LYNNWOOD WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

Land Use Series

Land Use Cover Sheet

File Name: Alfy's Conversion PDR

File Number: PDR-009924-2022

Instructions for Applicants

Please read and follow all instructions on your application carefully. If you have any questions about the process or your project, it is strongly recommended that you speak with staff prior to submitting your application to help ensure that processing can advance in a timely manner. Every application must include this cover sheet, the application/checklist and all required items, and a notarized affidavit of ownership (if applicable).

Specific Type of Land Use Application to be submitted (check all that apply):

- ☐ Accessory Dwelling Unit
- ☐ Appeal
- ☐ Binding Site Plan
- ☐ Boundary Line Adjustment/ Lot Combination
- ☐ Conditional Use Permit
- ☐ Environmental Review (SEPA)
- ☒ Project Design Review
- ☐ Rezone/PUD
- ☐ Short Subdivision (Short Plat)
- ☐ Subdivision (Long Plat)
- ☐ Variance
- ☐ Wireless Communication Facility
- ☐ Other (please specify):
- ☐ Comprehensive Plan Suggested Amendment
- ☐ Comprehensive Plan Amendment

Please Print or Type Legibly

Applicant: (2812 Architecture)			Phone: 425-348-3509
Address: 2812 Colby Avenue			Cell:
City: EVERETT	State: WA	Zip: 98201	Fax:
E-Mail: paul@2812architecture.com			
Contact Person, if different: Paul Douglas (2812 Architecture)			Phone: 425-776-2171
Address: 2812 Colby Avenue			Cell: 425-445-8839
City: EVERETT	State: WA	Zip: 98201	Fax:
E-Mail: paul@2812architecture.com			
Property Owner(s), if different: 1 Concentric LLC			Phone: 425-348-3509
Address: 9645 HILLTOP RD 98004			Cell:
City: Bellevue	State: WA	Zip: 98004	Fax:
E-Mail: (Steve Cho) syc@ampacc.com			
Site Address(es): 4820 196TH ST SW , LYNNWOOD, WA 98036-6403			Zoning: CG
Assessor Parcel Number(s) – (APNs): 00608400200103			Comp. Plan Designation:

Description of Proposal:
LYNNWOOD ALFYS CONVERSION WITH SOME PARTIAL DEMOLITION TO AN OFFICE WITH A SMALL COFFEE SHOP ADDITION.

I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.

Signature of Applicant/Agent:	Paul Douglas (2812Architecture)	Digitally signed by Paul Douglas (2812Architecture) Date: 2022.01.27 11:01:02 -08'00'	Date:	01-27-22
Signature of Property Owner:	Steve Cho	Digitally signed by Steve Cho Date: 2022.01.27 12:39:08 -08'00'	Date:	01-27-22

LYNNWOOD WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

Land Use Series
Affidavit of Ownership

File Name:

File Number:

Property Owner: 1CONCENTRIC LLC

Contact Address: 9645 HILLTOP RD 98004 **Phone:** 425-348-3509

Any person with a verifiable interest in the subject property must complete this form. If the above property owner has an express interest in additional parcels involved in the listed project than there is space provided for below, those parcel numbers and associated legal descriptions must be provided on further copies of this form.

Site Address: 4820 196TH ST SW , LYNNWOOD, WA 98036-6403 **APN:** 00608400200103

Legal Description: WALLENE INTERURBAN TR BLK 002 D-03 - W 136FT OF E 272FT LOT 1

Site Address: 20032 Cedar Valley RD Lynnwood, Washington **APN:** 00608400200103

Legal Description: WALLENE INTERURBAN TR BLK 002 D-03 - W 136FT OF E 272FT LOT 1

AFFIDAVIT OF OWNERSHIP – To Be Completed in the Presence of a Notary Public

I, 1CONCENTRIC LLC, being duly sworn, depose and say that I am the owner of record of that certain real property identified as Snohomish County Parcel Number(s) 00608400200103, and that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge.

Signature of Owner: Date: 1/27/2022

Please print name: Steve Cho

STATE OF WA)
) ss.
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that Steve Cho of 1 Concentric is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN TO before me this 27th day of January 2022.

NAME (print): Martin S. Lee

NAME (sign):

Notary Public in and for the State of WA

Commission Expires: February 5, 2025

MARTIN S. LEE
APPOINTMENT EXPIRES February 05, 2025
NOTARY PUBLIC
COMM # 164201
STATE OF WASHINGTON

MARTIN S. LEE
APPOINTMENT EXPIRES
NOTARY
PUBLIC
STATE OF WASHINGTON

LYNNWOOD WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

Land Use Series

Project Design Review Application

File Name:

File Number:

Project Design Review is required for multiple-family, commercial, industrial and other nonresidential projects. A Land Use Application for a Project Design Review is deemed complete when it is accompanied by the required items identified below. Please be advised that additional information may be required during the review process in order to respond to or resolve particular issues. No application shall be considered complete if any of the required information is missing. The Community Development Director may approve departures from the guidelines, pursuant to LMC Section 21.25.150, upon written request by the applicant and a finding that the proposal provides equivalent or superior results to the original guideline. The Community Development Director may waive any of these items, pursuant to LMC Section 1.35.015(A), upon written request by the applicant and a finding that the item is not necessary to review the application. Additional copies of certain items will be required later in the process.

