



CITY OF LA CENTER, WASHINGTON
NOTICE of PUBLIC HEARING

Heritage Building B/Teresa's Little School
Conditional Use Permit
(File # 2021-006-CUP)

The La Center Hearing Examiner will conduct a public hearing on a proposed conditional use application for Heritage Center Building B. The hearing will be held on **Tuesday, April 6, 2021 beginning at 6:30 PM**. Due to the ongoing public health threat posed by COVID-19 and social distancing guidelines, the City has modified the hearing and public testimony procedures relating to this matter. **The hearing will be conducted online via GoTo Meeting (a video conferencing service)**. Participants do not need internet access and can connect by phone.

The public is encouraged to provide written or oral testimony. **Directions for participating are included under the "Public Testimony" section below.**

Action: Type III Conditional Use Permit for a preschool and private educational facility in Heritage Center Building B.

Proposal: The applicant proposes to improve Building B at the existing Heritage Center commercial complex to allow Teresa's Little School, a pre-school and tutoring business, to occupy the building. Teresa's Little School is proposing to use approximately 3,080 square feet on the ground floor and the entire 3,600 square foot second floor. Pre-schools, daycares, nursery schools and private educational uses require a conditional use permit under section 18.150.020 of the La Center Municipal Code (LCMC) in the C-1 zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250 requiring a public hearing and approval by the City's hearing examiner.

Location: Street address: 419 E Cedar Ave, La Center, WA 98629. Legal: #72 & #73 JOHN TIMMONS & ANDREW BREZEE CL .47A. Tax Assessor's PIN: 62694000(0.47 acres) and 62715000 (0.16 acres).

Approval Criteria: La Center Municipal Code: Title 12 (Streets, Sidewalks, and Public Ways) including 12.10.190 (Frontage Improvements); Title 13 (Public Utilities) including 13.10.110 (Side Sewers and Connections); Title 15 (Building and Construction); Title 18 (Development Code) including 18.030 (Procedures); 18.150 (Commercial Districts); 18.215 (Site Plan Review); 18.245 (Supplemental



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Development Standards); 18.250 (Conditional Uses); 18.255, Downtown Overlay District; 18.280 (Off-Street Parking and Loading Requirements); 18.310 (Environmental Policy); 18.320 (Stormwater and Erosion Control); and 18.350 (Tree Protection).

Written materials will be available seven (7) days prior to the hearing online at https://www.ci.lacenter.wa.us/city_departments/pw_landuse.php. Due to social distancing measures, interested parties cannot obtain written materials at the Public Works Department. However, hard copies may be requested from the City by contacting Sarah Dollar, Permit Coordinator, 360-263-7665 or sdollar@ci.lacenter.wa.us.

Remote Hearing Attendance and Public Testimony:

1. **Attending remotely and giving oral testimony.** You can attend the hearing remotely and provide testimony by connecting to the hearing via phone or computer at 6:30 pm on April 6, 2021. You must contact staff no later than noon on April 6, 2021 to sign up to testify at sdollar@ci.lacenter.wa.us (preferred) or 360-263-7665. Staff will provide you information on participating in the hearing.

2. **Submitting written testimony.** Due to the modified format, the record will be left open for one week following the hearing for written public testimony. Testimony supplied via e-mail or in writing must be received by Community Development by 4 p.m. on April 13, 2021. *This deadline may be extended by the Hearing Examiner.*
 - a. Submitting via email. Please send an email to Sarah Dollar, at sdollar@ci.lacenter.wa.us with the case name and number and your testimony.

Submitting via U.S. Mail. Written testimony may be mailed to City of La Center, Re: Heritage Building B/Teresa's Little School Public Hearing, 305 NW Pacific Highway, La Center, WA 98629. Email is strongly preferred.

Public Participation at the hearing



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The City of La Center will be hosting the public hearing through the GoToMeeting platform online. The application allows computer, tablet and phone access. The links and phone numbers below are provided for individuals to join the online meeting.

