



Final Staff Report & Notice of Decision Paradise Market Sign Permit Application

(File # 2023-039-SIGN)

PROPOSAL:	The applicant is requesting to install a 24 sq. ft. (2 ft. x 12 ft.) wall sign for the newly constructed Paradise Market. The proposed wall sign will be located above the main entrance on the west side of the building.
LOCATION:	32022 NW Paradise Park Rd. La Center, WA 98629
APPLICANT:	Jim Lichty, Garrett Sign 811 Harney St. Vancouver, WA 98660 (360) 693-9081 permitting@garrettsign.com
PROPERTY OWNER:	Minit Management LLC – c/o Donald Rhoads PO Box 5889 Vancouver, WA 98668 (360) 892-2878 drhoads@tcgstores.com
ZONING:	Junction Plan (JP), Town Center (TC)
APPROVAL CRITERIA:	The City reviewed the application for compliance with the La Center Municipal Code (LCMC) Chapter 8.60, Sign Regulations.
Submittal Date:	December 5, 2023
SEPA:	This project is categorically exempt per WAC 197-11-800(2)(c).
DECISION:	APPROVED WITH CONDITIONS
DECISION DATE:	December 29, 2023
CITY REVIEWER(S):	Jamie Viveiros, AICP, CFM, Associate Planner Bryan Kast, Community Development & Public Works Director

CONTACT LIST

APPLICANT

Jim Lichty, Garrett Sign
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PROPERTY OWNER

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CITY OF LA CENTER STAFF

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Overview and Procedural Background

The applicant is requesting to install a 24 sq. ft. (2 ft. x 12 ft.) wall sign for the newly constructed Paradise Market. The proposed wall sign will be located above the main entrance on the west side of the building. For purposes of calculating sign area by definition, the proposed sign is 17.17 sq. ft. (1.52 ft. x 11.3 ft.).

There was a previous development agreement entered into between the City of La Center and Minit Management, LLC. The effective date of the development agreement was March 23, 2016 through Resolution No. 16-405. Section 8 of the development agreement provides:

Section 8. Vesting of Development Standards. As provided for in RCW 36.70B.170(1) and LCMC chapter 18.60, during the term of this Agreement, development of the Minit Management Property shall be controlled by the terms and conditions of this Agreement and any requirements and/or standards adopted by the City that are not inconsistent with the terms and requirements of this Agreement. Development of the Minit Management Property during the term of this Agreement shall be controlled by the City's zoning and development standards as they exist on the Effective Date of this Agreement. Minit Management may, consistent with RCW 36.70B.180. elect to be subject to any amendment to City zoning or development standards adopted during the term of this Agreement. Upon expiration of this Agreement, the Minit Management Property shall be subject to the City's then-applicable zoning and development standards. The City reserves the authority to impose new or different regulations on the Minit Management Property to the extent required by a serious threat to public health and safety.

The development agreement expired on March 23, 2021. Therefore, the property is now subject to current zoning and development standards.

The property owner received a conditional use permit, site plan review, short plat, and SEPA MDNS (File No. 2020-009-CUP/SPR/SPL/SEPA) approval subject to conditions in June 2020. The proposal included a 101-unit 5-story hotel; an 11,600 square foot, one-story, multi-tenant commercial building; a 4,510 square foot one-story convenience store with a drive-through window; a 2,800 square foot one-story drive-through restaurant; a 12-pump automobile fueling island; and associated parking, utility and other infrastructure improvements. Requirements for site plan review include sign plan(s) if applicable, per LCMC 18.215.050(o). For signs, the site plan drawing indicated "None proposed at this time".

Condition #26 of the Final Order for File No. 2020-009-CUP/SPR/SPL/SEPA provides, "Applications for sign permits are not subject to land use review. Future signs are subject to sign permit application and must demonstrate compliance with LCMC 8.60, Signs".

The applicant is subject to all current requirements set forth in LCMC Chapter 8.60, Sign Regulations.

