

EXHIBIT LIST

HEARING DATE: August 6, 2015 – 9:00 a.m.

FILE NUMBER & NAME: REZ2015-40000248261, Residential Group LLC

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EXH. 1	Staff report, prepared by PDS	Charla Kinlow, PDS	X			
EXH. A.1	Site Plan & Photos	Charla Kinlow, PDS	X			
EXH. A.2	Zoning Map	Charla Kinlow, PDS	X			
EXH. A.3	Historic Zoning Map	Charla Kinlow, PDS	X			
EXH. A.4	Aerial Map	Charla Kinlow, PDS	X			
EXH. A.5	Land Use Designation Map	Charla Kinlow, PDS	X			
EXH. A.6	General Growth Tier Map	Charla Kinlow, PDS	X			
EXH. A.7	Applicant's Written Reclassification Request, including Parking Lease Agreement and Accident Report	Charla Kinlow, PDS	X			
EXH. A.8	E-mail from Dan Sully, PDS	Charla Kinlow, PDS	X			
EXH. A.9	E-mail from Trevor Perkins, Environmental Services	Charla Kinlow, PDS	X			
EXH. 2	Ordinance Number 23339 & Associated Hearing Examiner Report, File 120.1102	Charla Kinlow, PDS	X			

KEY

A = Admitted

E = Excluded

W = Withdrawn

ORIGINAL

**CITY OF TACOMA
PLANNING AND DEVELOPMENT SERVICES
PRELIMINARY REPORT**

HEARINGS EXAMINER HEARING

**City Council Chambers
August 6, 2015 – 9:00 a.m.**

**“Residential Group LLC” Rezone
File No: REZ2015-40000248261 (SEP2015-40000248263)**

A. SUMMARY OF REQUEST

A rezone of the eastern 9,398 square feet (127 feet by 74 feet) of one parcel from an “R-4L” Low-Density Multiple Family Dwelling District to “C-2” General Community Commercial District.

B. GENERAL INFORMATION

1. Applicant: Ben Tran, Residential Group LLC , 33505 13th Place South, Suite D, Federal Way, WA 98003
2. Property Owner: Trung Q. and Jessica L. Do
8639 Pacific Avenue
Tacoma, WA 98444-6470
3. Location: 8639 Pacific Avenue, Parcel Number 0320332056
4. Project Size: 9,398 square-feet (127 feet by 74 feet)

C. PROJECT DESCRIPTION

The applicant is proposing a rezone of the eastern 9,398 square feet (127 feet by 74 feet) of one parcel from an “R-4L” Low-Density Multiple Family Dwelling District to “C-2” General Community Commercial District to allow for the development of parking associated with the existing business located on the west side of the parcel, which has already been established as “C-2” Commercial zoning (Ordinance #23339, 1985). The applicant’s site plan indicates that the parking area will be able to accommodate approximately 24 additional parking spaces, resulting in 32 total parking spaces to serve the existing business.¹

D. ATTACHMENTS

Site Plans, Elevations, Miscellaneous

A-1: Site Plan & Photos of Existing Development

A-2: Zoning Map

¹ The current site plan is a conceptual drawing and does not fully incorporate all development requirements (e.g. landscaping and ADA accessibility), but does account for the 15-foot landscaping buffer that will be required adjacent to the residentially-zoned properties. A comprehensive review will be done at the time of development permitting to ensure that all applicable requirements are met.

Ex. 1

- A-3: Historic Zoning Map
- A-4: Aerial Map
- A-5: Land Use Designation Map
- A-6: General Growth Tier Map
- A-7: Applicant's Written Reclassification Request, including Parking Lease Agreement and Accident Report

Internal Comments

- A-8: E-mail from Dan Sully, Planning and Development Services
- A-9: Memorandum from Trevor Perkins, Environmental Services

Reference Document

- R-1: Ordinance Number 23339 & Associated Hearing Examiner Report, File 120.1102

E. ADDITIONAL INFORMATION

1. Application History

The project application was determined complete on June 18, 2015. The applicant provided additional information about the proposal, including a site plan, photos, and justification for the rezone request.² The site is owned by Trung Q. ("Johnny") and Jessica L. Do.

Existing Site Conditions

The site is developed with a 2-story 6,400 square foot commercial building on the western portion that is used for jewelry repair. The site is rectangular in shape. Pacific Avenue abuts the site on the west. The site currently has a parking area to accommodate eight cars. The applicant indicates that the current jewelry repair business employees over 60 employees.

The area proposed for the rezone has been graveled and had illegally been used for parking in the past, which resulted in Code Enforcement action (File Number 60000117556). A meeting was held on July 28, 2014 to address the Code Enforcement concerns. Subsequent to that meeting, the property owner entered into a lease agreement with the owners of the site located at 8802 Pacific Avenue (Tacoma Professional Plaza, LLC) for use of employee parking. The applicant has submitted a copy of the lease agreement for parking, and an accident report which he indicates was a result of a hazard created by the temporary parking solution. The location of the temporary alternate parking is shown on the aerial map, attached to this report.

2. General Zoning and Surrounding Conditions:

The immediate surrounding area is zoned "C-2" General Community Commercial District to the north and west, "T" Transitional to the south, and "R-2" Single-Family Dwelling District to the east with a portion of "R-2" zoning abutting 30 feet of the site on the south.

The parcel to the south is owned by the Korean US Citizens Association and is developed with a 4,848 square foot office building. A reclassification request was approved for the abutting site to the south on in 1963 to change the zoning of the western 257 feet from

² The applicant bears the burden of proof to demonstrate that the proposal is consistent with the criteria for the approval of commercial development found in Chapter 13.06 - Zoning, of the *TMC* and the criteria for the approval of rezone applications found in Section 13.06.650 of the *TMC*. The proponent of a rezone has the burden of showing that the reclassification bears a substantial relationship to the public health, safety, morals, or general welfare. See *Bassani v. County Commissioners*, 70 Wn. App. 389, 394, 853 P.2d 945 (1993) citing *Parkridge v. Seattle*, 89 Wn.2d 454, 153, P.2d 359 (1978); *Woodcrest Invs. Corp v. Skagit Cy.*, 39 Wn. App. 622, 694, P.2d 705 (1985). Under Washington law, a "strong showing" of change is not required and the rule is intended to be flexible and allow consideration of each case on its own facts. See *Bassani* at 394. A showing of changed circumstances is not required when a rezone is intended to implement an amendment to a comprehensive plan. See *SORE v. Snohomish Cy.*, 99 Wn.2d 363, 370, 662 P.2d 816 (1983).

“R-2” Single-family Dwelling District to “R-4-L-T” Residential Commercial Transitional District. An areawide rezone in 1989 changed the zoning of the western 257 feet of the site to the south from “R-4-L-T” Residential Commercial Transitional District to “T” Transitional District.

The parcel to the north is owned by Safeway Storage and is developed with a storage building. A reclassification request was approved for the abutting site to the north in 1979 to change the zoning of the western portion of the site to “R-3” Two-family Dwelling District and “R-4-L-T” Residential Commercial Transitional District. A reclassification request was later approved for the site to the north in 2003 to change the zoning of the western portion of the site to “C-2” General Community Commercial District.

Almost every site along Pacific Avenue in the immediate vicinity has had at least one rezone application. The result of the multiple rezone requests and approvals is an eclectic mix of “C-1” General Neighborhood Commercial District, “C-2” General Community Commercial District, “T” Transitional District, and “R-4L” Low-Density Multiple-Family District zoning along the Pacific Avenue corridor. Pacific Avenue is a major transportation corridor.

The parcels to the east, and 30 feet of the parcel to the south, are zoned “R-2” Single-Family Dwelling District. The applicant owns two vacant residential properties to the east (Parcels 0320336044 and 0320336043).

A zoning map, historic zoning map, and aerial map for the area, labelling the areas identified above, are included as attachments.

3. Regulatory History:

The site was classified “R-2” Single-family Dwelling District in 1953.

A reclassification request was approved for the site on December 5, 1978 to change the zoning of the entire site from “R-2” Single-family Dwelling District to “R-4-L-T” Residential Commercial Transitional District to allow a one-story, 3,120 square foot professional office building, which was never constructed.

A reclassification request was approved for the site on April 16, 1985 to change the zoning of the western 160 feet of the site from “R-4-L-T” Residential Commercial Transitional District to “C-2” Commercial District to allow for development of a chainsaw, lawnmower, and saw and tool sharpening business at the site. At the time of approval, it was determined that eight parking spaces and one loading space were required to serve the site. It was noted that the second story of the building did not require additional parking, because it was used as an accessory storage space. Building permits were obtained for the construction of that building (2-story retail building) in 1998. As part of the reclassification approval, the Planning Department indicated that since there was no specific development proposal on the eastern 127 feet of the parcel, there was no way to assess the impacts. Therefore the eastern 127 feet of the parcel was not reclassified concurrently with the western 160 feet.

As of 2006, the “T” Residential-Commercial Transitional District was removed and the list of established zoning designations. The “R-4L” zoning designation for the eastern 127 feet of the site remained.

The City’s *Generalized Land Use Element*, as referenced within the City’s *Comprehensive Plan*, designates the site as “Medium Intensity”. Further, the City’s *Comprehensive Plan* designates the site as a “Tier I Primary Growth Area”. Maps of both of these areas are included as attachments.

4. Notification and Public Comments:

In accordance with the requirements of *TMC* 13.05.020 regarding notice of rezone applications, written notice of the application was mailed to all owners of property within 400 feet of the site, the appropriate neighborhood council and qualified neighborhood groups on June 25, 2015. In addition, a public notice sign was posted on the property. To date, no public comments have been received regarding the proposal.

As part of the project review process, Planning and Development Services has provided notification of this project to various City, outside governmental, and non-governmental agencies³. Departmental comments and requirements regarding this proposal are included as attachments to this staff report and, where appropriate, incorporated as recommended conditions of approval.

F. ENVIRONMENTAL EVALUATION

Pursuant to the State's SEPA Rules (WAC 197-11) and the City of Tacoma's Environmental Code (*TMC* 13.12), the Director of Planning & Development Services issued a Determination of Environmental Non-Significance (PDS File Number SEP2015-40000248263) for the proposed project on July 14, 2015. This determination was based on a review of the applicant's Environmental Checklist and other supporting information on file with Planning & Development Services. No appeals of this Determination have been filed.

It is noted that the site plan attached to the SEPA Determination varies slightly from the site plan attached to this rezone request because of a discrepancy between the dimensions of the parcel included in the legal description and the dimensions shown by the applicant on the plan. This discrepancy is de minimis and does not affect the overall intent or conclusion of the SEPA Determination.

G. APPLICABLE SECTIONS OF THE TACOMA MUNICIPAL CODE

13.06.650 Application for rezone of property

- B. Criteria for rezone of property. An applicant seeking a change in zoning classification must demonstrate consistency with all of the following criteria:
1. That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan.
 2. That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the comprehensive plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.
 3. That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.
 4. That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for

³ No comments were received from the outside governmental and non-governmental agencies (e.g. Pierce Transit, Puyallup Tribe of Indians, Tacoma-Pierce County Health Department, and Washington Department of Ecology) on this proposal.

which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.

5. That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.

13.06.200 Commercial Districts

- A. District purposes. The specific purposes of the Commercial Districts are to:
1. Implement goals and policies of the City's Comprehensive Plan.
 2. Implement Growth Management Act goals, county-wide, and multi-county planning policies.
 3. Create a variety of commercial settings matching scale and intensity of use to location.
 4. Attract private investment in commercial and residential development.
 5. Provide for predictability in the expectations for development projects.
 6. Allow for creative designs while ensuring desired community design objectives.

B. Districts established.

5. C-2 General Community Commercial District. This district is intended to allow a broad range of medium- to high-intensity uses of larger scale. Office, retail, and service uses that serve a large market area are appropriate. Residential uses are also appropriate. This classification is not appropriate inside Comprehensive Plan designated mixed-use centers or low-intensity areas.

C. Land use requirements.

2. Use requirements. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E. Certain street level use restrictions may apply; see Section 13.06.200.C.4 below.

3. Use table abbreviations.

P = Permitted use in this district.
TU = Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635.
Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.
N = Prohibited use in this district.

4. District use table. (*Uses proposed for under this reclassification application.*)

Uses	T	C-1	C-2	HM	PDB	Additional Regulations
Repair Services	N	P	P	N	N	Must be contained within a building with no outdoor storage.

H. Common requirements. To streamline the Zoning Code, certain requirements common to all districts are consolidated under Section 13.06.500 and 13.06.600. These requirements apply to Section 13.06.100 by reference:

- 13.06.501 Building design standards
- 13.06.502 Landscaping and/or buffering standards
- 13.06.503 Residential compatibility standards
- 13.06.510 Off-street parking
- 13.06.511 Transit support facilities
- 13.06.512 Pedestrian and bicycle support standards
- 13.06.520 Signs
- 13.06.602 General restrictions

13.06.700 Definitions

Repair services. Establishments providing repair services for personal items and small equipment, such as appliance and office machine repair or building maintenance services. This classification excludes maintenance and repair of vehicles, including lawnmowers (see “vehicle service and repair”). Repair and storage (including display and sales) shall be located entirely within the building.

H. APPLICABLE POLICIES OF THE GROWTH STRATEGY AND DEVELOPMENT CONCEPT ELEMENT

The *Generalized Land Use Plan Map* illustrates the City's intended future land use pattern through the geographic distribution of three levels of land use intensities, the designation of mixed-use and manufacturing/industrial centers, as well as shoreline and single-family detached designations. This illustrated form was a result of analysis of the development concept, existing land use and zoning, development trends, anticipated land use needs and desirable growth and development goals. Various types of zoning and land use may be permitted within each of the intensity areas. The focus on intensities of land use supports the belief that perceived nuisances, impacts and other concerns are to a significant degree a product of the intensity of land use rather than the type of land use. The *Generalized Land Use Plan Map* is not a land use map in the normal sense in that it does not differentiate between the various uses of land, but rather depicts the intended future development pattern through the geographic distribution of three levels of land use intensities.

It is recognized that some areas of the city may not be zoned to support the intensity levels shown on the map. Areas that may need to be rezoned will undergo separate study to determine the appropriate zone changes. The Planning Commission or City Council will normally initiate these studies with the actual zone changes accomplished by established area-wide rezoning procedures. Private property owners or developers also may initiate rezone requests. Such requests must be consistent with the Generalized Land Use Plan Map and adopted policies of the Comprehensive Plan and will be subject to appropriate development controls as determined in established site specific rezone procedures.

The following chart depicts the relationship between intensity designations, designated mixed-use and manufacturing/industrial centers and zoning classifications. Some zoning classifications may be appropriate in more than one intensity designation.

Comprehensive Plan Designation	Typical Zoning Classifications
Medium Intensity	R-4L Low-Density Multiple Family Dwelling District R-4 Multiple Family Dwelling District C-2 General Community Commercial District PDB Planned Development Business District M-1 Light Industrial District M-2 Heavy Industrial District
Low Intensity	R-3 Two Family Dwelling District R-4L Low-Density Multiple Family Dwelling District HMR-SRD Historic Mixed Residential District T Transitional District C-1 General Neighborhood Commercial District

I. APPLICABLE POLICIES OF THE GENERALIZED LAND USE ELEMENT (GLUE)

Tier I – Primary Growth Area

The *GLUE* identifies the subject site as within a Tier I - Primary Growth Area. The *GLUE* provides the following guidance regarding development in Tier I areas (see *GLUE*, page LU-10):

Tier I – Primary Growth Area

Lands within this designation are areas already characterized by urban growth and the key public facilities and services are available and either meets the adopted levels of service standards or are planned to meet the standards through programmed capital investments within the next six years. Mixed-use centers and major employment centers such as the Port of Tacoma are included in Tier I. Tier I areas include enough land to provide for the population and employment needs for the next six years. Generally, the majority of forecasted growth for the next six years will occur in Tier I. Under certain circumstances, some development may occur in Tier II and in limited instances within Tier III.

Medium Intensity

Medium intensity commercial developments supply everyday goods and services for several surrounding neighborhoods and are of community-wide significance. New commercial development should be directed primarily toward mixed-use centers which consist of a clustered grouping of stores and businesses with multi-modal transportation access. This arrangement encourages multi-purpose trips and increases customer convenience.

