



Site Plan Review Committee
COMMUNITY DEVELOPMENT DEPT.
360-330-7662

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360-330-9854

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LEGAL DEPARTMENT
360-330-7675

City Attorney
Kyle Manley
kmanley@cityofcentralia.com

SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, January 8, 2024

Join Zoom meeting:

<https://us02web.zoom.us/j/85356833930?pwd=aFJUanFIRXFwWWM1d0xCQnBqQmxodz09>

Meeting ID: 853 5683 3930

Passcode: 770823

Join by mobile: #1-253-215-8782

Applicants should be at the meeting and prepared to discuss their development.
The public is invited to participate in all Site Plan Review meetings.

9:00 AM

STAFF REVIEW TIME

1. Weekly Permit Listing

10:00 AM – Pre-Application Conference

Project Name:	N Pearl Food Mart Addition
Applicant/Owner:	Miguel Orozco / Nanak 13, Inc.
Property Address:	2312 N Pearl Street
Contact Phone:	Orozco Construction, #360-508-4707
Email:	miguel@orozco-construction.com
Zone:	C-1, General Commercial District
Comp. Plan:	GC, Commercial General District
Parcel Information:	002768-141-000, 2.8 acres, \$575,700
Request:	Construct a 30' x 100' addition to the existing building for storage.



12/18/2023 - 01/04/2024

Permit #	Permit Date	Building/L and Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240005	1/3/2024	Building Permit	Commercial - Remodel	1800 Cooks Hill Road	Installing door, interior window and modifying a non-structural wall	Matt Patana
20240004	1/3/2024	Building Permit	Reroof	619 S King St	Tear off Reroof	The Roof Doctor
20240003	1/2/2024	Land Use Application	SEPA	City of Centralia and Centralia UGA	Apply for water rights with mitigating conditions.	Kim Ashmore, Centralia Public Works Director
20240002	1/2/2024	Building Permit	Reroof	1125 J ST	REROOF	JUSTIN BRAZIL
20240001	1/2/2024	Land Use Application	SEPA	2600 Commercial Blvd.	Construct 2 roof only structures, cut 2,540 CY and 1,705 CY fill, for paving, parking lot and associated utility services.	Schwin Chaosilapakul, Patrick Harron & Associates, LLC
20230775	12/29/2023		Mechanical	119 N Ash St, Centralia	Replacing heat pump	Elissa Carbajal
20230774	12/29/2023	Building Permit	Commercial - Remodel	1049 Eckerson Road	RENOVATION & RE-BRANDING OF AN EXISTING HOTEL	Christian Lindemann
20230773	12/29/2023	Land Use Application	Pre-Application	2312 N Pearl Street	Storage addition to existing food mart.	Miguel Orozco
20230772	12/29/2023	Building Permit	Accesory Building	620 Kearns Lane	Pole Barn Garage 24' X 24' X 12' EAVES	Bruce & Kerri Pocklington
20230771	12/28/2023	Building Permit	Demolition	1317 W Main Street	Demo of inside of home for home remodel	David Lander
20230770	12/28/2023	Building Permit	Reroof	810 Landing Way	Reroof 1/2 duplex	Briana Slater

20230769	12/27/2023	Building Permit	Mechanical	514 W Main St	trane heat pump system	Chehalis Sheet Metal
20230768	12/27/2023	Building Permit	Single Family - Remodel	1602 Windsor Avenue	Window replacement in bedrooms, plumbing changes in utility room	Michael Godsey
20230767	12/26/2023	Building Permit	Mechanical	1408 Eshom Road	Replace chimney liner	Lela Frady & John Frady
20230766	12/22/2023	Building Permit	Fill and Grade	1005 S Yew Street	Fill and grade/site prep work for future building. Associated with building permit no. 2023 0677	Susan Dillingham, TAIT
20230765	12/21/2023	Building Permit	Mechanical	110 S Tower Ave	install of dhp units	Mills Northwest Heating and Cooling Inc.
20230764	12/21/2023	Building Permit	Reroof	222 S Pearl Street	re-roof	Regyn Gaffney
20230763	12/20/2023	Building Permit	Mechanical	2903 Mount Vista Rd #2	replacing existing electric air handler	Elissa Carbajal
20230762	12/19/2023	Building Permit	Mechanical	230 Washington Way	trane heat pump system	Chehalis Sheet Metal
20230761	12/19/2023	Building Permit	Mechanical	802 S Rock St, Centralia WA 98531	Replace gas furnace add Heat Pump	Jasmine Parks
20230760	12/18/2023	Building Permit	Single Family - Remodel	419 S Buckner Street	Complete remodel of home	BC&C Investments LLC
20230759	12/18/2023	Building Permit	Mechanical	1108 F Street	New heat pump	Brain Elliott

Total Records: 22

1/4/2024



SITE PLAN REVIEW COMMITTEE (SPRC) Pre-Application Conference Request

MEETING DATE: Every Monday (except holidays and subject to submittals)

TIME: Meetings begin at 10:00 am and are approximately 30 minutes long. All meetings are scheduled on a first-come basis.