Heritage Building B/Teresa's Little School CUP

Tue, Apr 6, 2021 6:30 PM (PDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/394496293>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

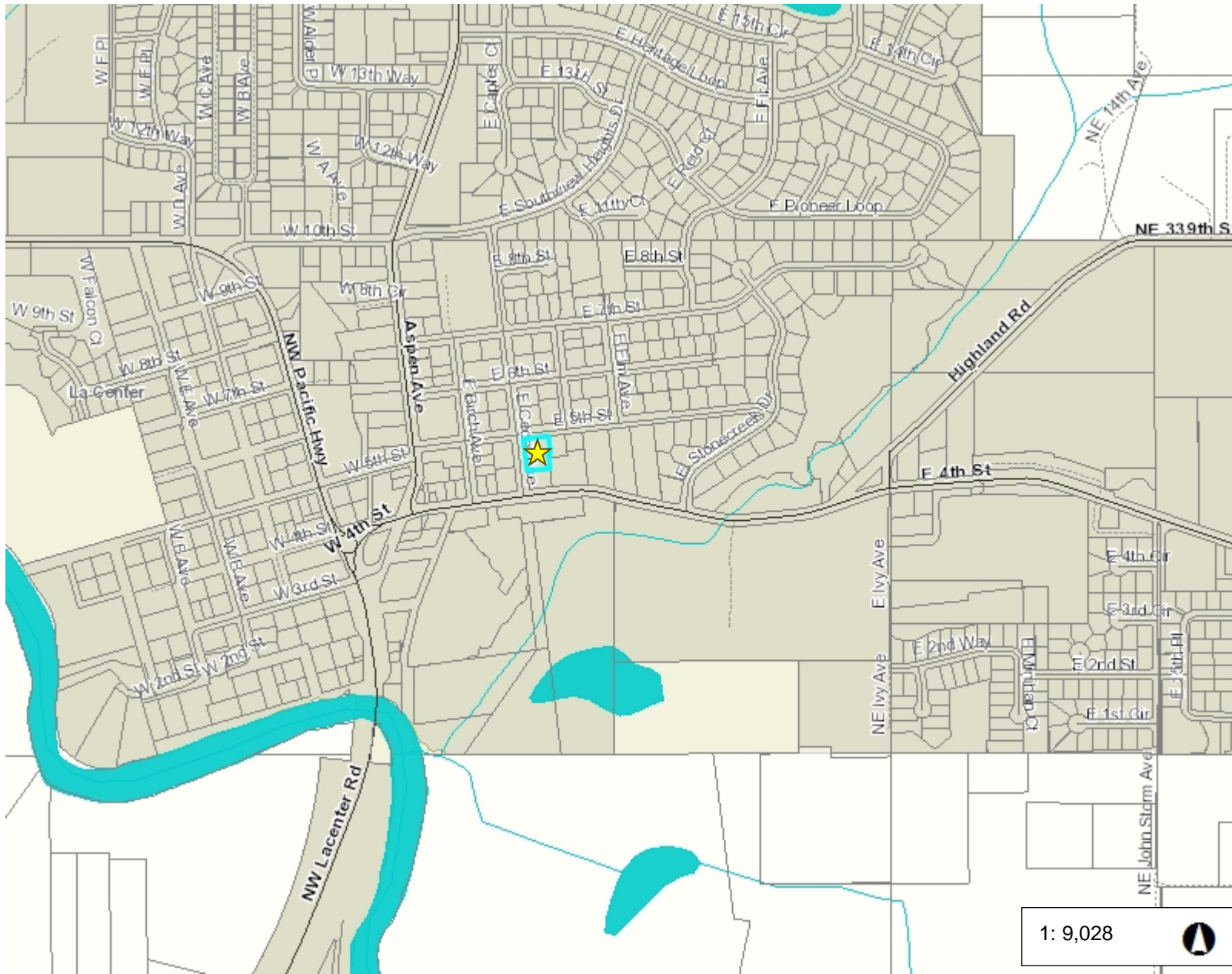
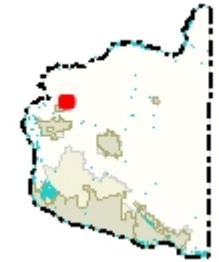
United States: +1 (646) 749-3112

Access Code: 394-496-293

Public Notice Issued: March 23, 2021



Heritage Building CUP 62694000



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 9,028

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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