



## THE CITY OF FIRCREST

115 RAMSDELL STREET • FIRCREST, WASHINGTON 98466-6999 • (253) 564-8901 • FAX (253) 566-0762

### FIRCREST PLANNING/BUILDING DEPARTMENT STAFF REPORT CASE # 20-02 Conditional Use Permit

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**APPLICANT/OWNER:** Aaron Gentile  
562 Contra Costa Avenue  
Fircrest WA 98466

**PROPOSAL:** Convert an existing 600 square foot garage into a detached accessory dwelling unit

**LOCATION:** 562 Contra Costa Avenue

**PARCEL ID:** Assessor Parcel Number 7160201690

**PARCEL SIZE:** 10,000 square feet

**ZONING CLASSIFICATION:** Residential-6 (R-6)

**PLAN DESIGNATION:** Low Density Residential (LDR)

**ADJACENT ZONING:** North, West, and South: Residential-6 (R-6)  
East: Parks, Recreation, and Open Space (PROS)

#### ENVIRONMENTAL

**DETERMINATION:** Not Applicable - Project is exempt from environmental review pursuant to WAC 197-11-800(2)(e) and (6)(e).

**PROPOSAL SUMMARY:** The applicant has applied to convert an existing 600 square foot garage into a detached accessory dwelling unit. In addition, the project will include removing the Electron Way driveway. A site plan, elevations, and floor plan have been included (*see exhibit 2*).

**REVIEW PROCESS:** Conditional Use Permits are subject to review under FMC 22.68.002, which is reiterated, below:

*The hearing examiner may approve, approve with conditions, modify and approve with conditions, or deny, a conditional use permit. The hearing examiner shall grant a conditional use permit when it has determined that the criteria listed in FMC 22.68.003 are met by the*

*proposal. The hearing examiner may impose specific conditions upon the use, including an increase in the standards of this title, which will enable the hearing examiner to make the required findings in FMC 22.68.003. These conditions may include, but are not limited to restrictions in hours of operations; restrictions on locations of structures and uses; structural restrictions which address safety, noise, light and glare, vibration, odor, views, aesthetics, and other impacts; and increased buffering requirements, including open space, berms, fencing and landscaping.*

**CRITERIA FOR CONDITIONAL USE PERMIT APPROVAL:** FMC 22.68.003 provides the approval criteria that must be met by the proposal in order for the hearing examiner to grant approval.

*Before any conditional use permit may be granted, the hearing examiner shall adopt written findings showing that the following criteria are met by the proposal:*

- (a) The proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.*
- (b) The proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.*
- (c) The proposed use will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.*
- (d) All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.*

**ANALYSIS:** An analysis of the requested conditional use permit is provided below. Included in this analysis are the approval criteria that must be met in order for the application to be approved and the arguments presented by the applicant in favor of an affirmative finding for each criterion.

**Criterion (1): The proposed use will not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity.**

Staff Finding: The proposal consists of changing the use of an existing structure from a garage to an accessory dwelling unit. This residential use is allowed in the residential zoning designation, as such, will not be detrimental to the public health, safety and welfare nor be injurious towards the surrounding properties.

**Criterion (2): The proposed use will meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification.**

Staff Finding: The proposed use complies with all building, performance and design guidelines, as well as, all the standards and criteria listed in FMC 22.58.012 Accessory Dwelling Units.

*FMC 22.58.012(c) Standards and Criteria. A detached ADU shall meet the following standards and criteria:*

- a)** *The design and size of the ADU conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes;*

Finding: The proposal requires building permits to ensure the structure meets all the code and standards for a living space prior to occupancy.

- b)** *Only one ADU is being created;*

Finding: There are no other ADUs on the property.

- c)** *The property owner will occupy either the principal unit or the ADU as their permanent residence;*

Finding: The property owner will occupy the principal unit and will sign an affidavit of the requirement.

- d)** *The detached ADU complies with the accessory building size limits and related standards listed in FMC 22.58.003;*

Finding: The detached ADU is 600 square feet which is allowed under FMC 22.58.003.

- e)** *The detached ADU uses the same design vocabulary as the principal unit to the extent feasible;*

Finding: The existing structure has similar siding, gables, paint, and roof style to the principal unit.

- f)** *No additional off-street parking is required for an ADU unless the director determines that insufficient on-street parking will exist to satisfy parking demand in the neighborhood once the ADU has been occupied.*

Finding: Sufficient on-street parking is available on Electron Way. Staff does not require any additional off-street parking.

- g)** *The ADU shall be connected to the utilities of the principal unit;*

Finding: The ADU's Fircrest utilities will connect to the principal unit.

- h)** *The total number of occupants in both the principal unit and ADU combined will not exceed the maximum number established by the definition of "family" in FMC 22.98.267.*

Finding: The total occupants will not exceed the City's definition of family.

- i) *A concomitant agreement shall be filed as a deed restriction with the Pierce County auditor to indicate the presence of the ADU, the requirement of owner-occupancy, and other standards for maintaining the unit as described above.*

Finding: The agreement will be signed and filed prior to the issuance of the Certificate of Occupancy.

In addition, removal of the secondary driveway that accesses Electron Way will bring the property into compliance with FMC 22.60.008(e), which limits one driveway per single-family detached dwelling.