Older commercial development is usually found in small-scale linear districts. These districts generally consist of a continuous row of commercial establishments along key arterial streets, which were historically used as principal entry routes to the downtown business area. This type of commercial development does not have the drawing power of a major retail store, but provides convenience and services to surrounding neighborhoods. Parking is provided on street and in small lots, generally located behind or to the side of the commercial building. Upper stories were often used for housing in the past and such use is desirable for the future.

Medium intensity commercial developments require access to higher volume arterial streets that are capable of carrying the traffic that is generated by these developments. These developments should be located within easy access to the residential communities that they serve. Methods to minimize adverse effects on adjacent, less intensive land uses and transportation levels of service are needed. This can be accomplished by encouraging shared parking arrangements, providing buffers, using design standards and encouraging public transit use. (See *GLUE*, page LU-58):

The following *GLUE* policies are intended to guide commercial development in Medium Intensity areas (see *GLUE*, page LU-59):

LU-CDMI-1 Concentrated Centers of Development

Encourage medium intensity commercial developments to locate in concentrations to maximize the use of land, promote the efficient use of public services and facilities and to minimize adverse influences on surrounding properties.

LU-CDMI-2 Locate Near Residential Areas

Medium intensity commercial development should be conveniently located near the residential areas that they serve.

LU-CDMI-3 Arterial Street Location

Medium intensity commercial developments should be situated on either principal or minor arterial streets or at the intersection of two arterial streets having adequate capacity.

J. APPLICABLE POLICIES OF THE NEIGHBORHOOD ELEMENT

South End Neighborhood

The *Neighborhood Element* of the *Comprehensive Plan* identifies this site as being located in the South End Neighborhood and the Larchmont subarea.

The vision of the residents of the South End, as represented by the “action strategy” is a low-density residential district with commercial development located along major arterial streets and limited multifamily development within established residential neighborhoods.

K. PROJECT ANALYSIS

Consistency with TMC 13.06.100 – “C-2” District Zoning Regulations:

The proposed development of parking associated with a building used for repair services is a permitted use in the “C-2” District. The project will be designed to meet or exceed all of the parking and landscaping requirements for a parking lot. In this instance, more than half of the site is already zoned “C-2” to support the existing “repair services” use.

Consistency with TMC 13.06.650.B – Reclassification Criteria:

As detailed in *TMC 13.06.650*, applications for reclassifications may be approved if the proposal is found to be consistent with the stated decision criteria. Staff has reviewed this project against these criteria. Staff’s review is set forth below.

1. *That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan.*

Through the recommended conditions of approval, the project will be consistent with the intent and policies of the *Growth Strategy and Development Concept Element*, *GLUE* and *Neighborhood Element* of the *Comprehensive Plan*.

Approval would result in a zoning designation that is more consistent with “Medium Intensity” areas as outlined in the *Growth Strategy and Development Concept Element* and *GLUE*. R-4L District zoning is typical of “Low Intensity” areas. In this case, the “R-4L” District designation does not currently match up with the “Medium Intensity” designation.

The proposal will support a business located on the same parcel, which is accessed from Pacific Avenue, a major arterial, and is supported by the vision of the South End Neighborhood.

- 2. That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the Comprehensive Plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.*

The rezone will directly implement an express provision or recommendation set forth in the Comprehensive Plan, in making the zoning designation more consistent with the site's designated Intensity.

- 3. That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.*

The district establishment statement for the "C-2" District specifically indicates that the district is intended to allow a broad range of medium- to high-intensity uses of larger scale. Office, retail, and service uses that serve a large market area are appropriate. Repair services are listed as an allowed use within the "C-2" District as well.

- 4. That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.*

Records indicate that there have not been any area-wide rezone actions taken by the City Council in the past two years affecting this property.

- 5. That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.*

The *TMC* and *GLUE* set forth policies and requirements aimed at regulating growth to ensure consistency with the public health, safety, morals and general welfare. In order to further ensure that projects in these areas are compatible with the intended character of the district and do not have significant negative impacts on surrounding uses, the *TMC* also includes development regulations for projects in the "C-2" District, including landscaping and parking standards.

In this instance, the applicant has not yet finalized the parking lot design but has provided a conceptual site plan. If approved, the applicant will ensure that all development standards will be met as the project is further refined and as development permits are obtained.

Notice of this proposal was provided to governmental and non-governmental agencies for review and comment, and the substance of these comments, which further ensure provisions for the public health, safety, and general welfare, is included in the recommended conditions section of this report. Notice of this project was also provided to area property owners. The proposal and the conditions recommended by

staff in this report include provisions that address required improvements, adequate parking, and normal utility services.

M. RECOMMENDED CONDITIONS OF APPROVAL

Should this request be approved, Planning and Development Services recommends that the comments below be made conditions of approval for the application:

1. STORM AND SANITARY SEWERS:

- A. The proposal shall comply with all applicable requirements contained in the City of Tacoma Stormwater Management Manual, Side Sewer and Sanitary Sewer Availability Manual, Tacoma Municipal Code 12.08, Tacoma Municipal Code 2.19, Tacoma Municipal Code 10.14, Tacoma Municipal Code 10.22 and the Public Works Design Manual in effect at time of vesting land use actions, building or construction permitting.
- B. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.

2. STREETS, DRIVEWAY AND SIDEWALKS:

- A. Remove and replace damaged, defective, or hazardous curb, gutter, and sidewalk abutting the site on Pacific Avenue.
- B. The existing driveway approach shall be removed and replaced to meet current City of Tacoma standards.

3. BUILDINGS:

- A. Provide accessible parking spaces on closest accessible route to the existing building per IBC 1106. This will be evaluated during the grading/paving permit phase.

4. PROTECTION OF ADJACENT PROPERTIES:

- A. With the development of the project, the proponent shall be responsible for adverse impacts to other property abutting the project. The project shall be designed to mitigate impacts including, but not limited to, discontinuities in grade, abrupt meet lines, access to driveways and garages, and drainage problems. Slopes shall be constructed with cuts no steeper than 1-1/2:1, and fills no steeper than 2:1, except where more restrictive criteria is stipulated by the soils engineer. When encroaching on private property, the project engineer shall be responsible to obtain a construction permit from the property owner. The design shall be such that adverse impacts are limited as much as possible. When they do occur, the project engineer shall address them.

5. MISCELLANEOUS:

- A. The applicant shall ensure that proposed project meets all required standards under *TMC 13.06.502* – Landscaping and/or buffering standards, *TMC 13.06.503* – Residential compatibility standards, *TMC 13.06.510* – Off-street parking and storage areas, *TMC 13.06.511* – Transit support facilities, and *TMC 13.06.512* – Pedestrian and bicycle support standards.
- B. Prior to obtaining grading/paving permits, the proponent shall contact the appropriate City departments to make the necessary arrangements for all required improvements. The required departmental approvals shall be acquired from, but not necessarily limited to, Tacoma Power (253-383-2471), Tacoma Water (253-383-2471), Site

Development (253-591-5760) and Planning and Development Services (253-591-5030).

- C. The project shall be developed substantially in conformance with the representations made by the applicant through the submitted site plans, and the environmental checklist. Any substantial change(s) or deviation(s) in development plans, proposals, or conditions of approval imposed shall be subject to the approval of the Hearing Examiner and may require further and additional hearings.
- D. Planning and Development Services may require a Concomitant Zoning Agreement (CZA) incorporating the conditions of approval imposed to be executed and recorded with the Pierce County Auditor prior to final approval of the reclassification by the City.

N. ADDITIONAL NOTE

- A. It has been noted that the previous rezone approval for the western portion of the property intended that the upper story of the existing building be used for storage. The City is currently working with the applicant via a separate process to obtain a full description of the use that is occurring on the upper floor of the existing building, and verify compliance of the existing building with applicable Codes.

Approximate area of loading space, per 1985 reclassification, to be confirmed at the time of development permitting.

9,398 square feet

LOT INFO.

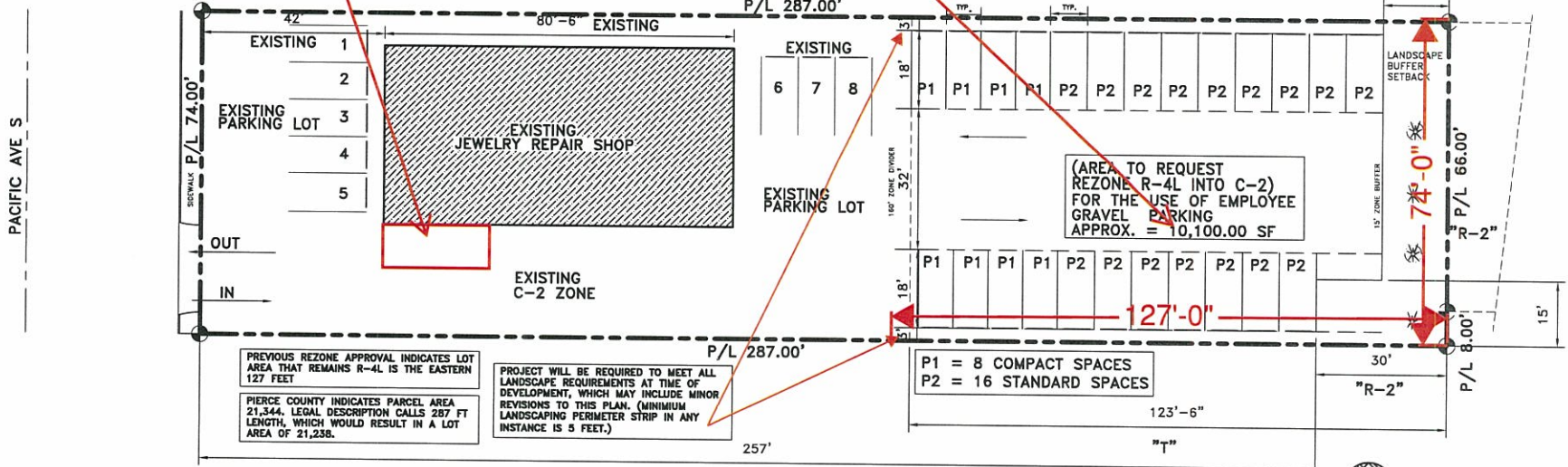
LOT AREA = 21,344 SQ.FT.
 EXISTING BUILDING COVERAGE = 3200 SQ.FT.
 EXISTING PAVEMENT COVERAGE = 6930 SQ.FT.
 PROPOSED ADDITIONAL PAVEMENT = 7357 SQ. FT.
 TOTAL PROPOSED COVERAGE = 17,487 SQ.FT. = 81.93%

TRUNG & JESSICA DO

8639 PACIFIC AVE S, TACOMA WA
 PARCEL NUMBERS: 0320332056

LEGAL DESCRIPTION:

SECTION 33 TOWNSHIP 20 RANGE 03 QUARTER 24:
 BEG INTER E LI PAC AVE WITH PT 462 FT S OF N
 LI SE OF SE OF NW TH E 287 FT M/L TO E LI W 1/2
 OF SD SUBD TH S 74 FT TH W 287 FT M/L TO E LI SD
 AVE TH N 74 FT TO BEG



PREVIOUS REZONE APPROVAL INDICATES LOT AREA THAT REMAINS R-4L IS THE EASTERN 127 FEET
 PIERCE COUNTY INDICATES PARCEL AREA 21,344. LEGAL DESCRIPTION CALLS 287 FT LENGTH, WHICH WOULD RESULT IN A LOT AREA OF 21,238.

PROJECT WILL BE REQUIRED TO MEET ALL LANDSCAPE REQUIREMENTS AT TIME OF DEVELOPMENT, WHICH MAY INCLUDE MINOR REVISIONS TO THIS PLAN. (MINIMUM LANDSCAPING PERIMETER STRIP IN ANY INSTANCE IS 5 FEET.)

(AREA TO REQUEST REZONE R-4L INTO C-2) FOR THE USE OF EMPLOYEE GRAVEL PARKING APPROX. = 10,100.00 SF

P1 = 8 COMPACT SPACES
 P2 = 16 STANDARD SPACES

REZONE - BASIC SITE PLAN



SCALE 1" = 40'

ORIGINAL

8732 WA-7
Tacoma, Washington
Street View - Jul 2014



Attachment A-1.2



UNAUTHORIZED OR IMPROPER
PARKED VEHICLES WILL
BE IMPOUNDED 24 HOURS A DAY
AT OWNERS RISK & EXPENSE
LUCKY TRANSPORT
(253) 537-8700
EACH FLEET HAS AN ID # - PLEASE
CALL FOR THE
IDENTIFICATION - POLICE - THIS IS