Approval Criteria

LCMC 8.60.030

(4) Approval Criteria. The department shall approve a sign permit where the applicant demonstrates compliance with all of the following approval criteria:

- (a) The proposed sign is not one prohibited under LCMC 8.60.020(2)(a) through (k), Prohibited Signs; and*
- (b) The proposed sign complies with all applicable dimensional, durational, locational and other requirements of this chapter.*

Finding(s):

- The applicant is proposing a wall sign, which is not a prohibited sign under LCMC 8.60.020(2)(a-k).
- The proposed sign complies with the dimensional, durational, locational, and other

requirements of this chapter, as demonstrated in materials submitted by the applicant and documented in this staff report.

- **Conclusion: The proposed sign meets the approval criteria set forth in LCMC 8.60.030 for the City to issue a sign permit.**

LCMC 8.60.050 General Requirements Applicable to All Signs

(1) *General Requirements. The following requirements apply to all signs allowed in the city:*

- (a) *Building and Specialty Code Compliance. All signs, whether regulated by this chapter or not, shall meet all applicable construction and operation standards of the International Building Code adopted by the city of La Center. Where these codes conflict with the requirements of this chapter, the more stringent or restrictive shall control.*
- (b) *No sign shall be insecurely erected, or constructed so as to constitute a safety hazard, fire hazard or a nuisance.*
- (c) *Sign Obstructing View, Passage or Safety. No sign shall:*
 - Obstruct free ingress to or egress from any door, window, fire escape, alley, driveway, fire lane, access from the sidewalk to transit stop areas, designated disabled parking spaces, disabled access ramps or building exits;*
 - Be located so as to obstruct or interfere with intersection sight distance for vehicles exiting a driveway or street in accordance with the line of sight triangle requirements in the La Center engineering standards;*
 - Obstruct or interfere in any way with the public's ability to clearly view government signs;*
 - By reason of their size, location, movement, content, coloring, or manner of illumination be subject to being confused with a government sign; or*
 - Interfere in any way with traffic, visibility or passage within the public right-of-way, including vehicle travel lanes, sidewalks and bike lanes.*
- (e) *Lighting. Signs, excluding temporary signs and canopy signs, may be lit, either from within the sign structure or by external lights shining on the sign face. External light sources shall be aimed downward and be shielded to direct light solely on the sign face, and in no case shall sign lights shine directly onto an adjacent property, buildings or the public right-of-way or cast glare into the eyes of pedestrians or motorists in the public right-of-way. Flashing, strobe and rotating lights are prohibited in all situations. Sign lights shall not substitute for security or safety lighting that may otherwise be required.*
- (f) *Property Owner Consent. No sign shall be erected on property or a structure (e.g., a building or utility pole) owned by someone other than the person responsible for the sign without the express consent of the property's owner. If the city cannot verify owner consent, the sign will be deemed unlawful and subject to removal.*

Finding(s):

- (1)(a) A building permit in compliance with the International Building Code will be required as determined by the City's Building Official.
- (1)(b) The proposed sign does not appear to constitute a safety hazard, fire hazard, or nuisance. The proposed sign meets the regulations in LCMC Chapter 8.60 Sign Regulations, and will require a building permit.
- (1)(c) The proposed sign does not obstruct view, passage or safety as set forth in LCMC 8.60.050(c)(i-v).
- (1)(e) The proposed sign will have routed plate letters with L.E.D. halo lighting against a painted aluminum cabinet.
- (1)(f) The permit application has been signed by the authorized property owner, Donald Rhoads on behalf of Minit Management LLC.
- **Conclusion: The proposed sign meets the general requirements applicable to all signs set forth in LCMC 8.60.050.**

LCMC 8.60.080 Signs in the JP (La Center junction planning district) zone

(1) All signs in the JP zone shall comply with the requirements of this section and the requirements of LCMC 8.60.050, General requirements applicable to all signs, unless otherwise allowed in this section.

(2) Signs in the town center (TC), town general (TG) and town employment (TE) zones shall comply with the following requirements:

(a) *Individual Business Signs.* The following are the signs allowed for an individual business. A total sign area is allocated to each business and this maximum sign area can be distributed between allowed wall signs, freestanding signs, and projecting signs not to exceed the maximum individual sign areas specified below. The total sign area allocated to each business shall not exceed one square foot per linear foot of a primary frontage plus one-half square foot per linear foot of secondary frontage and frontage abutting a parking lot, with an allowable minimum of 36 square feet allocated to each business. See Figure 8.60.070(1) for an illustration of this calculation.