**Criterion (3): The proposed use will be consistent and compatible with the goals, objectives and policies of the comprehensive plan.**

Staff Finding: The proposed use is supported by the following Housing Element goals and policies of the Fircrest Comprehensive Plan:

**GOAL H1**

*Preserve and enhance existing residential neighborhoods.*

**Policy H1.1**

*Effectively implement zoning regulations, including design standards and guidelines, to help support the stability of established residential neighborhoods.*

**GOAL H2**

*Achieve a mix of housing types to meet the needs of diverse households at various income levels.*

**Policy H2.1**

*Support and encourage innovative and creative responses, through the use of appropriate incentives, to meet Fircrest's needs for housing affordability and diversity for a variety of household sizes, incomes, types and ages.*

**Policy H2.3**

*Permit accessory dwelling units in conjunction with single-family structures.*

**GOAL H4**

*Support opportunities for the provision of special needs housing, including group homes, assisted care facilities, nursing homes and other facilities.*

**Policy H4.7**

*Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.*

**Criterion (4): All conditions necessary to lessen any impacts of the proposed use are measurable and can be monitored and enforced.**

Staff Finding: The proposed condition recommended by staff would address the comments provided by the Public Works, Street Department. The proposed condition can be monitored and enforced through the administrative design review and building permit approval process and subsequent site inspections.

**COMMENTS RECEIVED:**

Jerry Wakefield, Public Works Director – *Driveway approach needs to be removed. Curb will need to be replaced and also the sidewalk.*

**RECOMMENDATION:** Staff recommends approval of the application with the following condition:

1. *The applicant shall remove the driveway approach on Electron Way and replaced with curb, gutter and sidewalk per Fircrest Public Works specifications.*

Angelie Stahlnecker

March 3, 2020

Angelie Stahlnecker, Planning & Building Administrator

Date

**Exhibits:**

1. Application
2. Plans and Elevations



# Land Use Application

## Type of Project

Please check all that apply  
and attach submittal sheet(s):

- ☐ Administrative Design Review
- ☐ Administrative Use Permit
- ☐ Boundary Line Adjustment
- ☐ Amendment - Comprehensive Plan
- ☐ Amendment - Zoning Regulations
- ☐ Amendment - Zoning Map \*
- ☐ Conditional Use Permit \*
- ☐ Conditional Use - Amendment \*
- ☐ Detached Accessory Structure \*
- ☐ Development Plan - Preliminary \*
- ☐ Development Plan - Final
- ☐ Development Plan - Amendment \*
- ☐ Plat Subdivision - Preliminary \*
- ☐ Plat Subdivision - Final \*
- ☐ Plat - Alteration/Vacation \*
- ☐ Reasonable Use Exception
- ☐ SEPA Checklist
- ☐ Short Plat
- ☐ Site Plan Review - Minor
- ☐ Site Plan Review - Major \*
- ☐ Site Plan Review - Final
- ☐ Site Plan Review - Amendment \*
- ☐ Variance - Major \*
- ☐ Variance - Minor \*
- ☐ Variance - Sign
- ☐ Other:

\*Pre-application conference required



THE CITY OF FIRCREST  
Planning and Building  
115 Ramsdell St Fircrest WA 98466  
253-564-8901  
www.cityoffircrest.net

Applicant Name:

AARON GENTILE

Address:

562 CONTRA COSTA AVE

Representative (if different):

Phone:

253-230-7917

Email:

aarongentile@gmail.com

Property Owners (if different):

Phone:

Email:

Project Address:

562 CONTRA COSTA AVE

Brief Description of Project:

CONVERSION OF DETACHED GARAGE TO  
ADU.

Parcel Number(s):

7160201690

Site Area (square footage):

10,000

Land Use Designation:

Zoning Designation:

R6

Environmental sensitive areas on or within 150': Yes ☒ No

Physical Characteristics of Site:

Mostly flat corner lot.

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will result in the cancellation of this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with FMC 22.05.

Signature:

*[Signature]*

Date: 12-23-19

Signature:

Date:

Signature:

Date:

INV#4959

\$1400.00

# Detached ADU: Conditional Use Submittal

## Submittal Items

Please include the following:

- ☐ Land Use Application
- ☐ 2 sets any applicable plans
- ☐ Verified statement that property affected is in the exclusive ownership of the applicant or has consent of all owners
- ☐ Intake fee: \$400
- ☐ Deposit: \$1000

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

Please demonstrate the proposal's compliance with the following criteria (incomplete or inadequate answers may cause your request to be denied):

1. **How** will the proposal not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity?

The proposed will improve the character and safety of the surrounding vicinity. New landscaping and fence. Removal of unsightly driveway. Repairs to structural damage.

2. **How** will the proposal meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification?

This will improve zoning classification by removing driveway, leaving only one drive way on the parcel.

3. **How** will the proposal be consistent and compatible with the goals, objectives and policies of the comprehensive plan?

The proposed creates additional housing opportunity for family.

4. The proposal meets the following standards and criteria of 22.58.012 (please initial):

☒ The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

☒ Only one ADU may be created per principal unit.

☒ The property owner must occupy either the principal unit or the ADU as their permanent residence, but not both, and at no time receive rent for the owner-occupied unit.

☒ The total number of occupants in both the principal unit and ADU combined may not exceed the maximum number established by the definition of family in FMC 22.98.267.

☒ The detached ADU shall comply with the accessory building size limits and related standards listed in FMC 22.58.003.