MEETING LOCATION: Centralia Public Works Office (City Light), 1100 N. Tower, Centralia

Parcel Number(s): 002768141000

Site Address: 2312 N. Pearl St. Centralia

Applicant/Agent: Orozco Construction / Miguel Orozco

Phone: 360-508-4767

Email: miguel@orozco-construction.com

Name/Type of Business (if applicable):

Brief Description of Proposal (attach separate sheet if needed):

Build a 30x100 storage addition w/ bathroom

- ☐ Description of Proposal (1 – digital or paper copy)
- ☐ Conceptual Site Plan showing existing and proposed uses/structures (1 – digital or paper copy)
- ☐ Supporting documents including studies (1 – digital or paper copy)

SUBMITTAL REQUIREMENTS:

Submittal items must be received no later than 3 PM on the Wednesday preceding the next meeting date, in order to be added on the following weeks' agenda.

The purpose of the pre-application conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal Code provisions to the proposal. A minimum of one meeting is required for all project permit applications related to the same project action.

The SPRC Pre-Application Conference is available to applicants for projects requiring a land use review or if you have utility or other questions about a specific property. The meeting will include representatives from engineering, public works, water, waste-water, electric, stormwater, planning, and building.

Lewis County GIS Web Map



12/27/2023, 10:59:05 AM

1:1,128

Parcels

☐ Parcels

0 50 100 200 ft

NAD 1983 StatePlane Washington South FIPS 4602 Feet

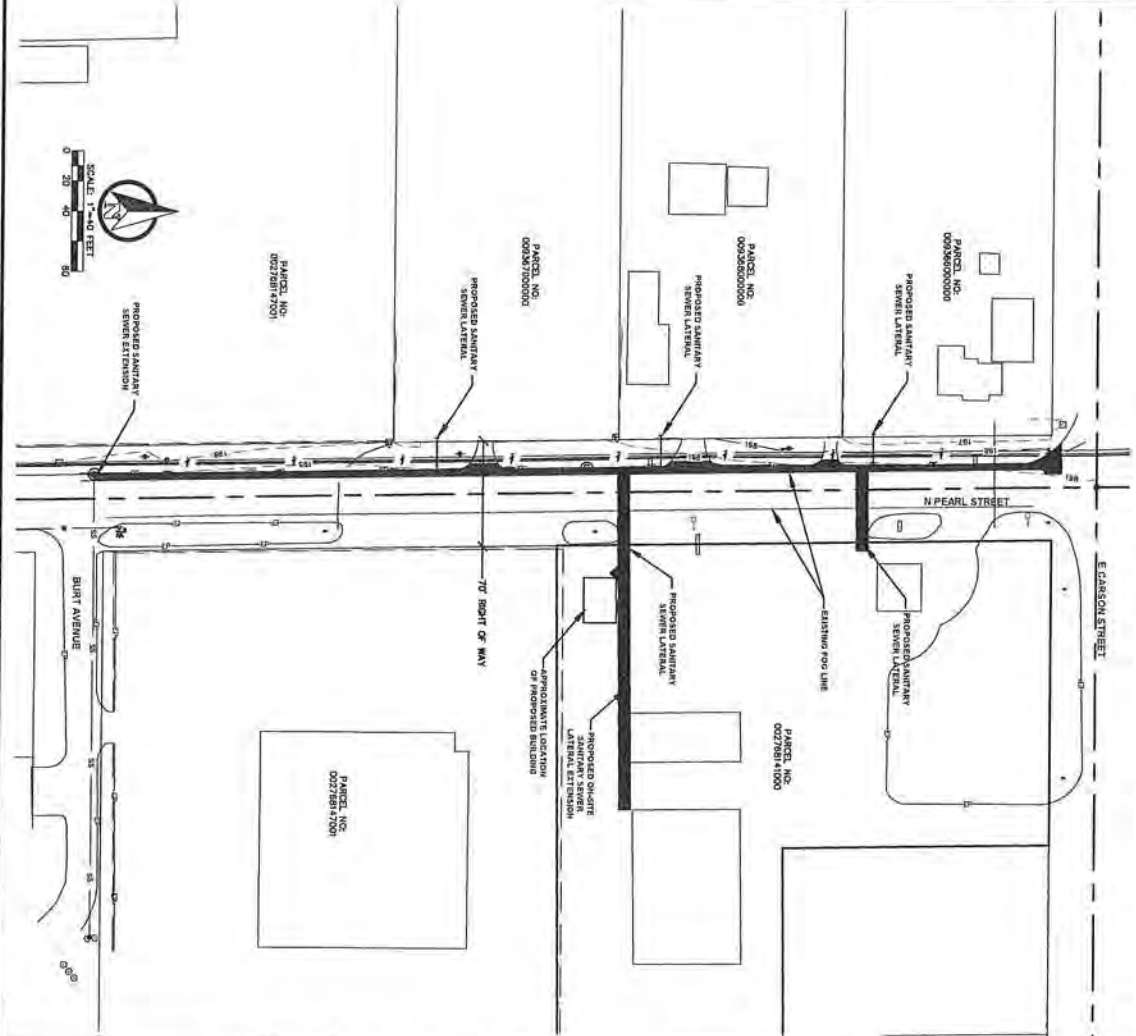


Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.

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SHELL-DELI-MARKET SEWER SECTION 32, TOWNSHIP 15 NORTH, RANGE 02 WEST, W.M., LEWIS COUNTY, WASHINGTON

LEGEND	PROPOSED
DESIGNING	
WATER MAIN	—
SEWER MAIN	—
FORCE MAIN	—
STORM MAIN	—
ROOF DRAIN	—
FOOTING DRAIN	—
GAS LINE	—
POWER LINE	—
TELEPHONE LINE	—
CABLE TV LINE	—
ROADWAY CENTERLINE	—
RIGHT-OF-WAY LINE	—
EASEMENT LINE	—