(i) *Wall Sign.* Maximum sign face area for an individual wall sign shall not exceed 36 square feet. One wall sign may be placed on each business frontage. Two wall signs may be installed on the same business frontage if they are separated by more than 200 feet. Wall signs shall not extend above a roof line.

Finding(s):

- (2)(a) The minimum allowable sign area allocated to Paradise Market is 36 sq. ft. The maximum total sign area allocated to Paradise Market is 117 sq. ft.
 - $(70 \text{ ft. primary frontage} \times 1) + (70 \text{ ft. parking lot frontage} \times 0.5) + (24 \text{ ft. parking lot frontage} \times 0.5) + (24 \text{ ft. alley frontage} \times 0) = 117 \text{ sq. ft.}$
- (2)(a)(i) The proposed wall sign has a sign area of 17.17 sq. ft. (1.52 ft. x 11.3 ft.). The proposed wall sign is located on the west side business frontage and does not extend above a roof line.
- **Conclusion: The proposed sign meets the requirements for individual business signs and wall signs in the Junction Plan zoning district set forth in LCMC 8.60.080.**

NOTICE OF DECISION

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

1. The applicant shall apply for and obtain a building permit prior to the start of construction.
2. The applicant shall construct the sign using the approved plans as shown in Attachment A.
3. Any future individual business signage for Paradise Market will be reviewed in conjunction with this approval regarding maximum allowable sign area for this business. This does not include signage for Paradise Market within a business complex sign.
4. Paradise Market shall obtain an individual business license through the City.

APPEALS

Decisions on sign permits are appealable to the City Council per 8.60.030(2)(d).



Jamie Viveiros, AICP, CFM
Associate Planner

Attachments

- Attachment A: Approved Wall Sign Drawings & Site Plan



WEST ELEVATION

PHOTO NOT TO AN EXACT MEASURABLE SCALE



SINGLE-SIDED, ILLUMINATED BUILDING SIGN:

- ROUTED PLATE LETTERS WITH L.E.D. HALO LIGHTING AGAINST PAINTED ALUMINUM CABINET.
- CABINET AREA BEHIND LETTERS IS PAINTED LIGHTER TO REFLECT HALO LIGHT.
- SIGN IS SUSPENDED FROM WOOD BEAM WITH ALUMINUM SQUARE-TUBE MOUNTING LEGS.

CONFIRM FINAL MOUNTING DETAILS WITH SITE SURVEY.



La Center / Paradise Market
32022 NW Paradise Park Rd. LA CENTER WA.

DATE: 9/18/23	SCALE: 1/2" = 1'-0"	DRW: <i>GA</i>
DESIGN #: PARADISEmarket_bu1a		SALE: JL
		REDRAW# PERM

<p>____ APPROVES THIS SUBMITTED DESIGN AND IT FULLY MEETS OUR SIGN CRITERIA. IF THE SIGNS ARE RENTALS THEY ARE RECOGNIZED AS THE PROPERTY OF GARRETT SIGN. ACCESS TO THE PROPERTY FOR REMOVAL OF THE SIGNS WILL BE ALLOWED WITHOUT DELAY. THE LANDLORD WILL NOT LEAN OR ATTACH ANY CLAIM, CONSIDERED ABANDONED OR ASSESSED ANY FEES AGAINST RENTAL SIGNS. THE TERMS OF THIS APPROVAL WILL TRANSFER TO FUTURE PROPERTY OWNERS.</p>		<p>THIS ORIGINAL ARTWORK IS THE PROPERTY OF GARRETT SIGN. BY ACCEPTING THIS COPY YOU AGREE TO PAY FOR ALL COSTS OF IT'S DEVELOPMENT IF USED WITHOUT WRITTEN AUTHORIZATION</p>
PRINT NAME	LANDLORD SIGNATURE & DATE	ACCEPTED BY & DATE



WEST ELEVATION

PHOTO NOT TO AN EXACT MEASURABLE SCALE



17.17 SQUARE FEET

SINGLE-SIDED, ILLUMINATED BUILDING SIGN:

- ROUTED PLATE LETTERS WITH L.E.D. HALO LIGHTING AGAINST PAINTED ALUMINUM CABINET.
 - CABINET AREA BEHIND LETTERS IS PAINTED LIGHTER TO REFLECT HALO LIGHT.
 - SIGN IS SUSPENDED FROM WOOD BEAM WITH ALUMINUM SQUARE-TUBE MOUNTING LEGS.
- CONFIRM FINAL MOUNTING DETAILS WITH SITE SURVEY.