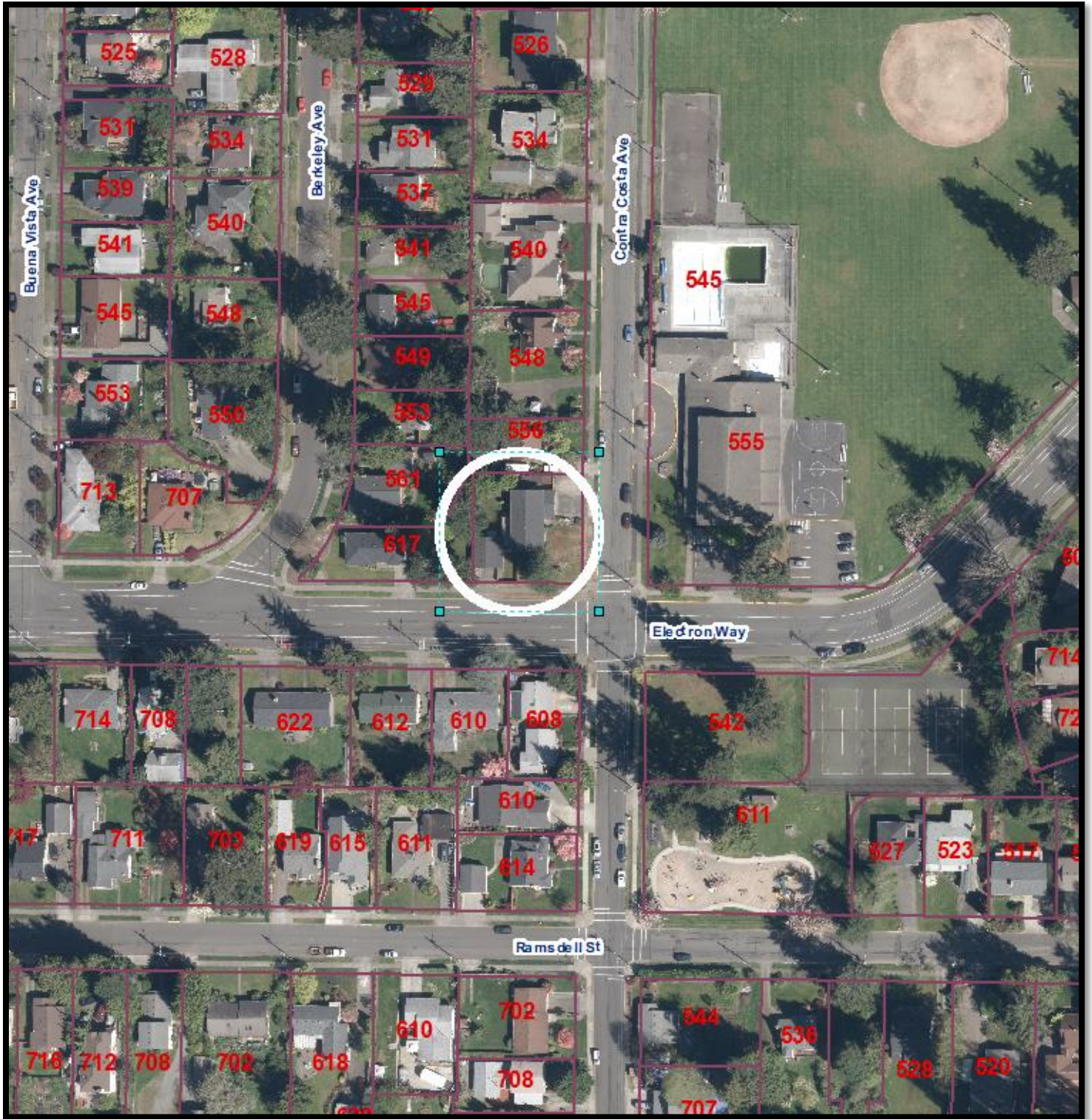
THE CITY OF FIRCREST

Planning and Building  
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253-564-8901  
www.cityoffircrest.net