05/20/2015

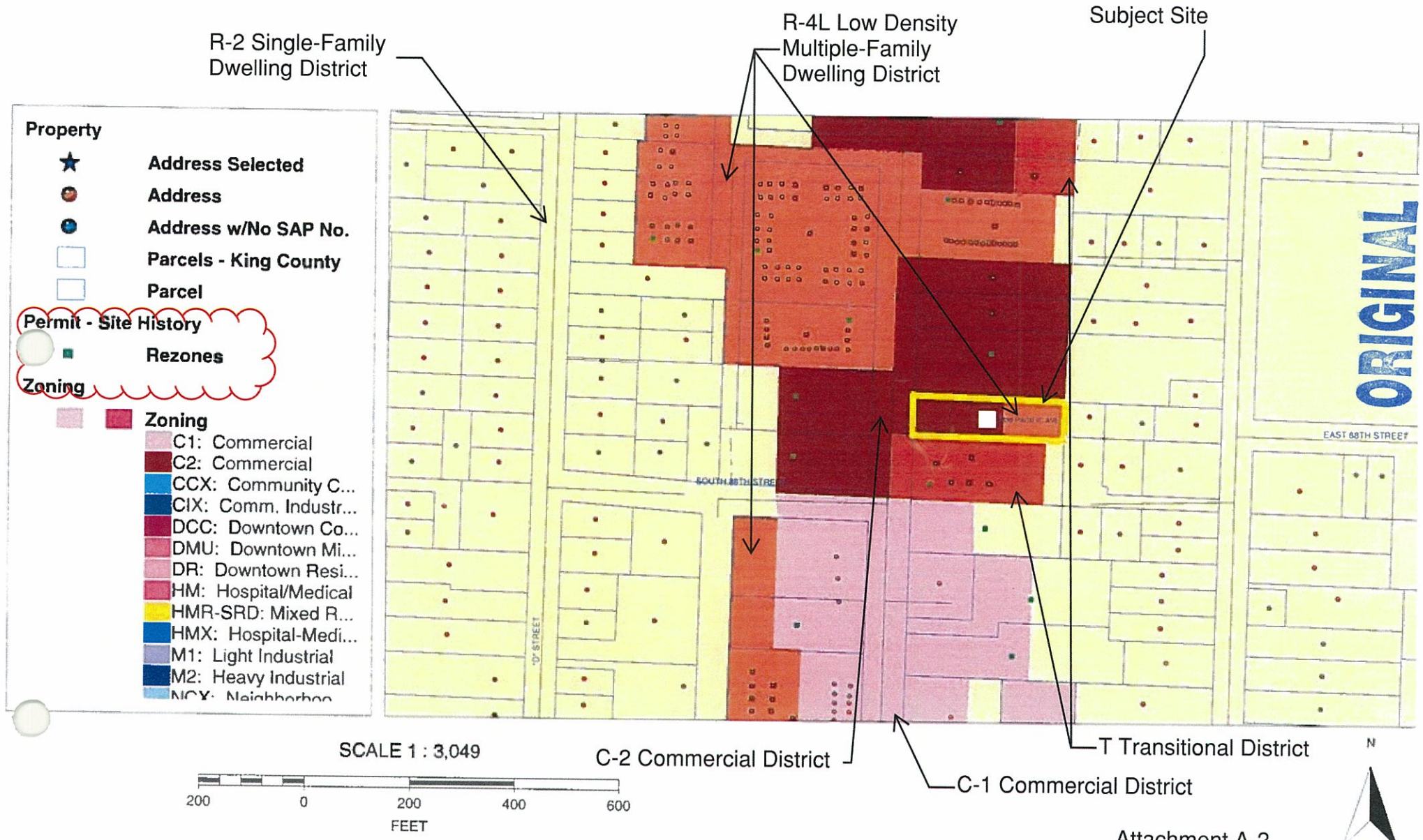
Attachment A-1.3



NO TRESPASSING

05/20/2015
Attachment A-1.4

Zoning Map



Attachment A-2

Historic Zoning Map

Subject Site

<http://govME.org/map>

Property

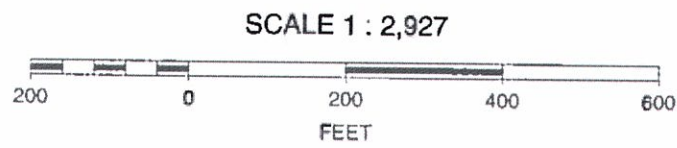
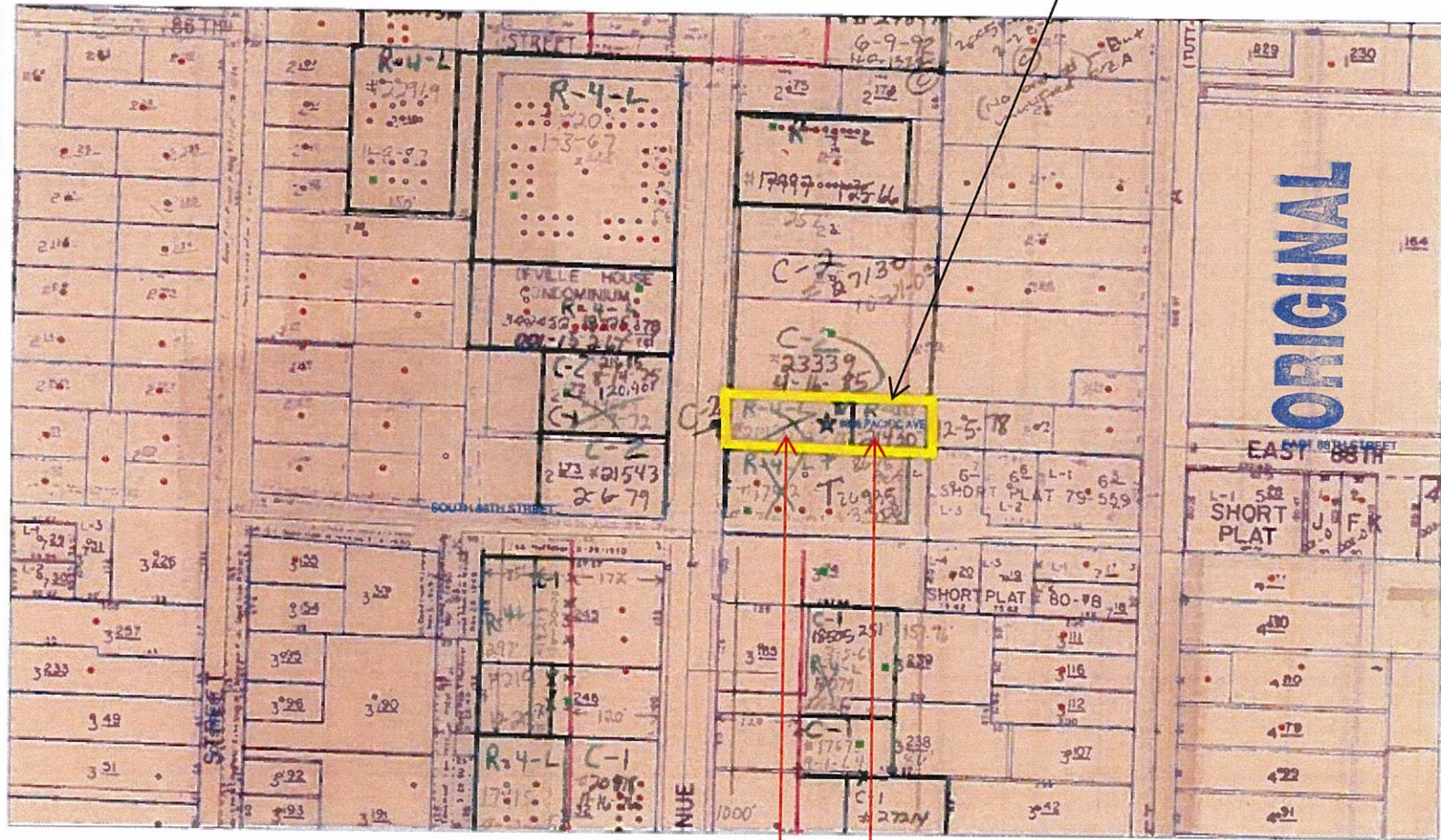
- ★ Address Selected
- Address
- Address w/No SAP No.
- Parcels - King County
- Parcel
- Site History
- Rezones

Street

- ABC Street Name
- PW Off Street Line
- Street Centerline
- Highway

Misc. Backgrounds

- Puget Sound
- Pierce County
- King County
- Thurston County



C-2
Ordinance #23339
4-16-85

R-4L
Ordinance #21430
12-5-78

Attachment A-3



Aerial Map

Subject Site

<http://govME.org/map>

Property

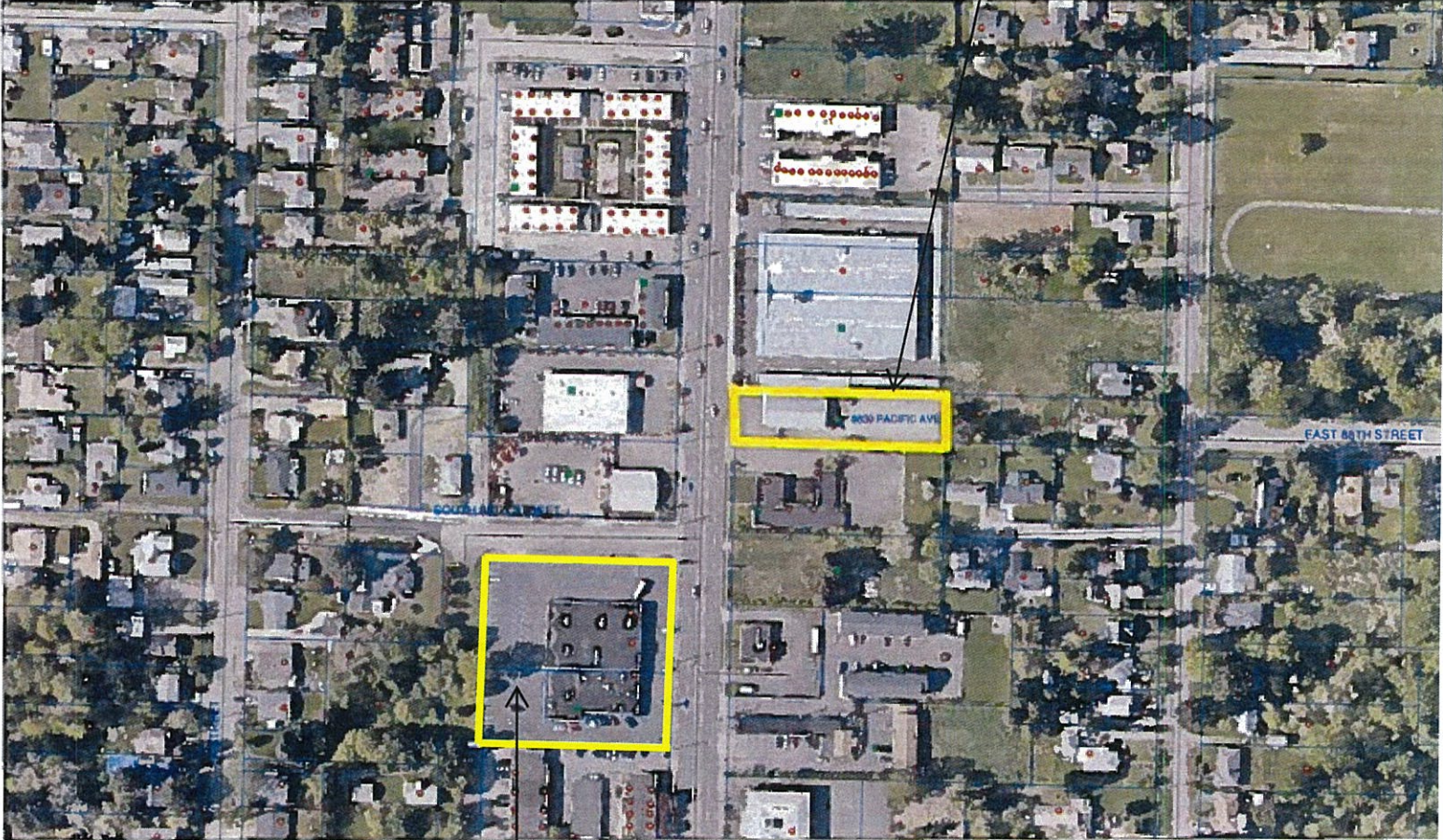
- ★ Address Selected
- Address
- Address w/No SAP No.
- Parcels - King County
- Parcel
- Permit - Site History
- Rezones

Street

- Abc Street Name
- PW Off Street Line
- Street Centerline
- == Highway

Misc. Backgrounds

- Puget Sound
- Pierce County
- King County
- Thurston County



SCALE 1 : 2,927



Temporary Alternate
Parking per Lease
Agreement

Attachment A-4

ORIGINAL

Thursday, July 23, 2015 8:57

Land Use Designation Map

Single-Family Detached Housing Area

Medium Intensity

Subject Site

<http://govME.org/map>

Property

- ★ Address Selected
- Address
- Address w/No SAP No.
- Parcels - King County
- Parcel

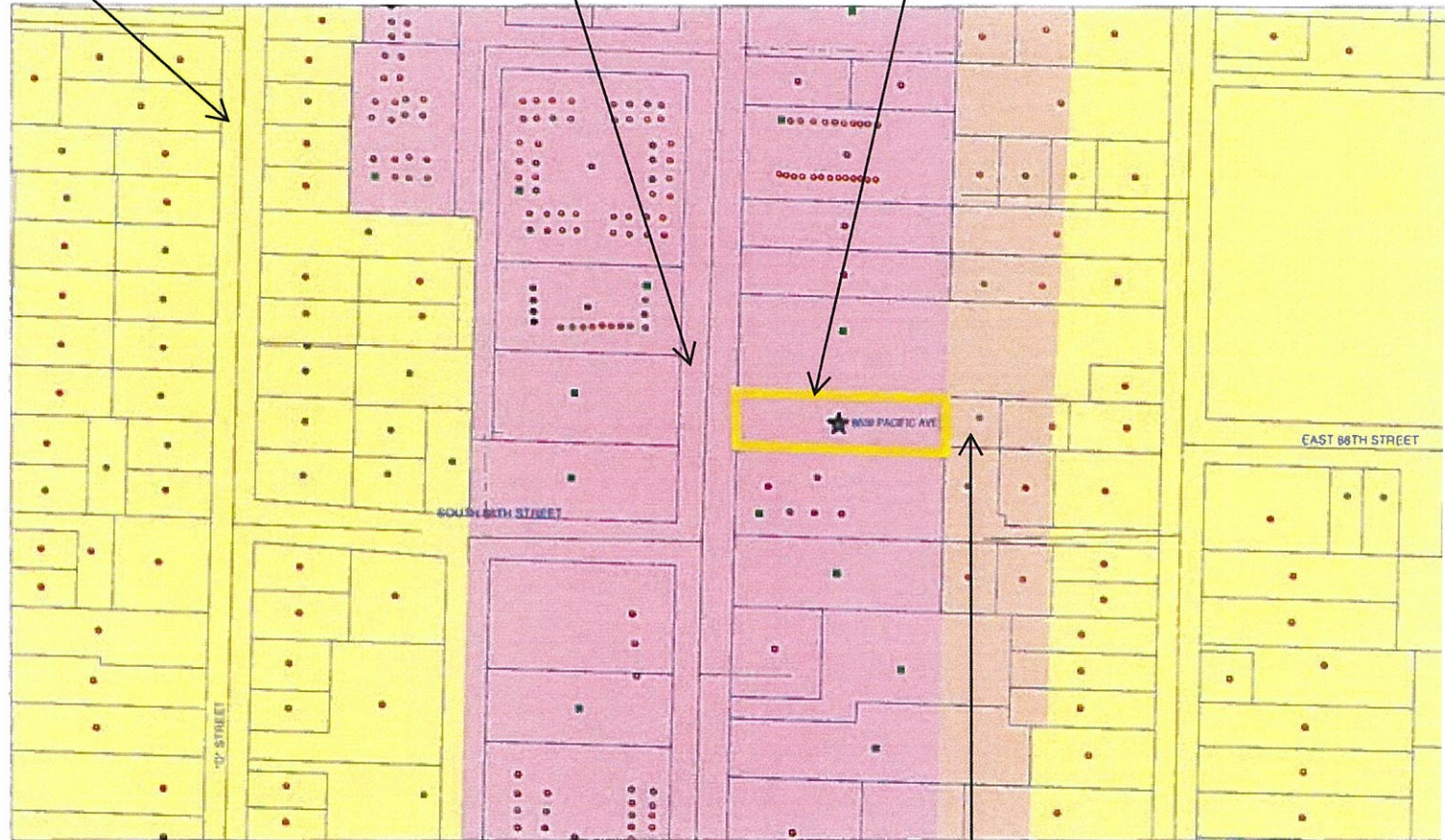
Permit - Site History

- Rezones

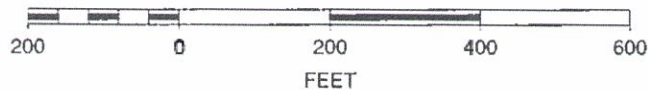
Building & Land Use (BLUS)

- Land Use Designations
 - Single Family
 - Low
 - Medium
 - High
 - Neighborhood Mixed...
 - Community Mixed U...
 - Urban Mixed Use Ce...
 - Downtown Mixed Us...
 - Shoreline

Street



SCALE 1 : 3,063



Low Intensity

Attachment A-5

ORIGINAL

General Growth Tier Map

Entire Area is Tier 1 - Primary Growth Area

Subject Site

<http://govME.org/map>

Property

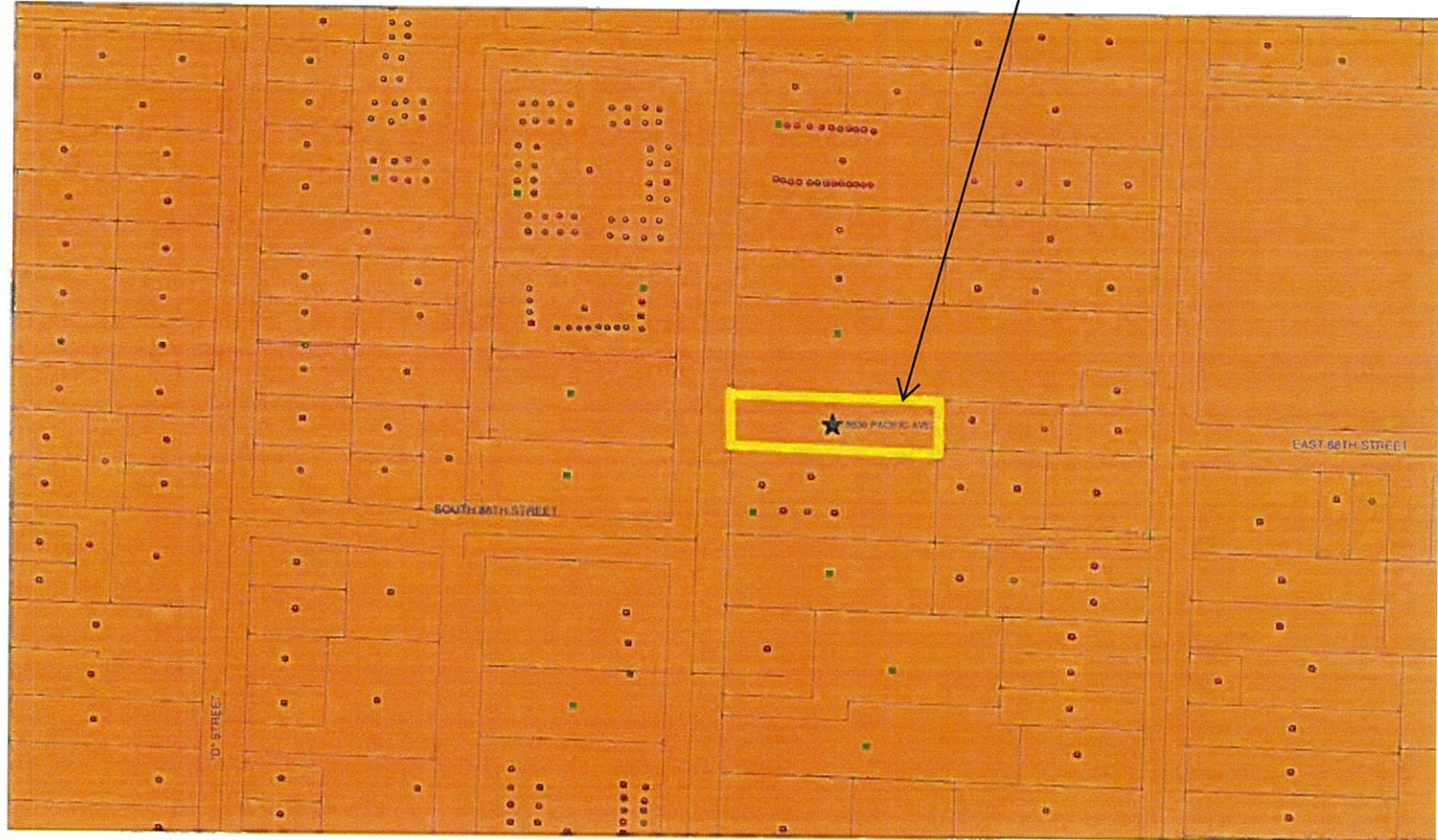
- ★ Address Selected
- Address
- Address w/No SAP No.
- Parcels - King County
- Parcel
- Permit - Site History
- Rezones