FRONT/BACK OF CURB	—
EDGE OF GRAVEL SHOULDER	—
EDGE OF PAVEMENT	—
GATE VALVE	—
THURST BLOODING	—
WATER METER BOX	—
DOUBLE CHECK VALVE ASSEMBLY	—
STORM DRAIN CATCH BASIN	—
STORM DRAIN MANHOLE	—
CLEANOUT	—
SPOT ELEVATION	—
SEWER MANHOLE	—
SEWER CLEANOUT	—



VICINITY MAP



PROJECT INFORMATION

APPLICANT: MOUNTAIN STATE
 WORLD WIDE CITY CENTER COMPANY
 (360) 740-8888
 3601 1ST AVE. S.W.
 SEATTLE, WA 98148
 WWW.MOUNTAINSTATECITYCENTER.COM

PARCEL NOS: 002788141000
 002788141000
 002788141000

SITE ADDRESS: 212 N. PEARL STREET
 CENTRALIA, WA 98531

ZONING: C1 - GENERAL COMMERCIAL DISTRICT

SITE AREA: 2.24 ACRES

SOILS: 212 - SPANAWAY GRAVELLY SANDY LOAM

SANITARY SEWER: PROPOSED CITY EXTENSION

WATER: CITY

SHEET INDEX

001 CIVIL COVER SHEET AND GENERAL NOTES
 002 SEWER PLAN AND PROFILE
 003 UTILITY DETAILS

SURVEY INFORMATION

LEGAL DESCRIPTION: SECTION 32, TOWNSHIP 15N, RANGE 02N, LOT 17, 18 & 19, AS SHOWN ON PLAT 11, TOWNSHIP 15N, RANGE 02N, LOT 17, 18 & 19

TOPOGRAPHIC NOTE

TOPOGRAPHIC INFORMATION DERIVED HEREON WAS NOT PROVIDED BY A LICENSED SURVEYOR. TOPOGRAPHIC INFORMATION IS TO BE FIELD VERIFIED BY CONTRACTOR.

WORK IN CITY RIGHT-OF-WAY

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CENTRALIA. ANY WORK WITHIN CITY RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARDS AS OUTLINED IN THE CITY OF CENTRALIA MANUAL.

APPROVED FOR CONSTRUCTION	DATE: _____
CITY ENGINEER	DATE: _____
APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.	

SHELL-DELI-MARKET SEWER

CENTRALIA, WA.

DESIGNED BY:	ASP
DRAWN BY:	ASP
CHECKED BY:	SPB
DATE:	11/01/22
SCALE:	1" = 40'

CIVIL COVER SHEET AND GENERAL NOTES

RB Engineering
DESIGN + PERMIT + MANAGE

2200 1ST AVE S.W.
CENTRALIA, WA 98531
TEL: (360) 740-8888
WWW.RBENGINEERING.COM

DAVID R. B.
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
WASHINGTON STATE

JOB NUMBER: 22003
DRAWING NAME: CIVIL COVER
CITY: CENTRALIA
SCALE: 1" = 3'

2312 N Pearl Street Vicinity Map



Legend

- Road_CL
- Power_100708
- Sewer_100708
- Storm_100708
- Water_100708