## Exhibit #2

### **Plans and Elevations** 562 Contra Costa Avenue

1. Site Plan
2. Proposed Elevations
3. Existing Floor Plan
4. Proposed Floor Plan
5. Architectural Comparison



562 Contra Costa Avenue

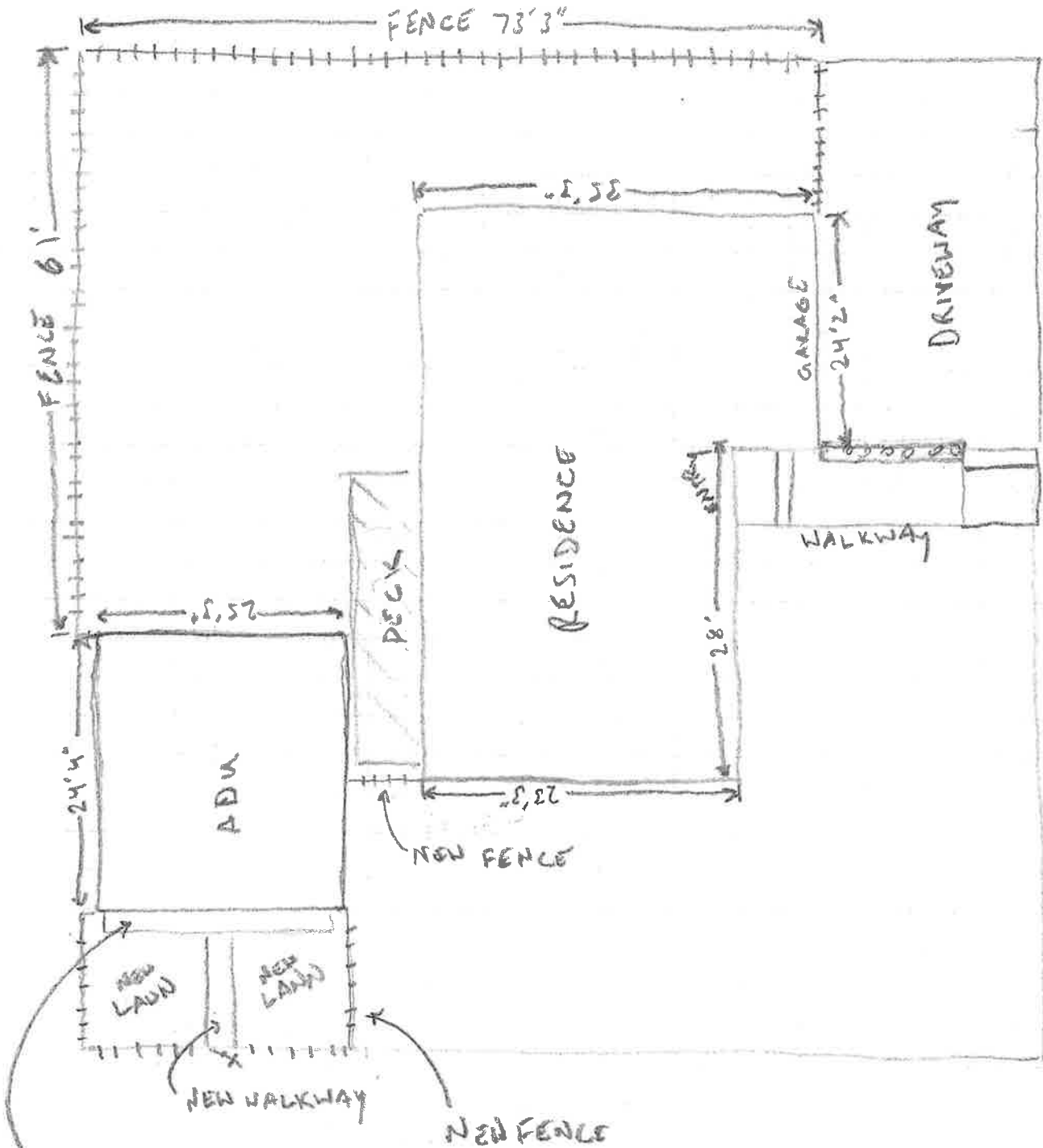
# PROPOSED SITE PLAN

SCALE 1/4" = 3 1/2'

