use Permit to Establish a Restaurant in the NC – Neighborhood Commercial Zone**

Planning Case: CUP23-02

Consolidated Files: Minor Design Review (DR23-05)

A public hearing will be held on **Thursday, October 19, 2023, at 5:00 p.m.**, or soon thereafter, before the City's Hearings Examiner to consider the proposal for a Conditional Use Permit to establish a restaurant (Detroit Pizza) in an existing approximately 1,650 square-foot commercial space situated in the NC – Neighborhood Commercial Zone. The approximately 0.05-acre site is located at 1410 NE Everett Street, Parcel Number 81039000, and is in the NW ¼ of Section 11, Township 1 North, Range 3 East; Camas, WA. The application was determined to be technically complete on July 14, 2023. The public hearing will be held remotely and in person at city hall. **Questions/Comments:** The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Comments related to this development may be submitted as follows: (1) In person by testifying at the public hearing; (2) by regular mail to Community Development Department staff, Yvette Sennewald, Senior Planner, at Camas City Hall, 616 Northeast Fourth Avenue, Camas, WA 98607; (3) by phone at (360) 817-1568; or (4) by email to: communitydevelopment@cityofcamas.us. It is preferable that written comments be received at least five working days prior to the public hearing, in order to be available with the online agenda and materials. After the agenda has been posted, all other written comments must be received no later than 12:00 p.m. the day of the hearing, in order for those comments to be distributed to the Hearings Examiner. Written and oral comments may also be submitted in person during the hearing.

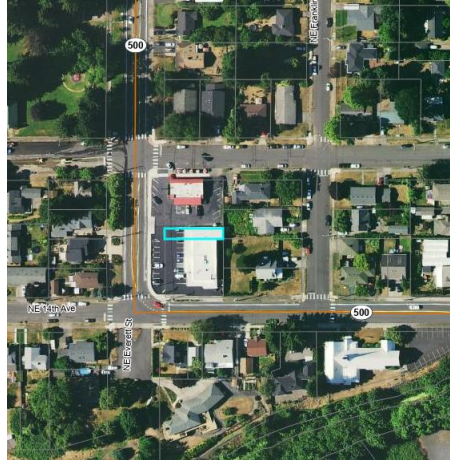
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Participate: All residents are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the **City Clerk at (360) 817-1591** for special accommodation if needed. The city will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.

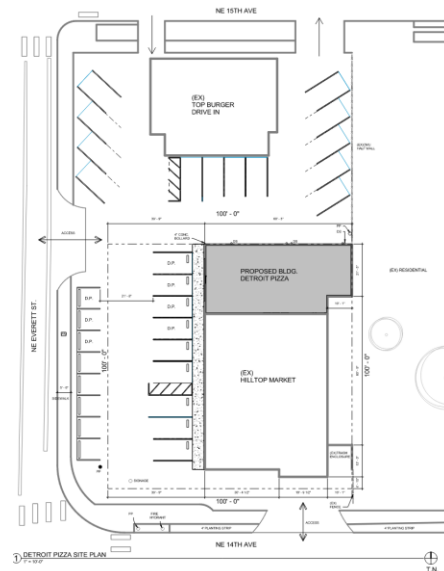
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Vicinity Map



Preliminary Site Plan for Detroit Pizza



In re: Detroit Pizza

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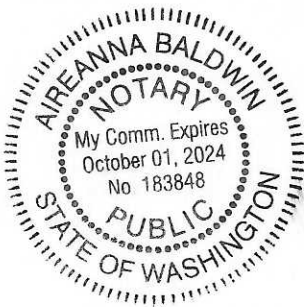
STATE OF WASHINGTON)
) ss.
 CLARK COUNTY)

I, Carey Certo, on oath says:

I, Carey Certo, on October 4, 2023, I directed a true and correct copy of the Notice of Public Hearing be served upon the parties herein, in the above-entitled action, by depositing with the U.S. Post Office, Camas, Washington, a postage-prepaid envelope containing same addressed as follows: See attached list.

Carey Certo
 SIGNATURE

SUBSCRIBED and SWORN to before me this 5th day of October, 2023.