GARRETT SIGN
 811 HARNEY STREET VANCOUVER, WA 98660
 (360) 693-8081 • (800) 994-1191 • FAX (360) 693-5948
 WWW.GARRETTSIGN.COM

La Center / Paradise Market
 32022 NW Paradise Park Rd. LA CENTER WA.

DATE: 9/18/23

SCALE: 1/2" = 1'-0"

DRW: *GA*

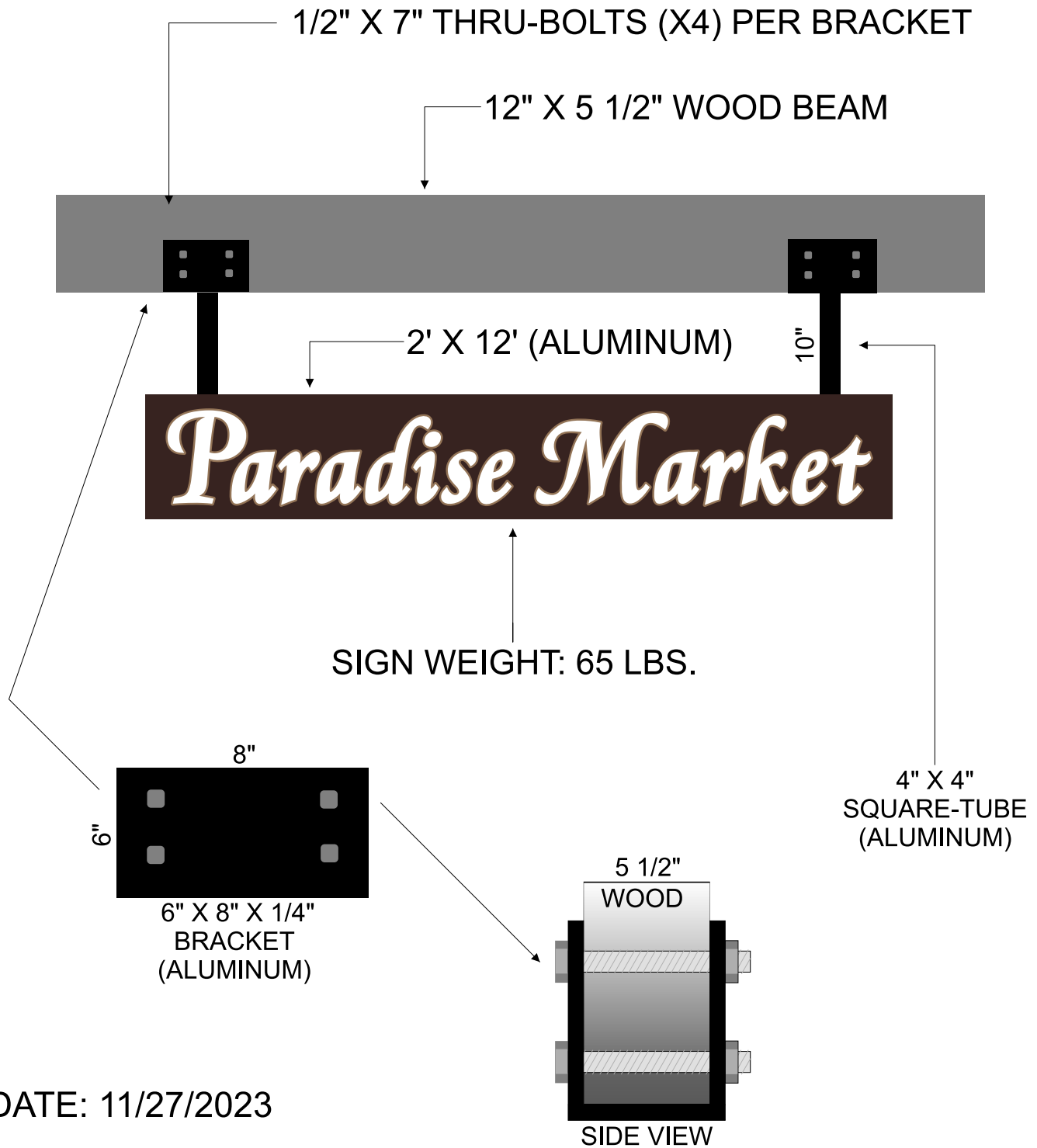
DESIGN #: PARADISEmarket_bu1a

SALE: JL

REDRAW# PERM

<p>APPROVES THIS SUBMITTED DESIGN AND IT FULLY MEETS OUR SIGN CRITERIA. IF THE SIGNS ARE RENTALS THEY ARE RECOGNIZED AS THE PROPERTY OF GARRETT SIGN. ACCESS TO THE PROPERTY FOR REMOVAL OF THE SIGNS WILL BE ALLOWED WITHOUT DELAY. THE LANDLORD WILL NOT LEAN OR ATTACH