AARON GENTILE (253) 230-7917

562 CONTRA COSTA AVE

NORTH ↑



← CONTRA COSTA AVE →

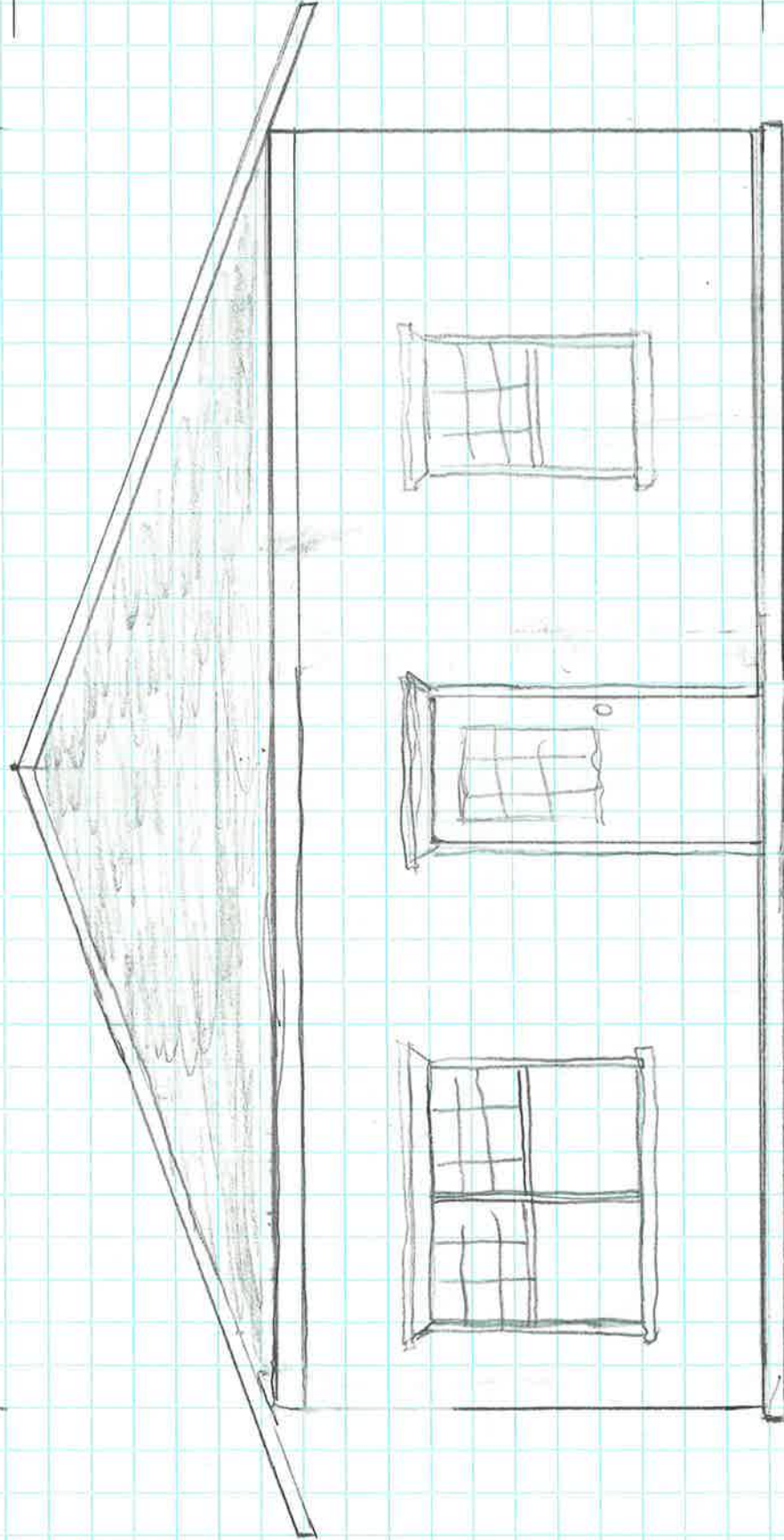
← ELECTRON →

- \* DRIVEWAY TO ADU REMOVED
- \* APPROACH FROM STREET REPLACED W/ GRASS AND NEW CURB  
- THIS WILL CREATE 2 STREET PARKING LOCATIONS

front

25 ft

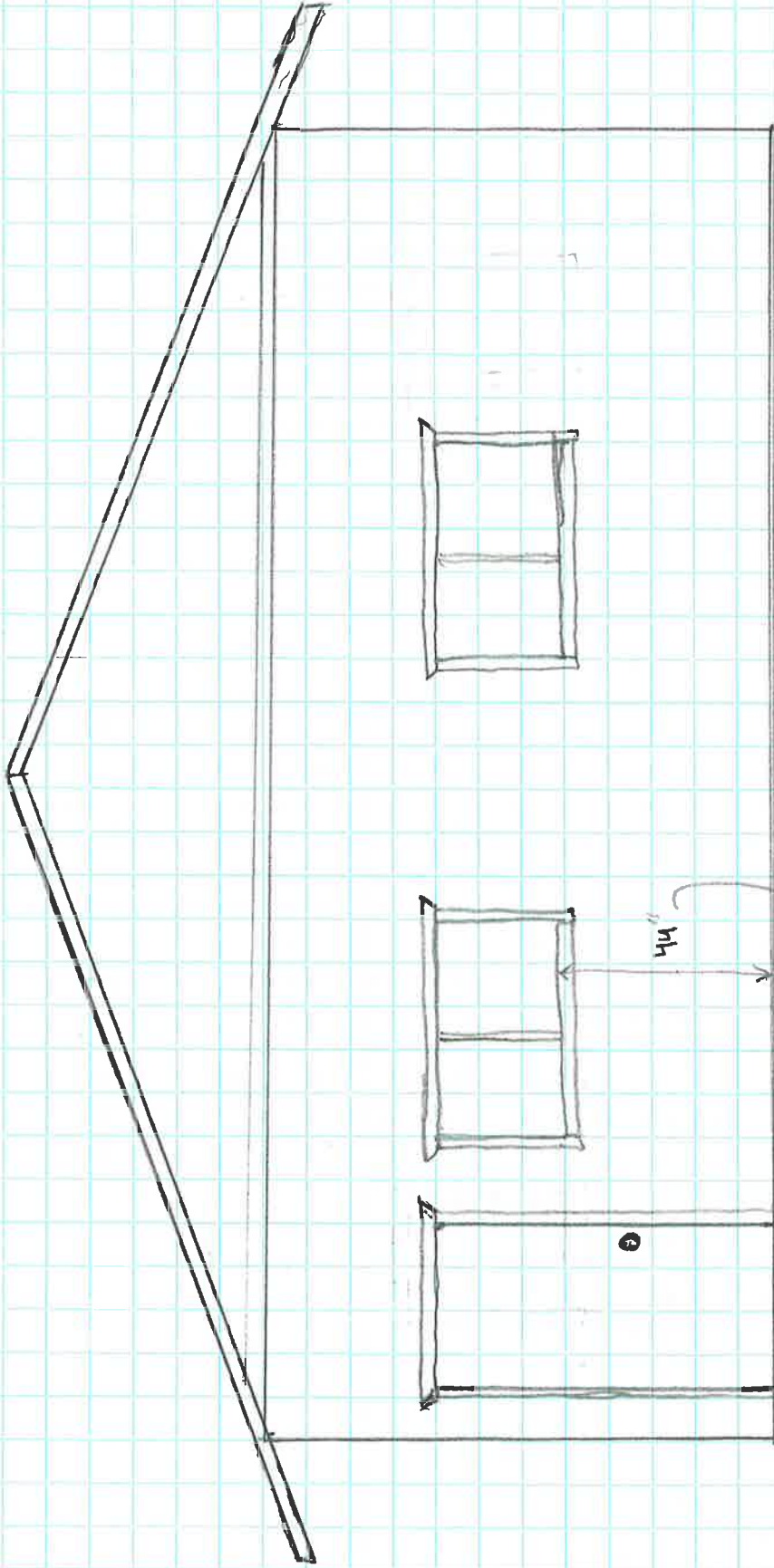
15 ft



Driveway removed. New path from sidewalk to front door. New landscaping and fencing improves curb appeal.