Building & Land Use (BLUS)

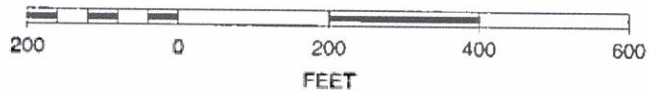
- General Tier
 - Tier 1 - Primary Gro...
 - Tier 2 - Secondary ...
 - Tier 3 - Tertiary Gro...
 - Tier 3CR - Critical A...

Street

- Abc Street Name
- PW Off Street Line
- Street Centerline
- == Highway



SCALE 1 : 3,049



Attachment A-6

ORIGINAL

Thursday, July 23, 2015 8:58 AM

400002482441
400002482443



Planning and Development Services Department
PERMIT APPLICATION FOR LAND USE

Property Information (All fields marked with * are required for submittal)			
* Site Address:	8639 Pacific Ave S. Tacoma, WA		Parcel Number: 0320332056
Contact Information			
* Contact Person:	Ben Tran		Business Name: Residential Group, LLC.
* Mailing Address:	35109 Pacific Highway S. Federal Way, WA 98003		
* Phone Number:	(253) 583-4414	* Email:	btran@residentialgrp.com
<input checked="" type="checkbox"/> Same as above			
* Property Owner:	Ben Tran		
* Mailing Address:	35109 Pacific Highway S. Federal Way, WA 98003		
* Phone Number:	(253) 583-4414	Email:	btran@residentialgrp.com
Type of Permit			
<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Plat	<input type="checkbox"/> Short Plat	<input type="checkbox"/> Variance - Height
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Reclassification	<input type="checkbox"/> Site Approval	<input checked="" type="checkbox"/> Zoning Verification
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Shoreline	<input type="checkbox"/> Variance	<input type="checkbox"/> Other: _____
<p>Note: Some Land Use permits require a pre-application meeting with City staff prior to submitting the application. If you have not had a pre-application meeting with staff, you can request one online or by phone. After your meeting, you will be given a pre-application number to use with this application form.</p>			
Current Use of Property			
Please describe how the property is currently being used and what structures exist			
<p>The property is currently a commercial space (lot #8639) that is being used as a jewelry repair manufacturer and has been at this location since 2010. The owner of this property/business also owns the three residential lots (8638, 8640, and 8642) that are located behind jewelry repair manufacturer. Since 2010, the business has grown drastically and the number of employed workers has also increased with about 60 employed workers at this time. Due to the minimal street parking, the owner of all 4 lots has had his employees park their cars in his vacant residential lots; 8638 and 8640. This has become a problem because complaints have been made from the neighbors due to the traffic and noise that the gravel parking area has created, and also the city has given the owner a violation for using the residential lots as parking space for the business.</p>			
<p><i>Response to criteria</i></p>			

For assistance please contact Planning and Development Services at (253) 591-5030.

Page 1 of 2

Planning and Development Services Department

ORIGINAL

Attachment A-7.1



PERMIT APPLICATION FOR LAND USE

Tacoma Proposal

Please describe your proposal. To help you write your description, review the requirements and criteria for the permit for which you are applying. Please address the permit requirements and criteria in your description below, or if more appropriate, in the maps and attachments you provide.

First, we would like to propose to expand and add about 2,500 sf. to the existing building of the jewelry repair manufacturer. ~~Second, we would like to propose to Re-zone the two residential lots 8638 & 8640 and have the city grant us these lots to be converted into a commercial space so the owner can provide parking for his 60+ employees as well as customers; approximately 70-100 parking lots are needed. Converting lots 8638 & 8640 into parking spaces would also eliminate some of the traffic that is caused from street parking.~~ If the city can grant us these lots to be used as a commercial space, the owner will than take care of all the expenses for the parking lots and also provide a drainage design plan to the city. He will also hire landscape workers to come in to improve the landscape of these lots and also clean up the area. We believe, with these improvements it will not only benefit the business but it will also benefit the city by adding curb appeal and enhancing the image of the neighborhood.

R-2 parcels taken out of request per attached email from the applicant.

Attachments

Please review the instruction sheet to determine what attachments* must be submitted with your application. Types of attachments that may be required are:

- Site plans, floor plans and building elevations
- Building or site sections
- Landscape plans
- Question sheets or studies

* All application materials must be provided electronically in PDF format. Attach files below.

Please ensure this application is as complete as possible before submittal to avoid any unnecessary delays.

How will payment be made: Mail in Check Walk-in Payment Credit Card

I certify that the information contained herein is complete and accurate to the best of my knowledge.

Applicant's Signature: Date:

If you would like to retain a copy of this application for your records, please

For assistance please contact Planning and Development Services at (253) 591-5030.

Kinlow, Charla

From: btran@residentialgrp.com
Sent: Wednesday, July 01, 2015 11:09 AM
To: Kinlow, Charla
Subject: RE: REZ2015-40000248261 - 8639 Pacific - Information Needed

Importance: High

Hi Charla,

Yes you are right, the two R-2 parcel and the building addition are not part of this lands application.

anks

Ben Tran

President-CEO | The Residential Group, LLC.
33505 13th Place S. Suite D
Federal Way, WA 98003
253-235-5532 Main
253-944-1972 Fax

----- Original Message -----

Subject: REZ2015-40000248261 - 8639 Pacific - Information Needed
From: "Kinlow, Charla" <CKinlow@ci.tacoma.wa.us>
Date: Wed, July 01, 2015 11:00 am
To: "'btran@residentialgrp.com'" <btran@residentialgrp.com>
Cc: "Perkins, Trevor" <tperkins@ci.tacoma.wa.us>

Hi Ben,

It was brought to our attention that the land use permit still references 8638 A Street (Parcel 0320336044) and 8640 A Street (Parcel 0320336043) as part of the application. The application also references a building addition.

Please verify that the two "R-2" Parcels are not intended to be included in the application and that a building addition is not included at this time.

Charla Kinlow
Planning and Development Services
253-594-7971



Trung Do's

Jewelry Repair | Custom Design | Manufacturing
www.jdcjewelry.com



Lease Agreement


08/19/14

Beginning Wednesday 8/20/14 Trung Do's Goldsmith Services, Inc. will be leasing 50 parking spots located at 88th & Pacific Ave. from Ivan Thomas owner/partner of said parking spots.

The lease will be for a minimum of 6 months from the above start date.


The rate agreed upon will be \$30.00 per month per spot. The total being \$1500 per month for a period of the fore mentioned 6 month period.

The undersigned have agreed to this lease proposal. If either party has cause to terminate this lease it will require a written 30 day notice.



Steve Anderson
VP of Operations
Trung Do's G.S.I.

8/20/14
Date



Ivan Thomas
Owner/Partner

8/20/2014
Date

PARKING LICENSE AGREEMENT

Tacoma Professional Plaza, L.L.C, hereinafter referred to as Licensor hereby grants Trung Do's Goldsmith Services, Inc., hereinafter referred to as Licensee this License to park 50 vehicles on the property located at 8808 Pacific Ave, Tacoma, WA according to the following terms and conditions. This License is not a lease, nor in any way is intended to convey or create any right, or interest in any real property. Such parking right shall be a license to park only; no bailment is created hereby. Licensee agrees that all persons at any time driving and/or parking in the lot described herein (employees, contractors, customers, agents, invitees, and passengers, hereinafter called User) shall be responsible to comply with all obligations of the Licensee under this license agreement, and Licensee agrees to be responsible and liable to Licensor for any non-compliance.

Term: Month to Month License Agreement. The term of this License shall be for a period of one month beginning September 25, 2014. This License shall automatically renew for the following month unless either party gives notice to terminate this License. Either party may terminate this agreement with two months written notice.

Location: Licensee shall park their vehicles in the back portion of the lot. The designated area may be changed from time to time by Licensor to accommodate such things as painting, repairs of the building, or any other required reason. Licensee shall not perform, or permit any other person or entity to perform, any cleaning, washing, polishing, covering, storing on blocks or the like, repairs, maintenance or other service in the Parking Lot.

Payment: Licensee agrees to pay Licensor \$1500 each month at the time and place designated by Licensor. Payments shall be due by the 25th of each month. If any rent is not paid on or before the due date, Licensee shall pay a late charge of 10% of one month's payment equal to \$150 plus \$15 per day the payment is not received by the 30th of the month. Any check which fails to clear the bank shall be treated as unpaid license fee and shall be subject to the aforementioned late payment charge, plus a \$ 50 returned check fee

Deposit: There is no deposit for this License Agreement.

Indemnification: In consideration of the License herein granted, Licensee agrees that Licensee, at all times will indemnify, defend, and hold harmless Licensor from all losses, damages, liabilities and expenses including legal fees whatsoever, which may arise or be claimed against Licensor or any of their agents, employees, managers, successors and/or assigns for any injuries or damages to any persons or property upon or arising from use or occupancy of the Parking Lot by Licensee (or any customers, employees, agent, individual, or any entity related to Licensee and their passengers) and their Users including slipping and falling because of a slippery surface, mold, oil spill, uneven surface, unlit surface, or for any other reason.

Warning about Storm Drains: From time to time, storm drains may be stolen from the Parking Lot. In the event they are, management of the building may not know about it for several days and may take even longer to find a replacement. In the event they are, Licensee is required to inform Licensor as soon as it is discovered a storm drain is missing. Licensee is required to inform all of their users about this. Licensor shall not be held responsible for any accident, injuries, or damages to any of Licensee's users caused by a stolen storm drain. Licensee has been warned about this possibility and shall be responsible for any and all damages or injuries that may be caused by a missing storm drain to any of their customers, employees, agents, or any other individual who Licensee grants permission to uses the Parking Lot.

Overnight Parking: Licensee and their Users shall not park their vehicles overnight.

No Bailment: Licensee agrees that parking is solely at the risk of Licensee, and that Licensee assumes all risk of loss for any damages, theft and/or other losses suffered to any of their user's vehicles and/or its contents, and that Licensee shall have no recourse against the Licensor and/or their agents, employees, managers, successors and/or assigns at which this parking license applies, and Licensee hereby releases, and agrees to indemnify, defend and hold harmless (including without limitation paying all reasonable attorneys fees and expenses of the Licensor and their agents, employees, managers, successors and/or assigns) the Licensor and the owner of the Property, their agents, employees, successors and/or assigns from all damages, thefts and/or other losses suffered to said vehicle and/or its contents, and all claims, damages and losses whatsoever in connection with Licensee's and their user's vehicles. Licensee agrees that the Licensor their agents, employees, managers, successors and/or assigns have no obligation or responsibility to the Licensee, any passengers of Licensee's motor vehicle or any Users associated with Licensee to provide any security, monitoring and/or other protection to the parking areas and/or for safety of persons and/or personal property at or about the parking areas.

Terms Effective Immediately: Licensee agrees to be bound by the terms of this license agreement effective immediately.

Parking Pass: At Licensor's option, Licensor may issue parking passes which must be displayed by Licensee and their user's vehicle in their windshield.

Non Waiver: Licensee agrees that any failure by Licensor to complain of any action or non-action by Licensee shall never be deemed to be a waiver by Licensor of any rights hereunder.

This agreement contains the entire agreement and except as otherwise provided herein, this agreement and the rights and obligations hereunder cannot be altered, modified, amended, changed or waived orally or in any other manner, whether in whole or in part, except by a written agreement signed by the Licensor and Licensee. In any case, controversy or matter which directly or indirectly arises out of, or is in respect to this instrument and/or all matters relating hereto, Licensee waives any right to and agrees not

to bring, commence, or otherwise take any action in any court, arbitration, administrative or other proceedings against the Licensor and/or their agents, employees, managers, successors and assigns. Licensee shall have the right bring mandatory mediation upon the Licensor. However it is understood and agreed that nothing contained herein shall restrict the Licensor and/or their agents, employees, managers, successors and/or assigns to bring any claim in any forum.

Dated: Tacoma, Wa 9/18/2014

Licensee:

Trung Do's Goldsmith Services, Inc.