ANY CLAIM, CONSIDERED ABANDONED OR ASSESSED ANY FEES AGAINST RENTAL SIGNS. THE TERMS OF THIS APPROVAL WILL TRANSFER TO FUTURE PROPERTY OWNERS.</p>		<p>THIS ORIGINAL ARTWORK IS THE PROPERTY OF GARRETT SIGN. BY ACCEPTING THIS COPY YOU AGREE TO PAY FOR ALL COSTS OF IT'S DEVELOPMENT IF USED WITHOUT WRITTEN AUTHORIZATION</p>
<p>PRINT NAME</p>	<p>LANDLORD SIGNATURE & DATE</p>	<p>ACCEPTED BY & DATE</p>

METHOD OF ATTACHMENT



DATE: 11/27/2023

JOB: Paradise Market Place

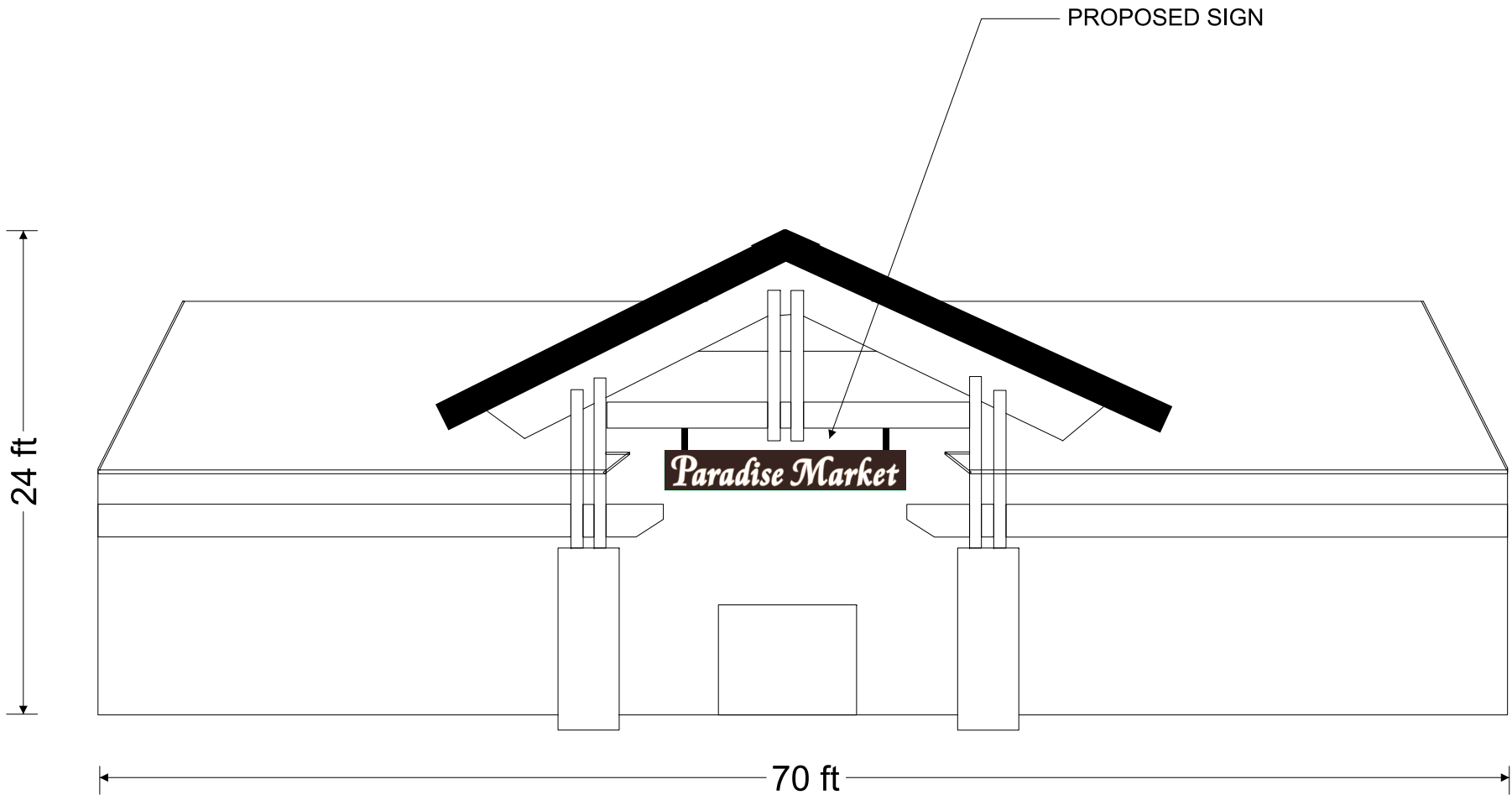
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GARRETT SIGN *La Center / Paradise Market*