South

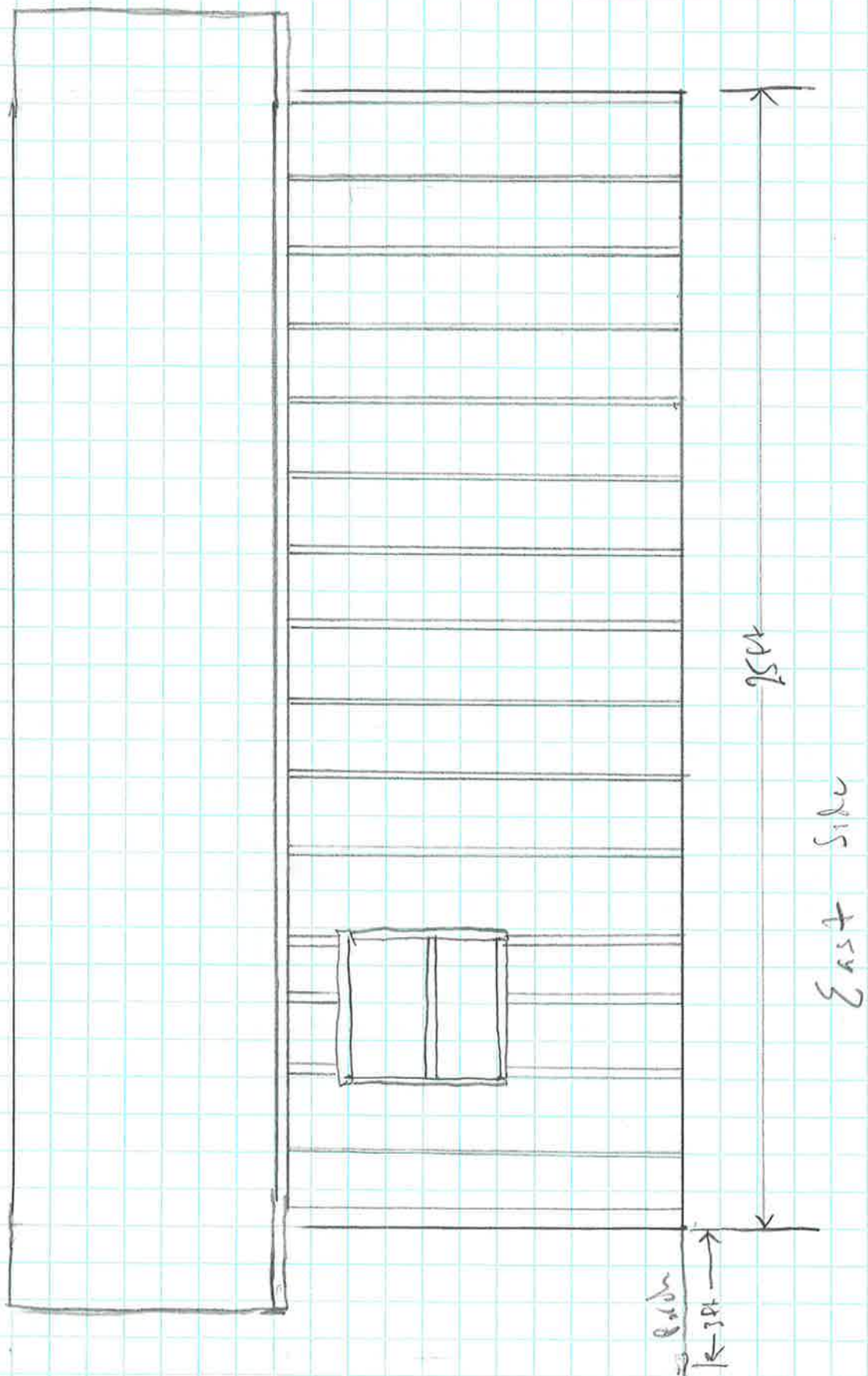
Back

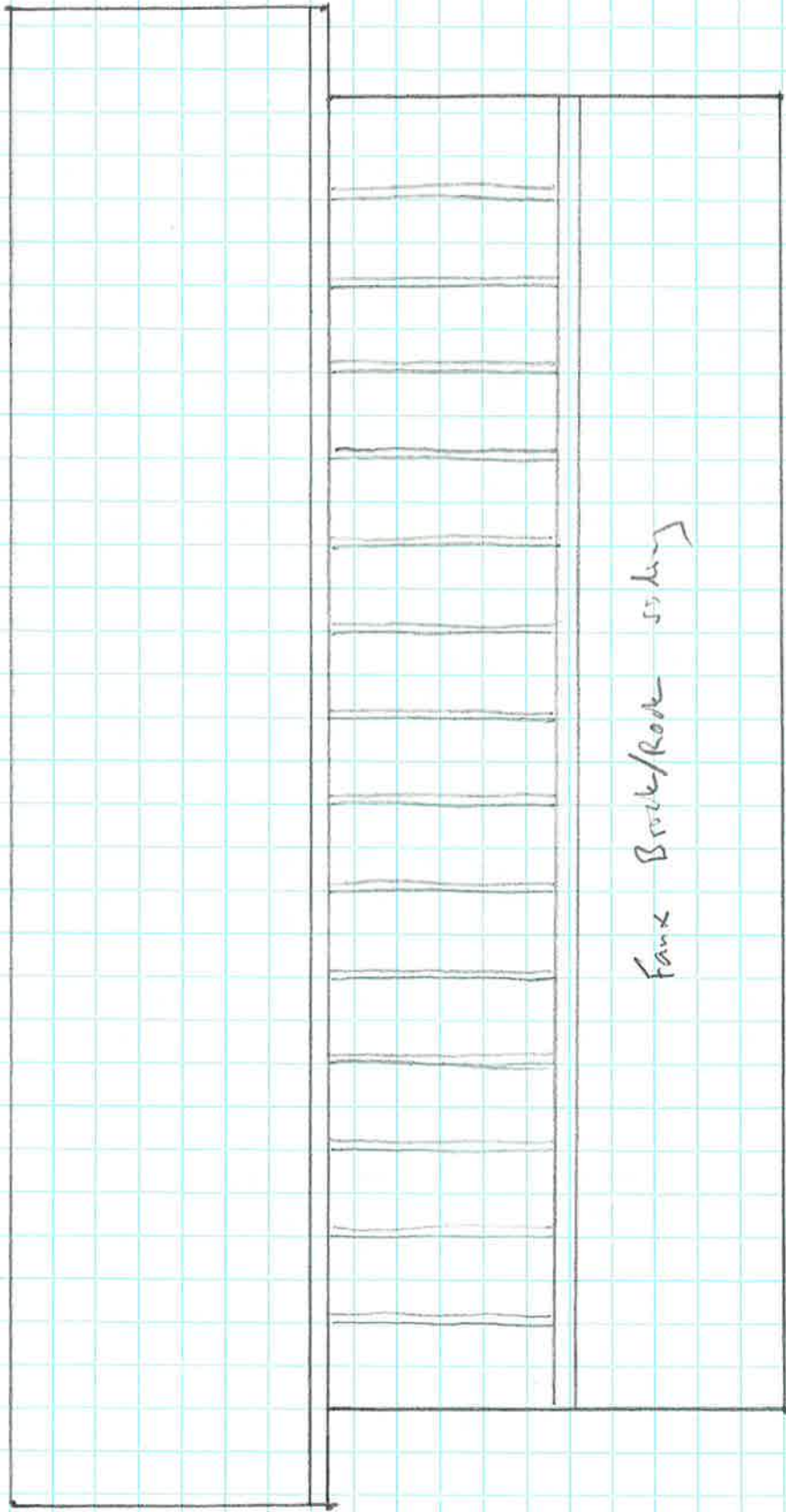


