



Staff Report & Recommendations

Fortune Casino Final Site Plan: Type I

(File No. 2024-037-FSR) January 17, 2025

PROPOSAL:	<p>Final Site Plan Review – The applicant is proposing an 1,159 square foot single-story addition in the southeast corner of the existing Fortune Casino building. Interior renovations are also proposed within the existing footprint and proposed addition to accommodate a kitchen expansion and reconstruction of the liquor and sushi bars.</p> <p>The subject property falls within the C-3 Cardroom Overlay District. Access and parking for the building are located along 3rd Street, to the west of the building. No modifications to the existing parking lot or vehicular access are proposed with this application.</p>
LOCATION:	<ul style="list-style-type: none">▪ 318 NW Pacific Hwy, La Center, WA 98629SE▪ LaCenter S ½ Block 15
APPLICANT	<p>Pat Hosier TIL Gaming and Fortune Casinos 3650 East Valley Road Renton, WA 98057 Pat.hosier@tilgaming.com</p>
Applicant's Representative	<p>Amir Mayer CB Anderson Architects 7209 Greenwood Ave N. Seattle, WA 98103 206.782.2911 amir@cba-arch.com</p>

Property Owner	David Hill TIS LOQ 318 LLC 111 S 3 rd Street Renton WA 98057 206.841.2202 David.hill@tilgaming.com
ZONING	LDR-7.5
DECISION:	Approved with Conditions
DECISION DATE:	January 17, 2025

Overview and Procedural Background

The applicant submitted a Final Site Plan Review application for the addition 1,159 square foot single-story addition in the southeast corner of the existing Fortune Casino building. Interior renovations are also proposed within the existing footprint and proposed addition to accommodate a kitchen expansion and reconstruction of the liquor and sushi bars.

The preliminary site plan was approved on July 3, 2024.

Final Site Plan Reviews are Type I applications and are subject to 18.215.080. The approved preliminary site plan required a final site plan review prior to building permit approval.

Approval Criteria

LCMC 18.215.080 Approval criteria for a Final Site Plan.

The review authority shall approve a final plat if he or she finds:

- *Where a site plan is issued subject to conditions that require the submittal of additional materials or changes to existing plans, the director may require that the applicant submit for final site plan approval to determine if the revised plans comply with the conditions of site plan approval.*

Finding(s): The preliminary application decision required that a final site plan review be completed prior to the issuance of a building permit. After reviewing the preliminary decision and a site visit, I have determined that the final site plan review shall be approved with the following conditions of approval.

Planning Conditions:

1. All uses must be contained entirely within an enclosed building.
2. Preliminary site plan approval will be valid for two years following the date of issuance of this staff decision. Two one-year extensions may be granted according to the provisions of LCMC 18.215.100(2).
3. Any refuse containers used for the temporary storage of solid waste must be screened from view from off-site by a sight-obscuring fence and/or evergreen landscaping. Furthermore, the area must be kept clean of all litter.
4. All proposed lighting must be designed and arranged so as not to reflect or cast glare into any residential zone, rotate, glitter, or flash, or conflict with the readability of traffic signs and control signals. Furthermore, no lighting shall cause more than one foot-candle at any property line.
5. All development must comply with the standards of Chapter 173-60 WAC.

6. Any off-street parking areas used for loading/unloading operations shall not be used except during periods of the day when the off-street parking area is not required to fulfill parking needs.
7. Existing and proposed outdoor luminaires shall be reflected on the final site plan.
8. Street trees shall be planted along W. 3rd Street consistent with the landscaping plan provided on Sheet LU-2 of the Land Use Plan Set.
9. The applicant shall comply with all Engineering conditions per 2024-010-SPR

Contact	Information
City of La Center, Angie Merrill, Associate Planner	Phone: 360.263.3654; email: amerrill@ci.lacenter.wa.us

CONCLUSIONS & DECISION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of La Center's Municipal Code. Therefore, the subject application is hereby **APPROVED**.