By: STEPHEN ANDERSON VP OF OPERATIONS
Print name and Title

Stephen Anderson
Signature

Licensor:

Tacoma Professional Plaza, LLC

By: _____
Print name and Title

Signature



ACCIDENT ACCOUNT DURING CROSSING PACIFIC TO USE OTHER PARKING *

INFRACTION TRAFFIC NON-TRAFFIC L.E.A. ORI # WA0270300 COURT ORI # WA027101J INFRACTION # 5Z0506747 REPORT # 151350588
 IN THE DISTRICT MUNICIPAL COURT OF TACOMA MUNICIPAL COURT
 STATE OF WASHINGTON COUNTY OF CITY/TOWN OF TACOMA PLAINIFF VS. NAMED DEFENDANT

THE UNDERSIGNED CERTIFIES AND SAYS THAT IN THE STATE OF WASHINGTON
 DRIVER'S LICENSE NO. (SCAN/FD) HARROKM286PK STATE WA EXPIRES 10-12-16 PHOTO ID MATCHED YES NO NAME: LAST HARROW FIRST KARRY MIDDLE MARIE SFX CDL YES
 ADDRESS 8052 S PARK AVE IF NEW ADDRESS PASSENGER CITY TACOMA STATE WA ZIP CODE 984080000
 EMPLOYER EMP LOCATION DATE OF BIRTH 10-12-72 RACE W SEX F HEIGHT 5'04" WEIGHT 175 EYES BLU HAIR BRO RESIDENTIAL PHONE NO. CELL/PAGER PHONE NO. WORK PHONE NO.
 VIOLATION DATE ON OR ABOUT 05/15/2015 12:48 INTERPRETER NEEDED LANG. AT LOCATION PACIFIC AVE REF. TRAFFICWAY S 86TH ST M.P. BLOCK # 8600 CITY/COUNTY OF TACOMA/PIERCE

DID OPERATE THE FOLLOWING VEHICLE/MOTOR VEHICLE ON A PUBLIC HIGHWAY AND
 VEH LIC NO AGW5500 STATE WA EXPIRES 12-29-15 VEH YR 2012 MAKE FORD MODEL FOCUS STYLE HATCHBACK 4 DOOR COLOR GRAY
 TR #1 LIC NO TR #2 LIC NO STATE WA EXPIRES TR YR

OWNER/COMPANY IF OTHER THAN DRIVER CHRISTOPHER HARROW
 ADDRESS 8052 S PARK AVE CITY TACOMA STATE WA ZIP CODE 98408
 ACCIDENT NON-INCAPACITAT COMMERCIAL VEHICLE YES NO 16+ PASS YES NO HAZMAT YES NO EXEMPT VEHICLE FIRE LEA

DID THEN AND THERE COMMIT EACH OF THE FOLLOWING OFFENSES
 VEH SPEED IN A ZONE SMD PACE AIRCRAFT
 1. VIOLATION/STATE CODE 46.61.205 FLD TO YIELD ROW FROM DRIVEWAY OR P PENALTY \$ 175.00
 2. VIOLATION/STATE CODE PENALTY \$
 3. VIOLATION/STATE CODE PENALTY \$
 4. VIOLATION/STATE CODE PENALTY \$
 5. VIOLATION/STATE CODE PENALTY \$

RELATED # DATE ISSUED 05-15-15 CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT I HAVE ISSUED THIS ON THE DATE AND AT THE LOCATION ABOVE. THAT I HAVE PROBABLE CAUSE TO BELIEVE THE ABOVE NAMED PERSON COMMITTED THE ABOVE OFFENSE(S), AND I AM ENTERING MY AUTHORIZED USER ID AND PASSWORD TO AUTHENTICATE IT. TOTAL PENALTY \$ 175.00

OFFICER R. LAWRENCE # 51719 OFFICER #
 TICKET SERVED ON VIOLATOR TICKET REFERRED TO PROSECUTOR
 TICKET SENT TO COURT FOR MAILING

NOTICE OF INFRACTION
 This is a non-criminal offense for which you cannot go to jail.
YOU MUST RESPOND WITHIN FIFTEEN (15) DAYS FROM THE DATE ISSUED.
 Your response must be postmarked by midnight of the day it is due at the court.
 If you do not respond or appear for court hearings:
TRAFFIC
 The court will find that you committed the infraction. You may lose your driver's license privilege. Your penalty will be increased. Failure to pay may result in a referral of your case to a collection agency.
NON-TRAFFIC
 The court will find that you committed the infraction. It is a crime and will be treated accordingly. Your penalty may be increased. Failure to pay may result in a referral of your case to a collection agency.
 Check one of the 3 boxes to the right, sign, date, and mail this form to:


Court contact information: TACOMA MUNICIPAL COURT 930 TACOMA AVE S TACOMA WA 98402
 My mailing address is: (PLEASE PRINT)
 Name: _____ Apt: _____
 Street or PO Box: _____ State: _____ Zip Code: _____
 City: _____ Telephone: Home: _____ Work: _____
 Is interpreter needed? Language: _____
 X: _____ (SIGNATURE) 5Z05067

Kinlow, Charla

From: Sully, Dan
Sent: Tuesday, July 07, 2015 4:54 PM
To: Kinlow, Charla
Subject: RE: Departmental Transmittal - REZ2015-40000248261 - Residential Group, LLC - 8639 Pacific Ave

Follow Up Flag: Follow up
Flag Status: Flagged

This will be required when the parking lot is paved and striped.


Daniel P. Sully, P.E., S.E.
Plan Review Engineer

City of Tacoma
Planning and Development Services Department
Development Services Division
747 Market Street, Room 345
Tacoma, WA 98402-3769
(253) 591-5334 FAX (253) 591-5433
dsully@cityoftacoma.org

From: Kinlow, Charla
Sent: Tuesday, July 07, 2015 4:27 PM
To: Sully, Dan
Subject: RE: Departmental Transmittal - REZ2015-40000248261 - Residential Group, LLC - 8639 Pacific Ave

Is this a Code requirement or are you requesting this as a mitigation measure for SEPA?

From: Sully, Dan
Sent: Thursday, July 02, 2015 8:26 AM
To: Kinlow, Charla
Cc: Beard, Scott; Hayes, Barrett; Smith, Andy; Still, Michael; Terrill, Frank; Kuntz, Craig; Shadduck, Lucas; Coffman, Susan; Seaman, Chris; Erickson, Ryan
Subject: RE: Departmental Transmittal - REZ2015-40000248261 - Residential Group, LLC - 8639 Pacific Ave

Comments:

1. Provide accessible parking spaces on closest accessible route to building per IBC 1106. Based on 36 new and existing spaces, two accessible spaces are required per IBC Table 1106.1. At least one shall be a van-accessible space per IBC 1106.5. Spaces must conform to requirements in ICC A117.1 Section 502.

Daniel P. Sully, P.E., S.E.
Plan Review Engineer

City of Tacoma
Planning and Development Services Department
Development Services Division
747 Market Street, Room 345
Tacoma, WA 98402-3769
(253) 591-5334 FAX (253) 591-5433
dsully@cityoftacoma.org

From: Kinlow, Charla

Sent: Thursday, June 25, 2015 12:33 PM

To: Kuntz, Craig; Rambow, Peter; Terrill, Frank; Sully, Dan; Webster, Jeff; Kammerzell, Jennifer; Site Development; Coyne, Richard; Gaddis, John; Middleton, Amy; Aplin, Alan; Price, Richard; Cornforth, Ronda; Erickson, Ryan; Crothers, Kelly; Ingalls, Sherri; Ripley, Rachelle; Porter, Hal; Angel, Jesse; Ferguson, Cheryl; Flynn, Ryan; PWRO@cityoftacoma.org; Seaman, Chris; DougF@tacomaparks.com; tlarson@co.pierce.wa.us; dbrandv@co.pierce.wa.us; bhan@piercetransit.org; sepa@tpchd.org; sepa@tpchd.org; ddelong@tpchd.org

Cc: Hearing Examiner; Legg, Louisa; Carrara, Deborah; Huffman, Peter; Boudet, Brian; Munce, Ian

Subject: Departmental Transmittal - REZ2015-40000248261 - Residential Group, LLC - 8639 Pacific Ave

Dear Reviewing Parties:

Ben Tran (Residential Group LLC) has submitted a Rezone/Reclassification application to develop parking on the rear of the site.

The transmittal is dated for June 25 on the City's TacomaPermits website at: <http://tacomapermits.org/message-board/landusenotices>

Comments regarding this project are requested from the departments/agencies by **July 9, 2015. Provide your comments via e-mail to Charla Kinlow, at ckinlow@cityoftacoma.org**

Charla Kinlow



TO: Charla Kinlow, Planning and Development Services

FROM: Trevor Perkins, Environmental Services, Site Development Group

SUBJECT: Rezone and SEPA (REZ2015-40000248261 & SEP2015-40000248263)
8639 Pacific Avenue

DATE: 07/01/2015

These comments/conditions are based on the following information provided for review:

- **SEPA Checklist, 6/10/15**
- **Site Plan**
- **Traffic Generation Worksheet**

1. Storm and Sanitary Sewers

- a. The proposal shall comply with all applicable requirements contained in the City of Tacoma Stormwater Management Manual, Side Sewer and Sanitary Sewer Availability Manual, Tacoma Municipal Code 12.08, Tacoma Municipal Code 2.19, Tacoma Municipal Code 10.14, Tacoma Municipal Code 10.22 and the Public Works Design Manual in effect at time of vesting land use actions, building or construction permitting.
- b. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.

2. Streets and Sidewalks

- a. Remove and replace damaged, defective, or hazardous curb, gutter, and sidewalk abutting the site on Pacific Avenue.
- b. The existing driveway approach shall be removed and replaced to meet current City of Tacoma standards.

MISCELLANEOUS COMMENTS

An online version of the City of Tacoma Stormwater Management Manual is available at <http://www.cityoftacoma.org/stormwater>.

An online version of the City of Tacoma Side Sewer and Sanitary Sewer Availability Manual is available at www.govme.org under the "City Information" tab on the left side of the screen.

An online version of the Public Works Design Manual is available at www.govme.org under the "City Information" tab on the left side of the screen.

If you have questions regarding these storm and sanitary sewer conditions, please contact Trevor Perkins at tperkins@cityoftacoma.org or (253) 591-5747, Environmental Services Science and Engineering Division, Site Development Group.

Reference Document "R-1"

Ordinance Number 23339 – Passed April 16, 1985

Associated Hearing Examiner Report, File 120.1102 –January 15, 1985

Clifford H. Campbell

8639 Pacific Avenue



ORDINANCE NO. 23339

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AN ORDINANCE relating to zoning, and amending Chapter 13.06 of the Official Code of the City of Tacoma, Washington, by deleting certain described property from Section 13.06.083 and by adding a new section to be known as Section 13.06.130(119).

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That Chapter 13.06 of the Official Code of the City of Tacoma, Washington, be and the same is hereby amended by adding thereto a new section to be known as Section 13.06.130(119) to read as follows:

13.06.130(119) ADDED TO C-2 DISTRICT. The following property shall be included in the "C-2" Commercial District:

The west 160 feet of the following:

Beginning at the intersection of the east line of Pacific Avenue with a point 462 feet south of the north line of the southeast quarter of the southeast quarter of the northwest quarter of Section 33, Township 20 N., Range 3 E. of the W.M.; thence east 287 feet more or less; thence south 74 feet; thence west 287 feet more or less to the east line of Pacific Avenue; thence north 74 feet to the point of beginning. (Assessor's Parcel No. 0320332056)

Section 2. That the above-described property be and is hereby deleted from Section 13.06.083 of the Official Code of the City of Tacoma, Washington.

Passed APR 16 1985

Attest  City Clerk


Mayor

Location: East side of Pacific Avenue approx. 110 feet north of South 88th Street extended (8639 Pacific Avenue).

Approved by Hearings Examiner after public hearing.

This is a reclassification from an "R-4-LT" Residential Commercial Transitional Dwelling District.

Application submitted by Clifford H. Campbell
Rezone #120.1102

8505090291

CONCOMITANT AGREEMENT

THIS AGREEMENT, entered into this 19th day of March, 1985, by and between CLIFFORD H. CAMPBELL and Patilda CAMPBELL, husband and wife, KEN WALLIN and Elva WALLIN, husband and wife, hereinafter referred to as the "Applicant", and the CITY OF TACOMA, Washington, a municipal corporation, hereinafter referred to as the "City",

WITNESSETH:

WHEREAS the City has authority to enact laws and to enter into agreements to promote the health, safety, and welfare of its citizens and thereby control the use and development of property within its jurisdiction, and

WHEREAS the Applicant has applied for a rezone of certain property described below within the City's jurisdiction from an "R-4-LT" Residential Commercial Transitional Dwelling District to a "C-2" Commercial District, and

WHEREAS the City, pursuant to RCW 43.21C, the State Environmental Policy Act, should mitigate any adverse effects which might result because of the proposed rezone, and

WHEREAS the City and the Applicant are both interested in complying with the Land Use Management Plan and the ordinances of the City of Tacoma relating to the use and development of the property situated in the City described as follows:

The west 160 feet of the following:

Beginning at the intersection of the east line of Pacific Avenue with a point 462 feet south of the north line of the southeast quarter of the southeast quarter of the northwest quarter of Section 33, Township 20 N., Range 3 E. of the W.M.; thence east 287 feet more or less; thence south 74 feet; thence west 287 feet more or less to the east line of Pacific Avenue; thence north 74 feet to the point of beginning. (Assessor's Parcel No. 0320332056);

hereinafter sometimes referred to as the "Site", and

WHEREAS the Applicant has indicated willingness to cooperate with the City, its Planning Department, and the Hearings Examiner of the City to ensure compliance with all City ordinances and all other local, state, and federal laws relating to the use and development of the Site; and

WHEREAS the City, in addition to civil and criminal sanctions available by law, desires to enforce the rights and interests of the public by this Concomitant Agreement;

NOW, THEREFORE, in the event the Site is rezoned from an "R-4-LT" Residential Commercial Transitional Dwelling District to a "C-2" Commercial District, and subject to the terms and conditions hereinafter stated, the Applicant does hereby covenant and agree as follows:

1. The Applicant promises to comply with all the terms and conditions of this agreement in the event the City, as full consideration herein, grants the rezone relating to the Site.
2. The Applicant hereby agrees to be bound by and to comply with the following conditions:
 - A. The Applicant shall submit a detailed landscaping plan to the Land Use Administrator for approval prior to issuance of any building permits on the site. The landscaping plan shall include the landscaping and vegetation which shall be maintained on the easterly 127 feet, more or less, of the property.

B. The Applicant shall submit to the Land Use Administrator, building plans to evidence that the eastern portion of the building will be sufficiently soundproofed so that noises will not unreasonably impact the abutting residential properties.

C. The Applicant shall submit to the Land Use Administrator a signage proposal which shall be consistent with the interests of the residential nature of the area.

D. The width and location of the driveways accessing the site shall be subject to the approval of the Public Works Traffic Engineer.

E. The Applicant shall comply with all recommendations and conditions of the Public Utilities Department as the same are set forth in its memorandum of November 19, 1984, attached as Page 11 of Exhibit No. 2 of the Hearings Examiner's report dated January 15, 1985.

3. Applicant agrees that prior to obtaining a building permit, he will either construct the required improvements or furnish to the City of Tacoma a performance bond, or other financial security as approved by the City Attorney, guaranteeing the completion of such improvements.

4. THE DECISION AND CONDITIONS IMPOSED HEREIN ARE BASED UPON REPRESENTATIONS MADE AND EXHIBITS, INCLUDING DEVELOPMENT PLANS AND PROPOSALS, SUBMITTED AT THE HEARING CONDUCTED BY THE HEARINGS EXAMINER. ANY SUBSTANTIAL CHANGE(S) OR DEVIATION(S) IN SUCH DEVELOPMENT PLANS, PROPOSALS, OR CONDITIONS OF APPROVAL IMPOSED SHALL BE SUBJECT TO THE APPROVAL OF THE HEARINGS EXAMINER AND MAY REQUIRE FURTHER AND ADDITIONAL HEARINGS.

5. No modifications of this agreement shall be made unless mutually agreed upon by the parties in writing.

6. The City may, at its discretion, bring a lawsuit to compel specific performance of the terms of this agreement. In addition to all other remedies available to the City by law, the City reserves the right to revoke the rezoning of the Site should the Applicant fail to comply with any of the terms and conditions of this agreement.

7. If any condition or covenant herein contained is not performed by the Applicant, the Applicant hereby consents to entry upon the Site by the City of Tacoma or any entity, individual, person, or corporation acting on behalf of the City of Tacoma for purposes of curing said defect and performing said condition or covenant. Should the City in its discretion exercise the rights granted herein to cure said defect, the Applicant, his successors and assigns, consent to the entry of the City on the above described property and waive all claims for damages of any kind whatsoever arising from such activity, and the Applicant further agrees to pay the City all costs incurred by the City in remedying said defects or conditions. The obligations contained in this section are covenants running with the land, and burden the successors and assigns of the respective parties.

8. In the event that any term or clause of this agreement conflicts with applicable law, such conflict shall not affect other terms of this agreement which can be given effect without the conflicting term or clause, and to this end, the terms of this agreement are declared to be severable.

IN WITNESS WHEREOF the parties hereto have executed this agreement as

of the day and year first above written.

Attest:

[Signature]
City Clerk

CITY OF TACOMA

Bx [Signature]
Mayor

Legal Description Approved:

George A. Hoink
Director of Planning

APPLICANT

Clifford H. Campbell
Clifford H. Campbell

Matilda Campbell
Matilda Campbell

Approved as to form:

[Signature]
Assistant City Attorney

Ken Wallin
Ken Wallin

Elna Wallin
Elna Wallin

STATE OF WASHINGTON)
County of Pierce) ss

I, THE UNDERSIGNED, a Notary Public in and for the State of Washington, do hereby certify that on this 19th day of March, 1985, personally appeared before me CLIFFORD H. CAMPBELL and Matilda CAMPBELL, husband and wife, to me known to be the individuals who executed the above instrument, and acknowledged said instrument to be their free and voluntary act and deed, for the uses and purposes above mentioned.

GIVEN under my hand and official seal the day and year last above written.