inside floor to window casing

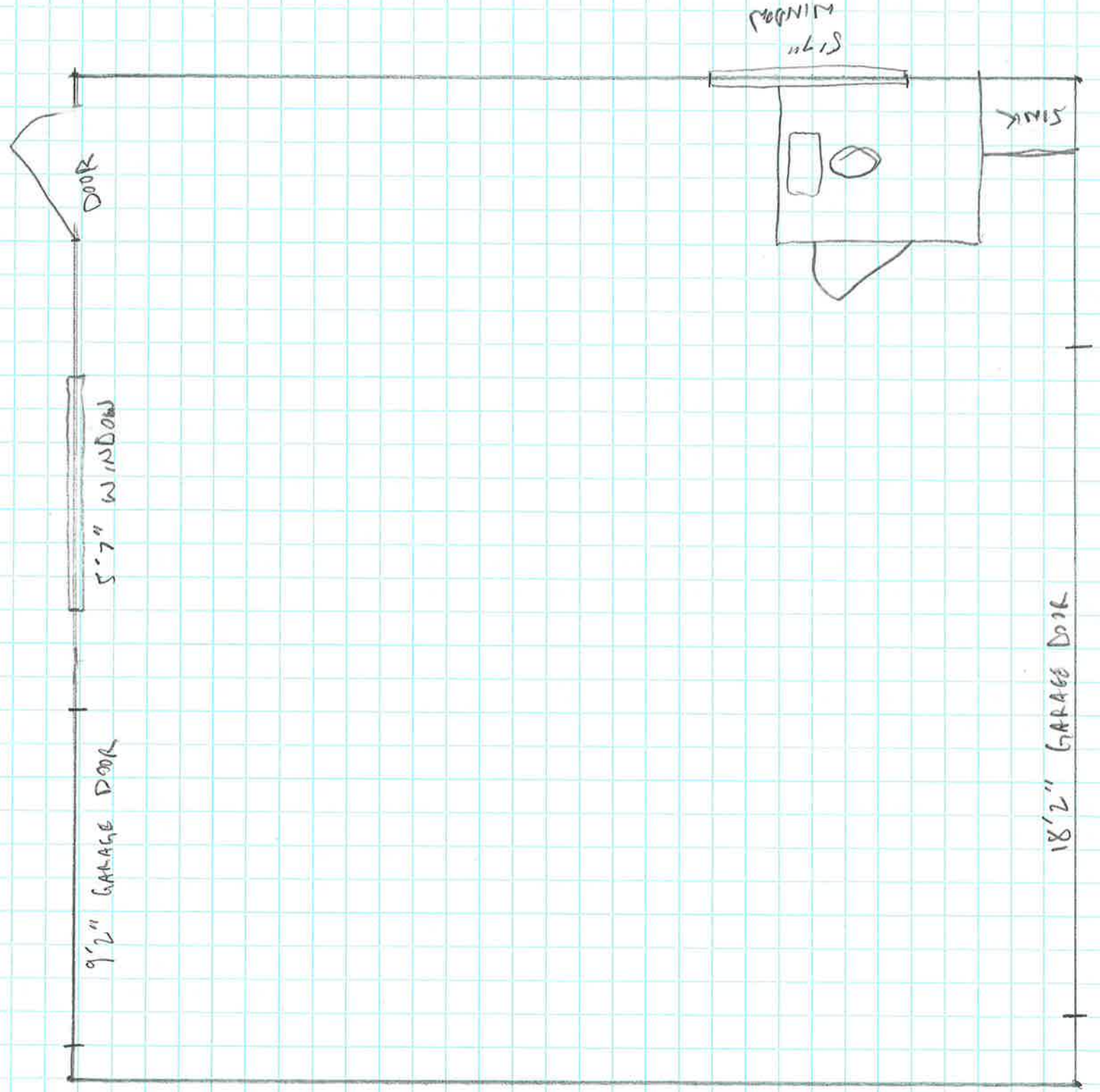
8' x 3' 6"