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 WWW.GARRETTSIGN.COM

32022 NW Paradise Park Rd. LA CENTER WA.

DATE: 8/21/2023	SCALE: 1/8" = 1'-0"	DRW: AG	
PLAN: ELEVATION	ELEVATION: WEST		
DESIGN #: PARADISEmarket_bu1a		REDRAW:	

SITE DATA

Zoning	Current	Vested	JIP (Junction Plan)	C-2 (Commercial)
Site Area:	4.35 ACRES 189,685 S.F.			
Bldg. 1 (Mini Store)	10.00	1/400 sf	4,000 S.F.	
Bldg. 1 (Employee Parking)	2.00		(1 space / 2 empl's)	
Bldg. 2 (Retail Shops)	29.00	1/400 sf	11,600 S.F.	
Bldg. 2 (Employee Parking)	11.00		(1 space / 2 empl's)	
Bldg. 3 (Fast Food)	14.00	1/200 sf	2,800 S.F.	
Bldg. 3 (Employee Parking)	4.00		(1 space / 2 empl's)	
Bldg. 4 (Hotel)	101.00	1/ unit	13,915 S.F.	
Bldg. 3 (Employee Parking)	6.00		(1 space / 2 empl's)	
Total Building GLA (Gross):	177.00		32,315 S.F.	

Standard Parking Provided : 175 SPACES
 Handicap Parking Provided : 9 SPACES
Total Parking Provided : 184 SPACES