Patricia L. Guide
Notary Public in and for the State
of Washington, residing at Tacoma

STATE OF WASHINGTON)
County of Pierce) ss

I, THE UNDERSIGNED, a Notary Public in and for the State of Washington, do hereby certify that on this 19th day of March, 1985, personally appeared before me KEN WALLIN and Elna WALLIN, husband and wife, to me known to be the individuals who executed the above instrument, and acknowledged said instrument to be their free and voluntary act and deed, for the uses and purposes above mentioned.

GIVEN under my hand and official seal the day and year last above written.

Patricia L. Guide
Notary Public in and for the State
of Washington, residing at Tacoma

OFFICE OF THE HEARINGS EXAMINER

CITY OF TACOMA

REPORT AND RECOMMENDATION TO THE CITY COUNCIL

APPLICANT: Clifford H. Campbell

FILE NO.: 120.1102

SUMMARY OF REQUEST:

Reclassification from a "R-4LT²" Residential Commercial Transitional District to a "C-2" Commercial District to allow development of a chainsaw, lawnmower, saw and tool sharpening and repair business.

LOCATION:

East side of Pacific Avenue approximately 110 feet north of South 88th Street extended (8639 Pacific Avenue)

DEPARTMENTAL REPORT:

Received by the Examiner's Office on December 4, 1984.

RECOMMENDATION OF THE EXAMINER:

Recommend approval, subject to conditions.

PUBLIC HEARING:

After reviewing the Departmental Report, examining other available information on file with the application, and conducting a public hearing and visiting the subject property:

The hearing commenced on December 18, 1984, at 9:35 a.m.

Henry Haas presided as the Hearings Examiner Pro Tem.

All persons wishing to testify were sworn.

The following exhibits were entered into the record:

Exhibit No. 1 - Declaration of Non-Significance.

Exhibit No. 2 - Planning Department Report.

Exhibit No. 3 - Plot Plans.

Richard Gilmur summarized the Planning Department Report, indicating that it is the feeling of the Planning Department that the reclassification request was consistent with all legal requirements, subject to the applicant not utilizing the eastern 127 feet, more or less, of the site at this time, and demonstrating that the project use will not have an adverse noise impact upon abutting uses and that the signage will be appropriate.

The applicant, Clifford H. Campbell, was present and did not have any additions to the staff report as presented, but did subsequently respond to considerations concerning noise and air exhaust fumes.

Speaking in opposition was:

Mr. Gale Haner
8637 Pacific Avenue
Tacoma, WA 98444

Mr. Haner indicated that he lives next door to the north of the site and has resided there for 32 years; he has no objection to the zoning change as such but does not agree with the contemplated use of the property; he has concerns with fire, safety, noise, and hours of operation of the proposed use; another concern is that the proposal would be a health hazard due to the fumes from the building because their bedroom is only about 25 feet away from the building; the proposal will set a trend for future development; and the use is not compatible with what is in the area now.

In answer to questions posed by the Examiner, Mr. Haner advised that he operates a sign shop out of his garage which is open to the public and has been in operation for 32 years.

In summary, the applicant advised he had no problem with the proposal to not develop the easterly 127 feet, more or less, of his site at this time; there will be a soundproof building for the running of the chainsaws, etc.; the eastern portion of the building will be set in concrete; the exhaust fumes will be vented through the roof of the building to the outside; and the building will be a metal building.

The hearing concluded at 9:55 a.m.

NOTE: A complete record of the hearing is available in the Hearings Examiner's Office.

FINDINGS, CONCLUSIONS AND RECOMMENDATION:

FINDINGS:

1. Pursuant to the State's SEPA Guidelines (WAC 197-11) and the City of Tacoma Environmental Code, the Acting Director of Planning issued a Declaration of Non-Significance for the proposed action. The foregoing determination was based upon a site survey, review of the applicant's Environmental Checklist and other supporting information on file with the Planning Department and has been designated herein as Exhibit No. 1 and is incorporated by reference as though fully set forth.
2. The report of the Planning Department, to the extent that it sets forth the issues, general findings of fact, applicable policies and provisions, and departmental recommendations in this matter, has been designated Exhibit No. 2 herein and is incorporated by reference as though fully set forth.
3. Applicant proposes to construct a two-story building for a chainsaw, lawnmower, saw and tool sharpening and repair business. The building will consist of a 20 foot by 40 foot display area and a 40 foot by 60 foot shop area on the first floor, and a 40 foot by 60 foot storage area on the second floor. Eight off-street parking stalls and one off-street loading stall are required for the use. (IT IS NOTED that no parking is required for the second story storage area, which is accessory to the primary use.) The applicant does not propose to utilize the easterly 127 feet, more or less, of the site at this time but has indicated he may build something on that portion at a future date. During the interim, the applicant proposes to maintain the existing vegetation and landscaping.

4. General zoning in the area is "R-2" One-Family Dwelling District, "R-4L" Multiple-Family Dwelling District, "C-1" Commercial District, "C-2" Commercial District, and "R-4LT" Residential Commercial Transitional District. The site was classified "R-2" in 1953 and reclassified to "R-4LT" in 1978 to allow the construction of a one-story, 3,120 square foot professional office building, with on-site parking for 30 cars.

5. Abutting uses consist of property to the east developed with single-family houses; to the north is a single-family structure and sign shop; an office building abuts to the south; and vacant property exists directly across Pacific Avenue to the west, adjacent to general commercial uses.

6. Applicant proposes to construct a metal building with soundproofing in the eastern portion. The business activities to be conducted will be restricted to the inside of the building. Fumes will be vented by an air exhaust to the outside.

7. The site is located within an area designated by the City's Generalized Land Use Plan as being suitable for "medium intensity" development, and the proposed development is consistent with that designation.

8. Any conclusion hereinafter stated which may be deemed a finding is hereby adopted as such.

CONCLUSIONS:

1. The environmental evaluation of the Acting Director of Planning is adequate.
2. The Planning Department has accurately analyzed the subject request, and that analysis, as it is found on pages 7 and 8 of the Departmental Report (Exhibit 2) is hereby adopted and incorporated by reference as though fully set forth.
3. The applicant has demonstrated, by substantial evidence, consistency with the rule set forth in Parkridge v. Seattle, 89 Wn.2d 454 (1978), and Section 13.03.110, Tacoma City Ordinances. The request, properly conditioned, would be consistent with development in the area and the policies set forth in the Land Use Management Plan.
4. Based on the evidence presented, the requested reclassification should be approved as to the western 160 feet, more or less, of the site, subject to the following conditions:
 - a. The applicant shall submit a detailed landscaping plan to the Land Use Administrator for approval prior to issuance of any building permits on the site. The landscaping plan shall include the landscaping and vegetation which shall be maintained on the easterly 127 feet, more or less, of the property.
 - b. The applicant shall submit to the Land Use Administrator building plans to evidence that the eastern portion of the building will be sufficiently soundproofed so that noises will not unreasonably impact the abutting residential properties.
 - c. The applicant shall submit to the Land Use Administrator a signage proposal which shall be consistent with the interests of the residential nature of the area.

d. The width and location of the driveways accessing the site shall be subject to the approval of the Public Works Traffic Engineer.

e. The applicant shall comply with all recommendations and conditions of the Public Utilities Department as the same are set forth in its memorandum of November 19, 1984, attached as page 11 of Exhibit No. 2.

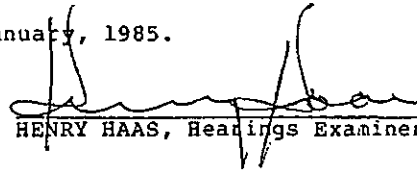
f. THE DECISION IMPOSED HEREIN IS BASED UPON REPRESENTATIONS MADE AND EXHIBITS, INCLUDING DEVELOPMENT PLANS AND PROPOSALS, SUBMITTED AT THE HEARING CONDUCTED BY THE HEARINGS EXAMINER. ANY SUBSTANTIAL CHANGE(S) OR DEVIATION(S) IN SUCH DEVELOPMENT PLANS, PROPOSALS, OR CONDITIONS OF APPROVAL IMPOSED SHALL BE SUBJECT TO THE APPROVAL OF THE HEARINGS EXAMINER AND MAY REQUIRE FURTHER AND ADDITIONAL HEARINGS.

5. Any finding hereinbefore stated which may be deemed a conclusion is hereby adopted as such.

RECOMMENDATION:

It is hereby recommended that the reclassification request be approved, subject to conditions set forth in Conclusion No. 4 herein.

ORDERED this 15th day of January, 1985.


HENRY HAAS, Hearings Examiner Pro Tem

TRANSMITTED this 15th day of January, 1985, by certified mail to:

Clifford Campbell, 209 S. 84th, Tacoma, WA 98444

TRANSMITTED this 15th day of January, 1985, to the following:

Gale Haner, 8637 Pacific Avenue, Tacoma, WA 98444
Ken Wallis, 8645 Pacific Avenue, Tacoma, WA 98444
City Clerk, City of Tacoma
Planning Department, City of Tacoma
Public Works Department, City of Tacoma, Divisions of:
Buildings, Engineering, Construction, and Traffic
Fire Department, City of Tacoma
Public Utilities Department, City of Tacoma

NOTICE

Pursuant to the Official Code of the City of Tacoma, Sections 13.03.120, 13.03.130 and 13.06.485, a request for RECONSIDERATION (by filing the same with the Hearings Examiner) or, alternatively, a request for APPEAL to the City Council (by filing the same with the City Clerk) of the Examiner's decision or recommendation in this matter must be filed in writing on or before January 29, 1985.

N O T I C E

RECONSIDERATION AND APPEAL OF EXAMINER'S DECISION

RECONSIDERATION:

Pursuant to the Official Code of the City of Tacoma, Section 13.03.120, any aggrieved person having standing under the ordinance governing such application and feeling that the decision of the Examiner was based on errors of procedure or fact may, in writing and within fourteen (14) days of the issuance of the Examiner's decision, request a review of the action by the Examiner, setting forth the alleged errors of procedure or fact.

COUNCIL APPEAL:

Pursuant to the Official Code of the City of Tacoma, Sections 13.03.130 and 13.06.485, the applicant or any aggrieved party having property or residing within the area entitled to public notice by mail, as set forth in the section of this chapter governing such application, shall have the right to appeal the decision or recommendation of the Hearings Examiner by filing written notice of appeal in duplicate with the City Clerk stating the reasons the Hearings Examiner's decision or recommendation was in error. This appeal must be filed within fourteen (14) days of the issuance of the Examiner's decision or recommendation, EXCEPT where an application was first made for reconsideration to the Examiner, in which case the appellant shall have seven (7) days from the date of issuance of the Examiner's decision on the reconsideration in which to appeal the Examiner's decision to the City Council.

NOTE: YOUR ATTENTION IS DIRECTED TO THE LAST PARAGRAPH OF THE ATTACHED EXAMINER'S REPORT where you will find specific dates for filing a request for reconsideration or notice of appeal to the Council of the matter under consideration herein.

COUNCIL REVIEW:

In reviewing a decision, all parties of record may submit memoranda, but no additional hearings shall be held and no new evidence or testimony shall be taken by the City Council. The City Council shall accept, modify or reject any findings and conclusions or remand the decision to the Examiner for further hearing, provided that any decision of the City Council shall be based on the record of the hearing conducted by the Hearings Examiner; however, the Council may publicly request additional information of the appellant and the Examiner at its discretion. (Official Code of the City of Tacoma, Section 13.03.130.)

GENERAL PROCEDURES FOR APPEAL:

The Official Code of the City of Tacoma contains certain procedures for appeal, and while not listing all of these procedures here, you should be aware of the following items which are essential to your appeal. Any answers to questions on the proper procedure for appeal may be found in the City Code sections heretofore cited:

1. The cost of transcription of the hearing record shall be borne by the party or parties requesting such transcript. Therefore, if a verbatim transcript is required, said parties should make such request for the transcript directly to the Hearings Examiner.
2. The written application of appeal shall also state where the Examiner's conclusions or findings were in error, and in zoning reclassifications, why, because of public necessity and the general welfare, such zoning reclassification is required or should remain the same.

DEPARTMENT OF PLANNING
PRELIMINARY REPORT
AND
ENVIRONMENTAL EVALUATION

HEARINGS EXAMINER HEARING
December 11, 1984

Exh. # 2

APPLICANT: CLIFFORD H. CAMPBELL

FILE NO. 120.1102

A. SUMMARY OF REQUEST:

A Reclassification from "R-4LT" Residential Commercial Transitional Dwelling District to "C-2" Commercial District to allow development of a chainsaw, lawnmower, saw and tool sharpening and repair business.

B. GENERAL INFORMATION:

1. Applicant: Clifford H. Campbell
Cliff's Precision Saw and Tool Sharpening Service
209 South 84th Street
Tacoma, WA 98444
2. Owner: Ken Wallin
8645 Pacific Avenue
Tacoma, WA 98444
3. Location: East side of Pacific Avenue approximately 110 feet north of South 88th Street extended (8639 Pacific Avenue).
4. Legal Description: Beginning at the intersection of the east line of Pacific Avenue with a point 462 feet south of the north line of the southeast quarter of the southeast quarter of the northwest quarter of Section 33, Township 20 N., Range 3 E. of the W.M.; thence east 287 feet more or less; thence south 74 feet; thence west 287 feet more or less to the east line of Pacific Avenue; thence north 74 feet to the point of beginning.
5. Size: 74 feet by 287 feet±

C. PROJECT DESCRIPTION:

The applicants is proposing to construct a two-story building for a chainsaw, lawnmower, saw and tool sharpening and repair business. The building will consist of a 20 foot by 40 foot display area and a 40 foot by 60 foot shop area on the first floor, and a 40 foot by 60 foot storage area on the second floor. Eight off-street parking stalls and one off-street loading stall are required for this use. These stalls are proposed to be provided on site by the applicant. (NOTE: No parking is required for the second story storage area as this is considered accessory to the primary use.) The applicant is not proposing to utilize the eastern 127+ feet of this site at this time. He has indicated that he may build something on this portion of the site at some future date. During the interim, he proposes to maintain the existing vegetation and landscaping.

D. ADDITIONAL INFORMATION:

1. General Zoning in the Area: "R-2" One-Family Dwelling District, "R-4L" Multiple-Family Dwelling District, "C-1" Commercial District, "C-2" Commercial District, "R-4LT" Residential Commercial Transitional District.

2. History: The site was classified "R-2" in 1953. It was reclassified to "R-4LT" in 1978 to allow the construction of a one story, 3,120 square foot professional office building with on site parking for 30 cars.
3. Attachments:
 - a. Vicinity map
 - b. Site plan
4. Notification: Written notice of the public hearing has been sent to all owners of property within 400 feet of the site and has been published in the Tacoma Daily Index at least 47 days prior to the date of the hearing.

E. EXISTING CONDITIONS AND ENVIRONMENTAL EVALUATION:

Pursuant to the State's SEPA Guidelines and the City's Environmental Code, the Acting Director of Planning has issued a Declaration of Non-Significance for the proposed action. This determination was based on a site survey, review of the applicant's Environmental Checklist and other supporting information on file with the Planning Department.

1. Landform Features:

- a. Existing Conditions: The site is generally flat with a gentle downward slope from east to west towards Pacific Avenue. The site appears stable.
- b. Impacts: Grading will be necessary in order to construct the proposed building and associated parking.

2. Flora:

- a. Existing Conditions: Plant life on the site consists of a variety of domestic landscaping, together with large fir trees, and fruit trees. The site has not been maintained and is overgrown with tall grass and blackberry vines.
- b. Impacts: Much of the vegetation shall be removed for the construction of the proposed building and parking area. However, the applicant is proposing to clean up and maintain the existing vegetation and landscaping on the eastern 127+ feet of the site until some future date. The applicant is also proposing to provide some landscaping along the northern edge of the proposed building.

3. Noise:

- a. Existing Conditions: Noise levels in the area are relatively high due to the close proximity of Pacific Avenue, a highly traveled arterial street.
- b. Impacts: Noise levels shall increase over the short term due to demolition and construction activities, and in the long term due to the proposed business activities. It should be noted that all work is proposed to be conducted within the building, thereby, minimizing the noise impacts. The applicant should be prepared to demonstrate that the proposed use will not have an adverse impact upon the abutting uses due to noise.