NORTH





West side

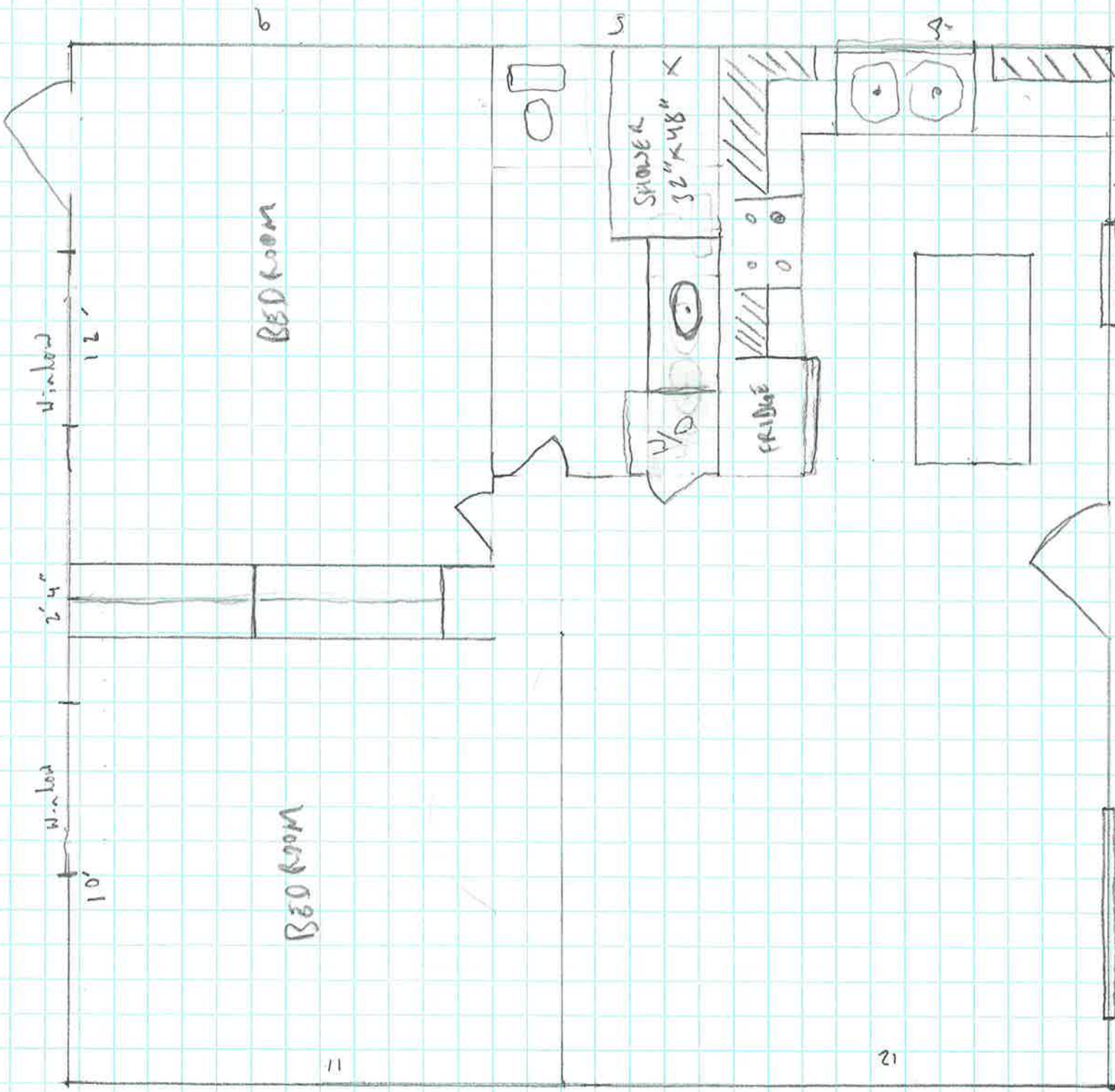


EXISTING  
FLOOR PLAN

North

50

# NEW FLOORPLAN



## Architecture Comparison