Site Coverage: 17.04%

MINIT MANGEMENT, LLC
2814 319th St. NW
RIDGELAND, WA 98642

Located at #17 #55
SEC. 4 T4N R1EWM

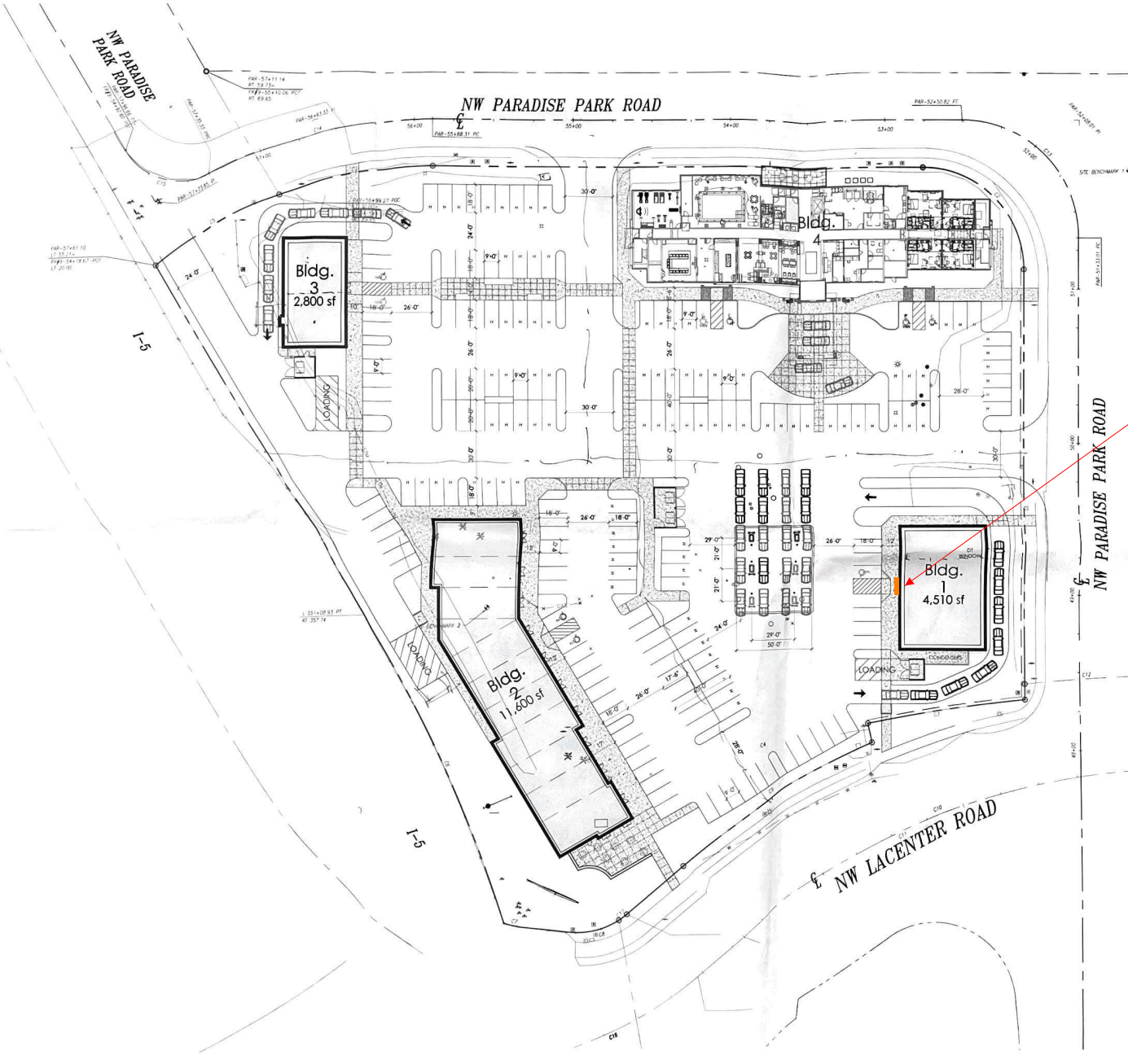
PROJECT NUMBER: 19-125
 DATE: 25 NOV 2019
 DRAWN BY: KG/SS

Revisions:

SITE PLAN REVIEW

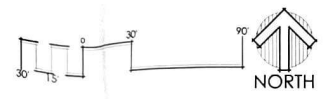
11 FEB 2020
Sheet Number

sp4



PROPOSED SIGN

SITE PLAN



\\SGACL001\lgarch\01 Projects\2019\19-125 La Center Mini (La Center, WA)\02 Site Development\1815 La Center SP_04.dwg



GARRETT SIGN La Center / Paradise Market
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 32022 NW Paradise Park Rd. LA CENTER WA.

DATE: 11/27/2023	SCALE: NONE	DRW: AG
PLAN: SITE PLAN	ELEVATION: WEST	
DESIGN #: PARADISEmarket_bu1a	REDRAW:	