4. Land Use and Public Services:

a. Existing Conditions:

- (1) Existing Development on the Site: A vacant house is currently on the site.

(2) **Abutting Uses:** The property to the east is developed with single-family houses and the property to the north is developed with a single-family house and sign shop. An office building abuts to the south and vacant property exists directly across Pacific Avenue to the west.

- b. **Impacts:** The abutting properties are not expected to experience adverse impacts due to the construction and operation of the proposed building and use.

The applicant has stated that he may build something on the eastern 127+ feet of this site at some future time. Specific impacts from any such future development are, naturally, unknown at this time.

5. **Transportation and Circulation:**

- a. **Existing Conditions:** Pacific Avenue abuts to the west and is classified as a principal arterial in this area.
- b. **Impacts:** No adverse impacts upon traffic circulation in the area due to the construction and operation of the proposed building and use are anticipated. The applicant has stated that he may build something on the eastern 127+ feet of this site at some future time. As previously mentioned, specific impacts from any such future development are unknown at this time.

F. **APPLICABLE SECTIONS OF THE LAND USE REGULATORY CODE:**

Section 13.03.110 states the following:

13.03.110 EXAMINER'S DECISION AND RECOMMENDATION - FINDINGS REQUIRED. When the Examiner renders a decision or recommendation, such Examiner shall make and enter findings from the record and conclusions thereof which support such decision, and the findings and conclusions shall set forth and demonstrate the manner in which the decision or recommendation carries out and helps to implement the goals and policies of the Land Use Management Plan and the standards set forth in the various land use regulatory codes; provided that in any case where a reclassification of property is recommended, at least one of the following circumstances shall be found to apply:

1. That substantial evidence was presented demonstrating the subject reclassification appears not to have been specifically considered at the time of the land area land use analysis and area zoning; or
2. That the property is potentially zoned for the reclassification being requested pursuant to the policies set forth in the Land Use Management Plan and conditions have been met which would indicate the change is appropriate; or
3. That the last previous land use analysis of the area and area zoning of the subject property, authorized public improvements, permitted private development or other circumstances affecting the property have undergone significant and material change.

G. **APPLICABLE POLICIES OF THE GENERALIZED LAND USE PLAN:**

Residential Policies - General (page 81-85)

* * *

To assist in achieving the City's Growth and Development Goals, the following policies have been set forth.

1. Protect, preserve and maintain established residential neighborhood areas where a definite density, housing type and character prevail; nuisances and incompatible land uses should not be allowed to penetrate these areas.

* * *

3. Prohibit incompatible land uses from situating within or adjacent to existing or future residential developments.

* * *

Commercial Policies - General (page 105-109)

Intent

Commercial development involves a wide variety of uses including retail, office and service. The development can range in scale from small neighborhood convenience shops to regional shopping centers. Commercial establishments provide goods and services to meet the needs of citizens as well as those of the business community.

Commercial establishments must be properly located and easily accessible for the convenience of their customers. Commercial developments may be located on individual sites, in concentrations within areas of similar character, or in nucleated linear districts along major traffic corridors. The city's largest commercial concentrations are the downtown central business district and the Tacoma Mall. Locating retail and other commercial activities in concentrated centers maximizes the use of land, encourages the joint use of parking facilities and provides one-stop convenience for the consumer.

The viability of the city's commercial areas is strengthened by promoting quality design and aesthetic considerations which minimize adverse effects on surrounding property. Their viability is further insured by encouraging the physical maintenance and rehabilitation of existing commercial developments. Fill-in development and limited expansion of existing commercial areas will aid their continued economic viability. Adequate provisions for both vehicle and pedestrian safety, as well as adequate parking and loading facilities, are important considerations for both new and existing commercial areas.

To assist in achieving the City's Growth and Development Goals, the following policies have been set forth.

1. Encourage commercial development, including business and professional offices, to situate in concentrations which maximize the use of space and which minimize negative influences on adjacent land use.

* * *

5. Employ performance standards, new design concepts and aesthetic considerations in the construction of new office/commercial developments.

* * *

8. Consider population needs and land use compatibilities when planning the development of neighborhood, community or regional commercial facilities in order to insure minimal adverse influences on surrounding or adjacent land uses.
9. Commercial developments must have sufficient rights-of-way, street improvements, access control, safe pedestrian walkways circulation routes, off-street parking and loading facilities.
10. Locate new or expanded commercial developments where there are adequate streets and utilities such as water, power and sewers; these facilities must exist prior to or be developed concurrently with the intended development.
11. Encourage new commercial developments to locate either adjacent or immediately accessible to arterial streets provided they are designed and situated to be consistent with the established character of the surrounding area.

* * *

14. Site development standards of commercial areas should address the safety, convenience and aesthetics of the development itself, as well as effects on adjacent surrounding properties.

* * *

Commercial Policies - Medium Intensity (page 113-116)

Intent

Medium intensity commercial developments supply everyday goods and services for several surrounding neighborhoods and are of community-wide significance. Newer commercial development is usually located in concentrated centers. These centers consist of a clustered grouping of stores and businesses surrounded by a large parking area. Usually there is one major store which is the primary customer generator and several smaller supportive and complementary establishments. This arrangement encourages multi-purpose trips and increases customer convenience.

Planned business parks are a relatively new type of concentrated commercial development. Because of their relatively nuisance-free nature, planned business parks may be compatible with adjacent residential areas provided the character of the area is maintained.

Commercial development is encouraged to locate in concentrations in order to lessen traffic congestion, increase consumer convenience, reduce utilities and services installation and maintenance costs and encourage joint use of parking facilities.

Older commercial development is usually found in linear districts. These districts generally consist of a continuous row of commercial establishments along key arterial streets which were historically used as principal entry routes to the downtown business area. This type of commercial development does not require the drawing power of a major retail store and encourages single purpose trips. Each establishment is oriented to its own site and usually maintains a separate parking lot.

Medium intensity commercial developments require access to higher volume arterial streets that are capable of carrying the traffic that is generated by these developments. These developments should be located within easy access to the residential communities that they serve.

To assist in achieving the City's Growth and Development Goals, the following policies have been set forth.

* * *

3. Medium intensity commercial developments should be situated on either principal or minor arterial streets or at the intersection of two arterial streets having adequate capacity.
4. Allow for the limited expansion of linear commercial development provided adverse influences on adjacent properties are minimized.

H. PROJECT RECOMMENDATIONS--

<u>Public Works Department:</u>	11-9-84	"The width and location of the driveways accessing the site shall be subject to the approval of the Traffic Engineer."
<u>Public Utilities:</u>	11-19-84	Comments attached
<u>Fire Department:</u>	11-6-84	No objections
<u>Health Department:</u>	10-30-84	Comments attached
<u>Police Department:</u>		No response
<u>Human Rights Department:</u>	10-29-84	No objections
<u>Human Development Dept.:</u>		No response
<u>Community Development:</u>	11-19-84	No objections
<u>Pierce Transit:</u>	10-30-84	No objections
<u>Pacific Northwest Bell:</u>	11-6-84	No objections
<u>Washington Natural Gas:</u>		No objections

Planning Department:

BURDEN OF PROOF

Before a parcel of land within the City of Tacoma can be reclassified, it must be shown that the request is consistent with the findings specified in Section 13.03.110 of the Official Code of the City of Tacoma; the applicable policies of the Generalized Land Use Plan; and the "Parkridge test." The findings specified by Section 13.03.110 and the applicable policies of the Generalized Land Use Plan are found in Sections "F" and "G" of this report. The "Parkridge test" is set forth in a 1978 Washington Supreme Court decision (Parkridge v. Seattle, 89 Wn. 2d 454). The opinion in Parkridge states that in a rezone action the "burden of proof is on the one seeking the change" to show that:

1. The rezone bears a substantial relationship to the public health, safety, morals, or welfare; and
2. That conditions have changed substantially since the original zone was applied to the property.

Each of these standards or criteria must be met to effect a legally supportable reclassification.

MAJOR ISSUES:

In the opinion of the Planning Department, the major issues are as follows:

1. The proposed rezone of the eastern 127± feet of the property without a specific development proposal.
2. The provision of adequate screening for the abutting properties.
3. The demonstration that the proposed use will not have an adverse impact upon the abutting uses due to noise.
4. Determination of the sign design concepts for the proposed development.

The Planning Department feels that the eastern 127± feet of the property should not be rezoned as part of this request as no specific development proposal is available for assessment of impacts. The applicant's plans indicate that the proposed building and paving would occupy the western 160± feet of the site, therefore, the Planning Department recommends that only this portion of the site be considered for reclassification to "C-2" Commercial District.

The applicant has indicated that he will clean up and maintain the existing vegetation on the eastern 127± feet of the site. The Planning Department feels that this should be done, even if this portion of the site is not rezoned, so as to provide adequate and visually pleasing screening to the abutting properties. In addition, it should be noted that some additional screening (either landscaping or fencing) must be provided on the north property line adjacent to the parking lot areas as required by Section 13.06.350.B (OFF-STREET PARKING AREA DEVELOPMENT STANDARDS) of the Land Use Regulatory Code. The Planning Department also feels that some additional landscaping should be provided on the north side property line so as to screen the proposed building. The need for screening of the building and parking area from the south does not appear to be significant as the parking lot for the abutting offices extends directly to this mutual property line. The Planning Department does feel that some landscaping along the southern side of the building would soften the visual impacts of the two story structure, and would add to the overall aesthetics of the project. In order to accomplish this, should the reclassification be approved, the Planning Department would recommend that a landscaping plan be submitted for review and approval prior to the issuance of building permits. The landscaping plan should also depict the landscaping and vegetation which shall be maintained on the eastern 127± feet of the property.

As discussed in Section E. (EXISTING CONDITIONS AND ENVIRONMENTAL EVALUATION) of this report, noise levels will increase over the long term due to the proposed business activities. The applicant has indicated that all work is proposed to be conducted within the building, therefore, noise impacts would be minimal. The Planning Department feels that the applicant should be prepared to demonstrate that the proposed use will not have an adverse noise impact upon the abutting uses.

The Planning Department has discussed with the applicant the need for a sign design concept for the proposed development to be reviewed as part of the rezone request. The Planning Department would note that the "C-2" zoning being requested by the applicant allows virtually unlimited signage. In that the potential for adverse impacts resulting from uncontrolled signage is present, the Planning Department would recommend that the applicant be prepared to provide his signage proposal for this development at the public hearing.

ANALYSIS

The following is an analysis of the applicable policies of the Generalized Land Use Plan:

Residential Policies - General (1 and 3)

1. Protect, preserve and maintain established residential neighborhood areas where a definite density, housing type and character prevail; nuisances and incompatible land uses should not be allowed to penetrate these areas.
3. Prohibit incompatible land uses from situating within or adjacent to existing or future residential developments.

In the opinion of the Planning Department, the provision of adequate screening/landscaping shall mitigate the adverse visual and aesthetic impacts associated with the proposed development. As mentioned earlier, the applicant should be prepared to demonstrate that the proposed use will not have an adverse noise impact upon the abutting uses.

Commercial Policies - General (5)

5. Employ performance standards, new design concepts and aesthetic considerations in the construction of new office/commercial developments.

As previously indicated, the Planning Department feels that adequate screening/landscaping shall add to the overall aesthetics of the proposed project. General Commercial Policy 5 strongly supports the requirement for design control over the overall development, including the building, landscaping and the proposed signage.

Commercial Policies - General (9, 10, and 11)

9. Commercial developments must have sufficient rights-of-way, street improvements, access control, safe pedestrian walkways circulation routes, off-street parking and loading facilities.
10. Locate new or expanded commercial developments where there are adequate streets and utilities such as water, power and sewers; these facilities must exist prior to or be developed concurrently with the intended development.
11. Encourage new commercial developments to locate either adjacent or immediately accessible to arterial streets provided they are designed and situated to be consistent with the established character of the surrounding area.

The Department of Public Works and the Department of Public Utilities have each reviewed the proposed development and their comments regarding required street and utilities improvements are attached to this report.

Commercial Policies - General (14)

14. Site development standards of commercial areas should address the safety, convenience and aesthetics of the development itself, as well as effects on adjacent surrounding properties.

See analysis of Policy No. 5.

Commercial Policies - Medium Intensity (3)

3. Medium intensity commercial developments should be situated on either principal or minor arterial streets or at the intersection of two arterial streets having adequate capacity.

The subject site is located adjacent to Pacific Avenue which is designated as a principal arterial street.

Commercial Policies - Medium Intensity (4)

4. Allow for the limited expansion of linear commercial development provided adverse influences on adjacent properties are minimized.

Provided that the previously identified aesthetic and noise questions are satisfactorily answered, the proposed development appears consistent with this policy.

Based on the previous analysis, the Planning Department is of the opinion that the classification of the western 160 + feet of the site may be consistent with the policies of the Generalized Land Use Plan. However, until our previously expressed concerns regarding aesthetics, signage and noise are satisfactorily resolved, a conclusion regarding this criteria cannot be reached.

Should the reclassification of the western 160+ feet of the site be approved, the Planning Department recommends the following conditions of approval:

1. The developer shall submit a detailed landscaping plan to the Land Use Administrator for review and approval prior to the issuance of any building permits on the site. The landscaping plan should include the landscaping and vegetation which shall be maintained on the eastern 127+ feet of the property.

Clifford H. Campbell

FILE # 120.1102

9086TH ST

52ND ST

SO. 88TH ST

187[±]

C. ST. (NOT OPEN)

PACIFIC AVE. 165'

R-4-L

C-2

R-4-L

48

R-4-L

R-2

PROPOSED REZONE

16

C-2

74

R-4-LT

74

C-2

6

R-4-LT

OFFICE

R-2

R-4-L

C

C

ART.

50

OFFICE BLDG.

R-2

C-2

C-2

C-1

R-2

100-

Clifford H Campbell

File No. 120.1102

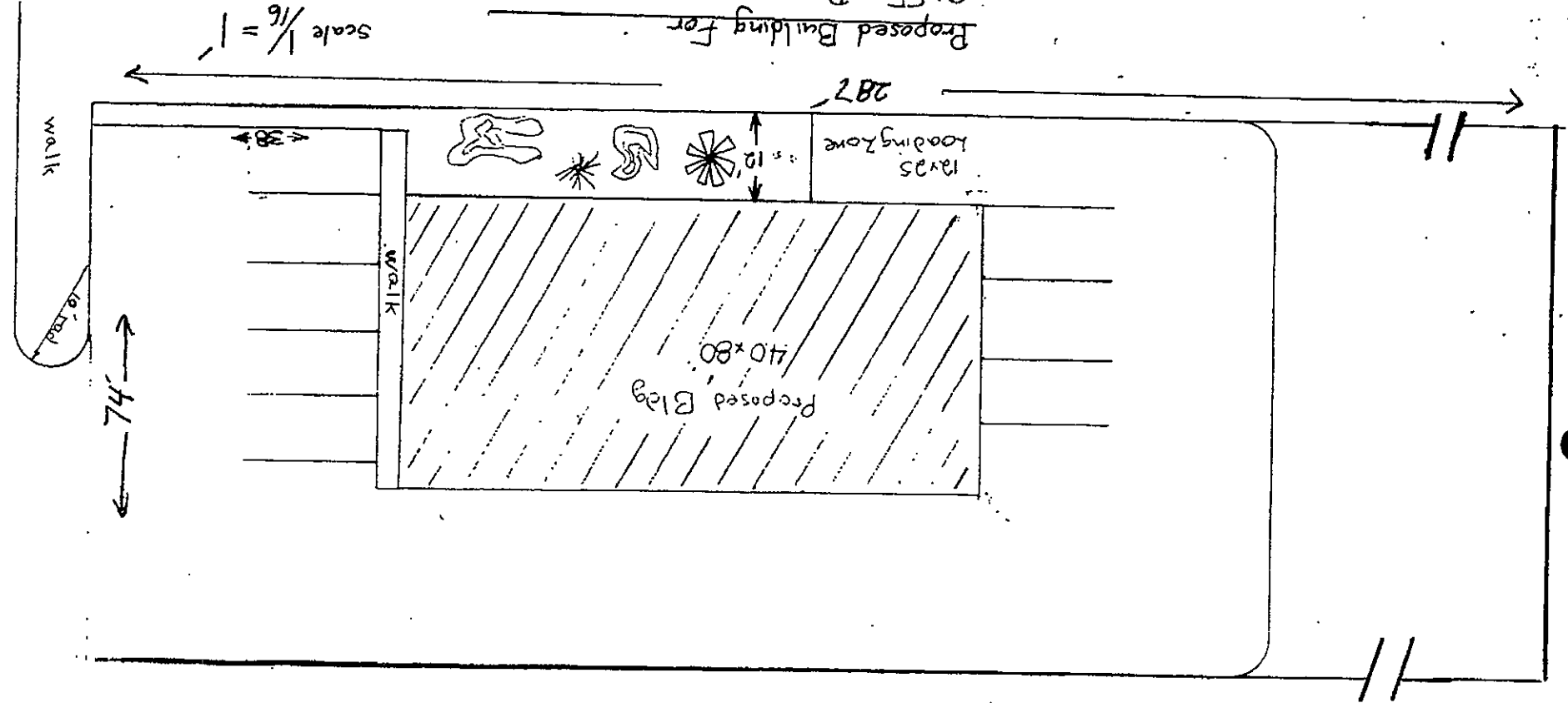
8639 Pacific Avenue

Cliff's Precision Saw and Tool

Proposed Building For



Scale 1/16" = 1'



CITY OF TACOMA
DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: November 19, 1984

TO: Paul J. Nolan, Director of Utilities

FROM: M. J. Cleary, Property Management Supervisor *MJC*

SUBJECT: RECLASSIFICATION REQUEST #120.1102 - Clifford H. Campbell

Both Light and Water Divisions have reviewed the subject
Reclassification Request.

