



City of Tacoma
 Community & Economic Development Department
 Building & Land Use Services
 747 Market St, Room 345
 Tacoma, WA 98402

PUBLIC NOTICE

Date of Notification: 12/29/2011
 Application Received: 12/16/2011
 Application Complete: 12/16/2011

Applicant: Albert Castaneda, PE, Avamere Bel Air Properties, LLC, 25117 SW Parkway, Suite B, Wilsonville, OR 97070, (971) 224-2056
Location: 630 South Pearl Street, Parcel Number 0220022057

Application No: INT2011-40000174652

Proposal:
 An official determination by the Land Use Administrator on whether a 1986 Special Use Permit to operate an extended care facility is still valid for the subject site. The site is located within the "R-2" Single-Family Dwelling District.

Comments Due: 1/12/2012

For further information regarding the proposal, **log onto the website at <http://govme.org> and select "Permit Information" then "Land Use Notices"**. The case file may be viewed in Building & Land Use Services, 747 Market Street, Room 345.

Documents to Evaluate the Proposal:
 Tacoma Municipal Code and Comprehensive Plan

Studies Requested:
 None

Other Required Permits:
 None

Applicable Regulations of the Tacoma Municipal Code:
 Chapter 13.05 Land Use Permit Procedures and
 Chapter 13.06 Zoning

A final decision on the proposal will be made following the comment period. A summary of the final decision will be sent to those parties who receive this notice. A complete copy of the final decision will be mailed to those parties who request a copy or to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the final decision.

Staff Contact: Dustin Lawrence, Senior Planner, 747 Market St, Room 345, (253) 591-5845, dlawrence@cityoftacoma.org

Environmental Review: Per SEPA, WAC 197-11-800 and TMC Chapter 13.12, the Environmental Official has reviewed this project and determined the project is exempt from SEPA provisions.

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.



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NOTICE OF LAND USE APPLICATION



A V A M E R E

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November 28, 2011

Planning Director
City of Tacoma
747 Market Street
Tacoma, Washington 98402

RE: Bel Air Skilled Nursing – 630 S. Pearl Street

Dear Sir/Madam:

Bel Air Properties, LLC/Avamere Health Systems has owned/operated the Bel Air Skilled Nursing Facility located at 630 S. Pearl Street since 1999. Since April of 2010, Avamere has not had any patients in the building. Currently Avamere operates three other skilled nursing communities in Lakewood/Tacoma and is very committed to serving the senior population in this geographical location.

Avamere is seeking an official determination on whether the conditional use permit is still in-place so that Avamere can move forward with a complete remodel of this facility to operate a skilled nursing/long term care facility at this location.

The City of Tacoma land use code states that any building that is either abandoned for 12 consecutive months or for any 18 months in any 3-year period shall have its conditional use permit revoked.

Avamere still owns the right to the licensed beds at this location in accordance with the licensing rules of the State of Washington and strongly feels that the project/building has not been abandoned as described above. Since April of 2010, Avamere has continued to be current on all property taxes, maintains an active business license for the facility, continues to maintain all utilities and landscaping and employs a full time security guard to ensure a safe environment.

Before Avamere proceeds with the building plans for both the City of Tacoma and the State of Washington we are requesting an "official determination" of whether the conditional use permit is still valid at this location.

The documentation to support Avamere on this request has been attached to this document.

I can be reached anytime if there are questions regarding this request either by phone at 971-224-2056 or by email at acastaneda@avamere.com.

Sincerely,

Albert Castaneda, PE
Director of Growth and Development