Aireanna Baldwin
 Notary Public in and for the State of
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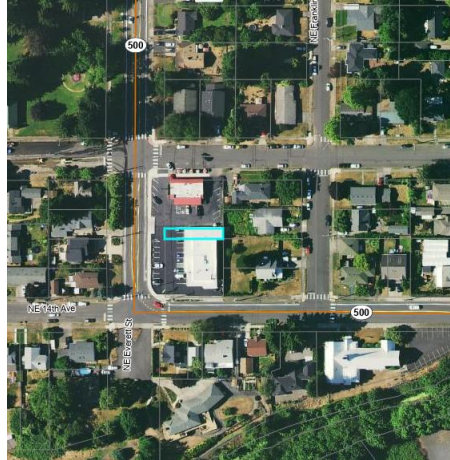
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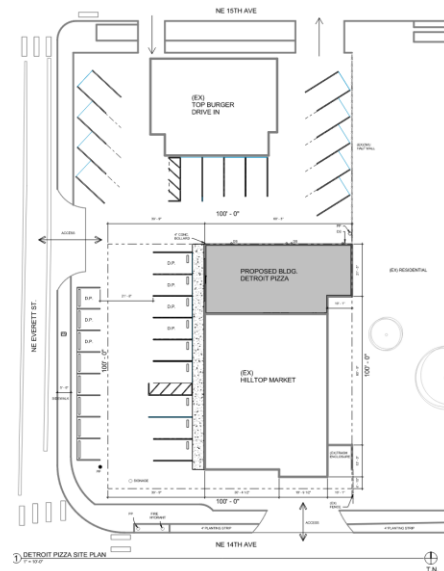
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Vicinity Map



Preliminary Site Plan for Detroit Pizza



Carey Certo

From: Lindsay Clark <lmh1985@hotmail.com>
Sent: Thursday, October 19, 2023 12:50 PM
To: Community Development Email
Subject: Hearing Today - Detroit Pizza

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you recognize the sender as a city employee and you see this message this email is a phishing email. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hi, I apologize for sending this email late. It's regarding the hearing for Detroit Pizza. Is it possible for these to we have the following concerns and/or questions be included at the meeting today?

1. **Noise/Traffic - in particular if the space will have in-house and/or outdoor dining areas:**
 - a. We would not be happy to see any outdoor dining space or outdoor waiting areas
 - b. as an example the Hill Top Market often attracts people to linger in the parking lot, particularly at late hours, and voices carry in the neighborhood to a high degree and are a disturbance. Any added din to this would be highly undesirable and we would not hesitate to make complaints.
 - c. We would not be happy to hear music, either from the kitchen or dining areas, to be heard outside of the restaurant and we would not hesitate to make complaints.
2. **What are the Hours of Operation?:**
 - a. In regard to traffic and possible noise, as noted above, we would prefer closing hours to be early evening - the same as Top Burger
 - b. Also as noted above, traffic and noise (of both cars and voices) is already a neighborhood disturbance concern.
3. **Will there be a Liquor License?:** In addition to noise and behavioral concerns from above, we would not be happy to see those partaking in alcohol to linger/gather in the outdoor areas adding to our neighborhood noise concerns.

Although we welcome business that enhances the experience and attractiveness of our uptown neighborhood, we first and foremost want this neighborhood to remain a beautiful and pleasant place to *live*. We will continue raise concerns about the growing development, whether business or traffic, that we and many of our neighbors feel is becoming imbalanced in this historic area of Camas.

If this neighborhood, especially along Everett Street becomes a place that drives away property owners who care and, because of lost value and disruption, those people move away, then this area will become, disheveled, uncared for, ugly and eyesore of Camas. That would be a great shame.

Thank you,
Trevor and Lindsay Clark

Detroit Pizza (CUP23-02)

Index of Exhibits

Exhibit No.	Title/Description	Date Submitted
1	Application Form	6/6/23
2	Pre-Application Meeting Notes	11/23/22
3	Narrative_1 st Submittal	5/10/23
4	Project Plans	6/6/23
5	Incomplete Application Review Letter	6/21/23
6	Revised Narrative	6/28/23
7	Development Sign	7/6/23
8	Mailing Labels	7/6/23
9	Vicinity Map	
10	Technically Complete Letter	7/14/23
11	Notice of Application	8/10/23
12	Affidavit of Mailing Notice of Application	8/9/23
13	Notice of Public Hearing	10/5/23
14	Affidavit of Mailing Notice of Public Hearing	10/4/23
15	Clark Public Comment	10/19/23