APPEALS

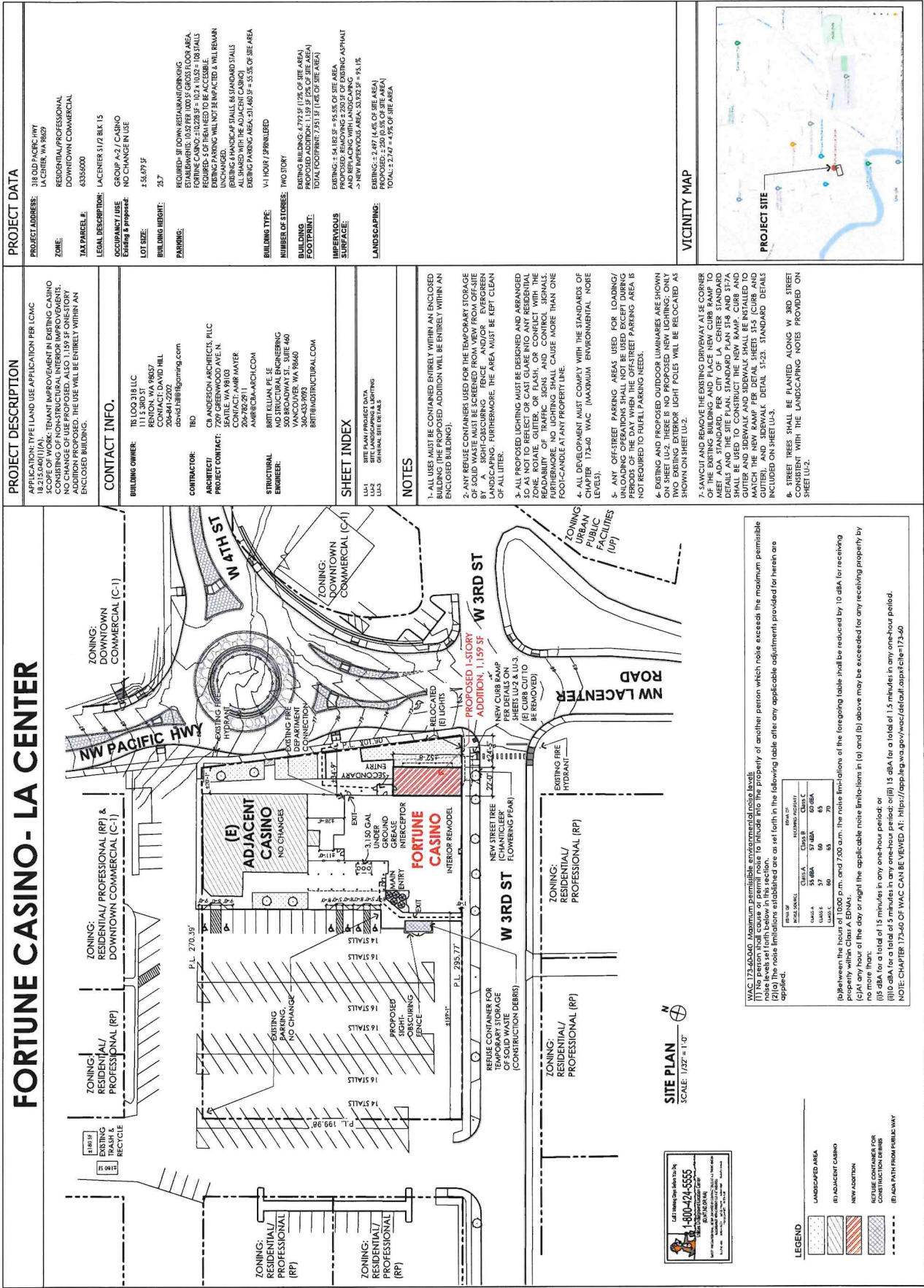
The applicant may appeal the Type I application decision pursuant to LCMC [18.30.130](#).