REQUIRED ITEMS – ALL MATERIALS SHALL BE ELECTRONIC (PDF) UNLESS OTHERWISE NOTED	**For Staff Use ONLY**	
	Verified	**Waived**
☒ 1. Land Use Application Cover Sheet, with original signature(s).	K.R.	
☒ 2. A written statement addressing the following decision criteria:		
A. The project is consistent with the Comprehensive Plan;	K.R.	
B. The project is consistent with all applicable provisions of LMC 21.25;	K.R.	
C. The project is consistent with the applicable design guidelines found in the Lynnwood Citywide Design Guidelines; and	K.R.	
D. For applications which propose the remodeling or expansion of an existing development, the project is consistent with those provisions in the Lynnwood Design Guidelines identified by the Community Development Director as applicable.	K.R.	
☒ 3. A site plan, drawn to a scale, showing:		
A. The date, scale, and north arrow;	K.R.	
B. Existing boundaries of the site;	K.R.	
C. Existing and proposed structures and other improvements;	K.R.	
D. The location of proposed open space;	K.R.	
E. The location and design of parking for the proposed use;	K.R.	
F. Proposed walkways and service areas;	K.R.	
G. All existing easements;	K.R.	
H. All adjacent roads or other rights-of-way;	K.R.	
I. Existing sensitive areas; and	K.R.	
J. All structures, natural features and other improvements within 50 feet of the project site.	K.R.	
☒ 4. Conceptual grading and drainage plan.	K.R.	
☒ 5. Exterior elevations of all existing and proposed structures.	K.R.	
☒ 6. A landscaping plan, showing existing and proposed landscaping and fencing, including	K.R.	

		For Staff Use ONLY	
		Verified	Waived
	a plant list, caliper size of proposed plants, and species of existing trees.		
☐	7. A landscape irrigation plan.		K.R.
☒	8. A landscape maintenance plan.	K.R.	
☒	9. A sign plan.		K.R.
☒	10. A site lighting plan, including lighting placement, product specifications, lighting levels and all requirements of Chapter 21.17 LMC, Outdoor Lighting Standards.	K.R.	
☒	11. Product specifications for all pedestrian amenities, such as benches.	K.R.	
☒	12. Photographs of the site.	K.R.	
☒	13. Color photographs or digital perspectives of the proposal showing the surrounding context.	K.R.	
☒	14. A colors and materials board showing all proposed colors and materials.	K.R.	
☒	15. A vicinity map, showing the location of the site in relation to nearby streets and properties.	K.R.	
☒	16. A copy of all recorded documents pertaining to the subject property.	K.R.	
☒	17. A summary table of project statistics, including site area, building coverage, coverage by impervious surfaces, required and proposed parking, etc.	K.R.	
☒	18. A list of other permits that are or may be required for the development of the property as known to the applicant at the time of submittal.	K.R.	
☒	19. A list of permits that are to be processed concurrently with this application.	K.R.	
☐	20. If the project is to be developed or occupied in phases, a schedule for each phase.		K.R.
☒	21. A complete copy of each applicable Design Guidelines checklist.	K.R.	
☒	22. All site and development plans.	K.R.	
☐	23. A completed SEPA application, unless the project is categorically exempt from SEPA review.		K.R.
☒	24. A complete, notarized Affidavit of Ownership for all property owner(s) of the involved property, with original signatures.	K.R.	
☒	25. Application fee(s).	K.R.	

FEES See LMC 3.104 or contact our office for current fee information.

NOTES

1. The approval of a Project Design Review Application does not in any way replace, modify or waive any requirement for the compliance of the proposal with other applicable codes, standards, or regulations including, but not necessarily limited to, those of the Building, Fire or Public Works Departments. You are advised to contact these departments concerning such requirements.
2. Design plans need to be developed to the point that compliance with decision criteria and guidelines are clearly evident.
3. Approval expires two years from the date of the final decision unless the applicant begins construction or submits to the city a complete building permit application for the proposed development (LMC 21.25.165). The Community Development Department Director may grant a single one-year extension to this time limit, provided a written request for an extension is received before expiration. The applicant must substantially complete construction for the development approved under Project Design Review and complete the applicable conditions listed in the decision within five years of the date of the final decision (LMC 21.25.165).

4. It is the responsibility of the owners, applicants and agents to become aware of the requirements of Title 21-Zoning of the Lynnwood Municipal Code. It is strongly encouraged that a pre-application conference with the City staff be scheduled prior to submittal of an application.

5. An application may be amended only in writing.

6. *Optional consolidated review:* Per LMC 1.35.080, projects involving two or more land use applications filed at the same time may be "consolidated" upon written request by the applicant at the time of submittal. When applications are consolidated for review, the entire package will proceed using the process involving the highest decision-making authority. For example, for a project involving a Project Design Review application and a Rezone application, both applications would have a final decision issued by City Council. It is strongly recommended that you speak with a staff member about consolidated review so that you are informed of your options and how your applications would be affected.

☐ I/We hereby request consolidated review.

7. Submittal of this application grants the appropriate city officials the right of entry to the project site during a reasonable hour and, upon proper identification, to the building, structure and/or premise, which is directly related to this application.

8. In each application the burden of proof rests with the applicant, petitioner or proponent.

9. Items with any typewritten information must be 10-point font or larger to ensure legibility of scanned documents.

I/We Steve Cho, owner(s) of the property commonly known as 4820 198th St SW, Lynnwood, do hereby apply for approval of Project Design Review for the above-referenced property. I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.

Signature of Owner: [signature] Date: 1/27/2022

Please print name: Steve Cho