



### Notice of Land Use Application

**Heritage Center Building B: Type II Minor Modification to Conditional Use Permit** (File # 2021-026-CUP)

**Applicant:** Roy Heikkala, Genteel Investments LLC, PO Box 1434, Vancouver, Washington 98688.

**Applicant's Representative:** Same as Applicant.

**Location of proposal:** 419 E Cedar Avenue, Building B, La Center, WA 98629. Parcel nos. 62702000, 62694000, 62715000, and 62615000

**Description of proposal:** The applicant proposes a minor modification to an approved conditional use permit (2021-006-CUP). The approved conditional use permitted the improvements of 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. The requested minor modification is to increase Teresa's Little School by 1,040 square feet from the previously permitted 6,680 square feet for a total of 7,720 square feet. Minor modifications to approved conditional use permits are reviewed under a Type II administrative process (LCMC 18.250).

**Application review process:** The application is subject to a Type II permit process for a minor modification to an approved conditional use permit (2021-006-CUP). The applicant filed the application materials on July 23, 2021, and the City determined the application complete on August 9, 2021. There is no public hearing required for this review.

**SEPA:** A SEPA was previously issued for this project under City case file no. 2019-010-SPR/SEPA and the development has not materially changed since that time.

**Public Review:** The proposed file may be examined on the City's Recent Land Use page at [https://www.ci.lacenter.wa.us/city\\_departments/pw\\_landuse.php](https://www.ci.lacenter.wa.us/city_departments/pw_landuse.php); The city contact person and telephone number for any questions on this review is Sarah Dollar, Permit Technician, 360.263.7665; 305 NW Pacific Highway, La Center, WA.

**Comment Period:** You may comment on this application within fourteen (14) days of this notice publication date; August 9, 2021.

**The public may submit written comments to:**

305 NW Pacific Highway

La Center, WA 98629

Contact: Sarah Dollar, Permit Technician, 360.263.7665, [sdollar@ci.lacenter.wa.us](mailto:sdollar@ci.lacenter.wa.us)

**Issued:** August 9, 2021