Angie Merrill
Associate Planner
City of La Center

Attachments

- Attachment A: Final Site Plan

FORTUNE CASINO- LA CENTER



PROJECT DESCRIPTION	PROJECT DATA
APPLICATION: TYPE LAND USE APPLICATION PER LC/MC 18.02 (5.04011A). CONSIDERATION: TENANT IMPROVEMENT IN EXISTING CASINO. NO CHANGE OF USE PROPOSED. ALSO 1,159 SF ONE-STORY ADDITION PROPOSED. THE USE WILL BE ENTIRELY WITHIN AN ENCLOSED BUILDING.	PROJECT ADDRESS: 318 OLD PACIFIC HWY LA CENTER, WA 98029 ZONING: DOWNTOWN COMMERCIAL (C-1) TAX PARCEL#: 63356000 LEGAL DESCRIPTION: LACENTER 31/2 B.LK 15 OCCUPANCY / USE: GROUP A-2 / CASINO EXISTING & PROPOSED: NO CHANGE IN USE LOT SIZE: ± 55,479 SF BUILDING HEIGHT: 23.7' PARKING: REQUIRED- 31 DOWN RESTAURANT/WORKING FORTUNE CASINO ± 10,225 SF = 10.2 X 10.2 = 103 STALLS REQUIRED- 5 OF THEM NEED TO BE ACCESSIBLE. EXISTING 4 HANDICAP STALLS & STANDARD STALLS ALL SHARED WITH THE ADJACENT CASINO EXISTING PARKING AREA: 31,140 SF = 33.3% OF SITE AREA V-1 HOUR / 120 MINUTED BUILDING TYPE: TWO STORY NUMBER OF STORIES: TWO STORY BUILDING CONTACT: CB ANDERSON ARCHITECTS, PLLC PROJECT CONTACT: 7209 GREENWOOD AVE. N. SEATTLE WA 98103 206-461-2202 AMBER@CB-ARCH.COM STRUCTURAL ENGINEER: BRIT KELLAN, P.E. SE NO STRUCTURAL ENGINEERING 500 BROADWAY ST., SUITE 460 VANCOUVER, WA 98660 360-433-0073 BRIT@STRUCTURAL.COM SHEET INDEX U-1 SITE PLAN PROPOSED WORK U-2 SITE LANDSCAPING & LIGHTING U-3 GENERAL SITE DETAILS NOTES 1- ALL USES MUST BE CONTAINED ENTIRELY WITHIN AN ENCLOSED BUILDING (THE PROPOSED ADDITION WILL BE ENTIRELY WITHIN AN ENCLOSED BUILDING). 2- ANY REUSE CONTAINERS USED FOR TEMPORARY STORAGE OF SOLID WASTE MUST BE SCREENED FROM VIEW FROM OFF-SITE BY A SIGHT-OBSCURING FENCE AND/OR EVERGREEN PLANTINGS. FURTHERMORE, THE AREA MUST BE KEPT CLEAN OF ALL LITTER. 3- ALL PROPOSED LIGHTING MUST BE DESIGNED AND ARRANGED TO PROVIDE ADEQUATE ILLUMINATION FOR THE PROJECT AND ZONE. ROTATE, GLITTER, OR FLASH, OR CONTACT WITH THE READABILITY OF TRAFFIC SIGNS AND CONTROL SIGNALS. FURTHERMORE, NO LIGHTING SHALL CAUSE MORE THAN ONE FOOT-CANDLE AT ANY PROPERTY LINE. 4- ALL DEVELOPMENT MUST COMPLY WITH THE STANDARDS OF CHAPTER 17.540 WAC (MAXIMUM ENVIRONMENTAL NOISE LEVELS). 5- ANY OFF-STREET PARKING AREAS USED FOR LOADING/ UNLOADING OPERATIONS SHALL NOT BE USED EXCEPT DURING THE LOADING AND UNLOADING PERIODS. STREET PARKING AREA IS NOT REQUIRED TO MEET PARKING NEEDS. 6- EXISTING AND PROPOSED OUTDOOR LUMINAIRES ARE SHOWN ON SHEET U-2. EXISTING LIGHT POLES WILL BE RELOCATED AS SHOWN ON SHEET U-2. 7- SANICUT AND REMOVE THE EXISTING DRIVEWAY AT SE CORNER OF THE EXISTING BUILDING AND PLACE NEW CURB RAMP TO MEET ADA STANDARD. PER CITY OF LA CENTER STANDARD DETAILS AND THE SITE PLAN, STANDARD PLAN 518 (31-17-1) CURB AND SIDEWALK AND SIDEWALK SHALL BE INSTALLED TO MATCH THE NEW RAMP PER DETAIL SHEET 51-5 (CURB AND GUTTER), AND SIDEWALK PER DETAIL 51-23. STANDARD DETAILS INCLUDED ON SHEET U-3. 8- STREET TREES SHALL BE PLANTED ALONG W 3RD STREET CONSISTENT WITH THE LANDSCAPING NOTES PROVIDED ON SHEET U-2.

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La Center, Washington 98629

PROJECT:
FORTUNE CASINO
318 Old Pacific Highway
La Center, Washington 98629

SHEET TITLE:
SITE PLAN / PROJECT DATA

SHEET NUMBER:
LU-1

DATE:
10 DECEMBER 2024

SCALE:
AS NOTED

DRAWN BY:
SK / CA / AM

ISSUE DATED:
10 DECEMBER 2024

FOR DISCUSSION:
11.15.0

NOT FOR CONSTRUCTION UNLESS CITY APPROVAL STAMP APPEARS ON THIS SHEET

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