The Light Division has no comments or objections.

The Water Division has no objections provided a fire hydrant is
installed to provide additional fire protection for the proposed
project. The fire hydrant shall be located on the west side of
Pacific Avenue, approximately 150 feet north of the subject
site. The installation will be by Water Division forces at the
developer's expense. The above requirement is based on wood
frame construction. The fire hydrant will not be required if
the structure is of ordinary construction as defined by the
Insurance Services Office, or if two-hour approved area
separation walls are installed to reduce the fire flow demand of
the structure.

MJC/lh

COMMENTS: Reclassification Request #120.1102
Clifford H. Campbell

11-5-84

Prior to occupancy, the applicant should provide an explanation on his disposal plans for oils, greases and chemicals used in the service and repair business.

/Signed: JANE A. HEDGES, Senior Environmental Health Specialist
SOLID WASTE PROGRAM
Environmental Health Division

B. OFF-STREET PARKING AREA DEVELOPMENT STANDARDS.

1. **Intent.** In order to assure proper and uniform development of safe parking areas, protect adjoining property from undue invasion of privacy and peace, minimizing nuisance factors, and maintain in appropriate locations a landscaped setting in keeping with accepted, sound standards of residential landscaping practice, every parcel of land hereafter used as an off-street parking area as defined in this chapter shall be developed in accordance with the following procedure and minimum standards.

2. Procedure.

a. **Issuance of a Building Permit and Certificate of Occupancy.** A plot plan drawn to scale of the proposed parking area shall be submitted to the Building Inspector and shall be reviewed by the Public Works Department for the purpose of determining that the intent and standards of this section and other applicable codes and ordinances of the City of Tacoma have been satisfactorily complied with. Where herein specifically provided, the plan shall also be reviewed by the Hearings Examiner. The plot plan shall include the following information:

- (1) The relationship of the parking area to the building it serves.
- (2) Delineation of individual parking spaces.
- (3) Circulation area necessary to serve parking spaces.
- (4) Access to streets, alleys, and property to be served.
- (5) Curb cuts.
- (6) Dimensions, extent, and substance of screening.
- (7) Grading, drainage, surfacing, and subgrade details.
- (8) Delineation of obstacles to parking and circulation in finished parking areas.
- (9) Specifications and location of signs, curbs, walls, and bumper guards.

When it has been determined that the applicant has complied with all applicable codes and ordinances and the intent of this section, the Building Inspector shall issue a building permit. Upon completion of such parking area and approval, as a result of final inspection by the Building Inspector, a certificate of occupancy shall be issued. Acceptance of the permit and certificate of occupancy shall be deemed an acceptance of the obligation of the continued maintenance of the off-street parking area during its use thereafter for such purpose in accordance with the approved plan and standards as herein provided.

3. **Minimum Standards.** A parking area for five or more motorized vehicles, trailers, or a combination thereof shall be developed in accordance with the following requirements:

13.06.350 ZONING AND PLATTING

a. Entrances and Exits. The location and design of all-entrances and exits shall be subject to the approval of the Director of Public Works. Such entrances or exits shall not be designed to require vehicles to back into or otherwise utilize a public street right-of-way as an aisleway for a parking area.

b. Border Barricades. A bumper curb of a height and strength sufficient to retain all vehicles and trailers completely within the given parking area shall be provided, except at access points. Bumper curbs shall be designed and located in such a manner as to prevent vehicles parked within a parking area from protruding beyond the parking area property line and into public right-of-way and/or adjacent private property.

c. Surfacing and Maintenance of Parking Areas. Off-street parking areas shall be surfaced with a minimum all weather surface consisting of a crushed rock base with an asphaltic cement concrete surface with a standard thickness of two (2) inches unless otherwise specified by the City Engineer. Such a parking area shall be maintained in a clean and litter-free condition, and shall be so graded and the drainage system so designed as to collect all drainage on the parking area site and to pipe it to the City storm drainage system or, in the event storm sewers are not available, the drainage shall be disposed of in a manner approved by the City Engineer. In no case, however, shall drainage be allowed across sidewalks.

d. Lighting. Lighting used to illuminate off-street parking areas shall be arranged so it shall not constitute a nuisance by reason of undue glare or illumination to any lot in any residential district.

e. Screening. Screening shall be provided on each side, front, and/or rear of a parking area where such side, front, and/or rear abuts any residentially zoned or residentially developed lot or where such side, front, or rear abuts a street, alley, or approved accessway the opposite side of which abuts or is adjacent to a residentially zoned or residentially developed lot, except that no screening is required on any side, front, or rear of a parking area where the elevation of the parking area lot line is four or more feet higher than the finished elevation of the parking area surface. Where the elevation of the parking area lot line is below that of the finished elevation of the parking area surface and/or the abutting street grade, the Land Use Administrator may require the screening to be placed on the lot line and/or between the lot line and parking area surface or at the edge of the parking area surface. In the case of two-family and three-family dwellings in "R-3" Districts, off-street parking may not occupy more than seventy-five percent of the front yard, and where parking for such uses is located in the front yard, at least twenty-five percent of the front yard shall be landscaped in a manner to effectively screen the parking area.

Parking area screening and landscaping shall be maintained in good condition and shall meet the following conditions:

(1) It shall be continuous where required along a side, front or rear of a parking area and shall not be less than four feet in height above the grade of the parking lot surface, broken only for accessways and aisleways;

13.06.350 ZONING

a clear space above such surface with a minimum height of seven and one-half feet.

Up to forty percent of the employee or resident parking spaces for a development may be compact stalls when it is determined by the Land Use Administrator that said parking will be utilized exclusively for employee and/or resident parking. Exclusive employee parking shall be separated from parking provided for the general public. Compact stalls shall have a minimum width of eight feet and a minimum length of fifteen feet, and a clear space above such surface with a minimum height of seven and one-half feet.

k. The Land Use Administrator may, in such cases as may be deemed appropriate, waive any of the aforementioned development standards upon the finding that (1) reasonable alternatives are to be provided to said standards which are in the spirit and intent of this chapter or that (2) strict enforcement of the standards would cause undue or unnecessary hardship due to the unique character or use of the property. However, if one or more land use regulatory authorizations, in addition to a waiver of development standards, are required, and such authorizations require hearing and action by the Hearings Examiner, the authority to act upon the request for waiver shall rest with the Hearings Examiner, and the application shall be processed in accordance with the procedures set forth in Chapter 13.03 of this Title.

Petitions for waivers by either the Hearings Examiner or Land Use Administrator shall be filed with the Planning Department together with a Ten Dollar (\$10.00) filing fee (refer also to Section 13.06.473 for environmental fees), and a reproducible copy plus two (2) printed copies of a plot plan of the proposed development. In considering such waivers, the Hearings Examiner shall hold a hearing and notification of the required public hearing shall be given as specified in Section 13.06.472 of this Chapter.

For waivers considered by the Land Use Administrator, no public hearing shall be required; however, those property owners abutting or across a street or alley from said parking area shall be entitled to a copy of the administrative order, and shall have the right to appeal the order of the Land Use Administrator to the Hearings Examiner in accordance with Section 13.06.415 of this Chapter.

In authorizing such waivers, the Hearings Examiner or Land Use Administrator may attach thereto such conditions regarding site development as may be deemed necessary in the interest of furthering the purposes of this section.

A waiver so authorized shall become void after the expiration of twelve (12) months if substantial construction has not taken place in accordance with plans for which such waiver was authorized.

4. **Revocation of Permits.** Permits for a public parking area may be revoked by the Land Use Administrator for any of the following reasons:

a. Failure to start development or use of the area within twelve months after issuance of permit.

provided, however, that screening shall not be permitted for a distance of twenty (20) feet on each side of a parking area accessway. This twenty (20) foot distance, in which screening is prohibited, may be increased upon the finding of the City Engineer that because of special sight distance requirements, the increased distance is necessary to ensure proper sight distance. Where screening is prohibited by the above provisions, low lying shrubs or other similar plantings shall be placed; such plantings shall not be planted at or be allowed to grow above a height of two (2) feet.

(2) Screening shall not be installed in such a manner as to obstruct the free use of any fire hydrant.

(3) The space between the screen and the curb line, except for a sidewalk section, shall be landscaped with grass, shrubs, trees, or evergreen ground cover. On the sides and rear of parking areas not facing a street such landscaping shall be required between screening and the lot line.

(4) Screening located closer than fifteen (15) feet to a street, curb or, in the absence of a curb, the roadway edge shall be approved by the City Engineer prior to issuance of a building permit in order to ensure that proper sight distance is maintained.

f. Grades of Access Driveways. The grade of access driveways for off-street parking areas shall not exceed two (2) percent for a distance of twelve (12) feet measured toward the property from the back of the sidewalk or, in the absence of a sidewalk, from the parking area property line.

g. Internal Landscaping for Large Parking Areas. In a parking area which exceeds twenty thousand square feet in area, the planting and maintenance of trees and suitable evergreen ground cover within such parking area shall be required at a minimum of five (5) percent of the gross area of the parking lot. For this purpose, plans of such parking areas shall be approved by the Land Use Administrator prior to issuance of a building permit.

h. Signs for Parking Areas in Residential Districts. One nonilluminated sign designating entrances, exits, or conditions of use may be maintained along each frontage or alley upon which a parking area abuts. Such signs shall not exceed twenty square feet in area and shall be located on the lot upon which said parking area is located.

i. Operation in Residential District. Except for emergencies, no vehicular repair or service of any kind shall be conducted on a parking area. No charge for use of a parking area shall be made in any residential district except on a weekly or monthly basis; provided that (1) public parking areas where operated in conjunction with or serving stadiums, fieldhouses, recreation areas, and similar property uses, (2) public parking areas located in "T" or "TM" Districts as provided for in subsection 13.06.350.A.2.c, and (3) parking areas operated as commuter parking areas as provided for in subsection 13.06.350.A.2.c shall not be subject to this limitation.

j. Parking Space Standards. A standard parking space shall have a minimum width of nine feet and a minimum length of eighteen feet, and

- b. Failure to properly develop or maintain the premises in accordance with the approved plan and the requirements set forth in this section.
- c. Abandonment of the area for parking purposes for a period of six months.
- d. Failure to properly maintain screening and landscaping in accordance with the plan approved and the requirements set forth in this section.



DETERMINATION OF ENVIRONMENTAL NONSIGNIFICANCE

TO BE FILLED IN BY APPLICANT:

Description of proposal: Construction of Building for Retail
Store + Service Center for Relocation of Present
Business for Expansion

Proponent/Applicant: J.P. Precision Saw + Tool Sharpening Service

a. Contact person: Arthur H Campbell Phone: 474 5464

City action(s) requested: Rezone R-4LT to C-2

Location of proposal, including street address, if any: 8639 Pacific Ave S.

AGENCY USE ONLY:

Lead agency CITY OF TACOMA

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This section to be used only for DNS's issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 15 days. Comments must be submitted by _____ for agency consideration.

Responsible official: George A. Hoivik

Position/title: Acting Director of Planning Phone: 591-5380

Department/Division: Planning Department

Signature: George A. Hoivik Date: October 23, 1984

SEPA Public Information Center:

() Approved as to form by:

SEPA PIC Officer: Jimmie M. Lee Date: 10-25-84

SEPA PIC File # DNS-01824-84 Department File # 120.1102

Filing Fee \$50.00 Colene Turville Receipt # 3529

ENVIRONMENTAL CHECKLIST

Purpose of Checklist

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (WAC 197-11-960 PART D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Relocation of C. L. W.'s Precision Saw
& Tool Sharpening Services
2. Name of applicant/Proponent: C. L. W. Campbell
3. Address and phone number of applicant, and contact person. 209 So 84th St
474 5464 C. L. W. Campbell
4. Date checklist prepared: Oct 5 1984
5. Agency requesting checklist: City of Tacoma
6. Proposed timing or schedule (including phasing, if applicable): If Reasoning
is approved. Should take one month to complete
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
NOT AT PRESENT. BUT MAYBE IN THE FUTURE.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
DO NOT KNOW
9. Do you know whether applicants are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
DO NOT KNOW
10. List any government approvals or permits that will be needed for your proposal, if known. Reasoning from R.U.L. to C-2
Permits for constructing new building with
appropriate parking (11 spaces)
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. Removal of vacant building
presently on property & construction of 40' x 80' Two story
Building for Retail Sale & Service Center
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. 8639 Pacific Ave S.

B. ENVIRONMENTAL ELEMENTS

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

1. Earth

- a. General description of the site (circle one):
Flat, rolling, hilly, steep slopes, mountainous,
other Flat
- b. What is the steepest slope on the site
(approximate percent slope)? NONE
- c. What general types of soils are found on the
site (for example, clay, sand, gravel, peat,
muck)? If you know the classification of
agricultural soils, specify them and note
any prime farmland. Rock & Gravel
- d. Are there surface indications or history of
unstable soils in the immediate vicinity
If so, describe. NO
- e. Describe the purpose, type, and approximate
quantities of any filling or grading proposed.
Indicate source of fill. NO FILLING
SMALL AMOUNT OF GRADING
- f. Could erosion occur as a result of clearing,
construction, or use? If so, generally
describe. NO
- g. About what percent of the site will be covered
with impervious surfaces after project construc-
tion (for example, asphalt or buildings)?
Approx 1/3 with Asphalt & Buildings

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: There should be ANY EROSION

No erosion should occur

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Some minor impacts may occur during construction

NONE

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Does Not Apply

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

NONE

- 2) Will the project require any work, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

NO

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

DOES NOT APPLY

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

DOES NOT APPLY

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

DOES NOT APPLY

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NDNR

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. SEWAGE FROM TWO
BATHROOMS. INTO CITY SEWER.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Storm water
will be collected into
ACCESSIBLE STORM DRAINS
Amount unknown

2) Could waste materials enter ground or surface waters? If so, generally describe.
NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Run off water can properly enter
STORM SEWER

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: (fir) cedar, pine, other
- shrubs
- grass
- pasture

- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

TWO FIC TREE + LAWN GRASS

c. List threatened or endangered species known to be on or near the site.

NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NONE

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

NONE

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish,
other:

Does Not Apply

songbirds

b. List any threatened or endangered species known to be on or near the site.

NONE

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wild-life, if any:

Does Not Apply

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs:

Describe whether it will be used for heating, manufacturing, etc. Electric for lighting
Natural Gas for heating

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Completely Insulated

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NO

1) Describe special emergency services that might be required.

NONE

some small amounts of gasoline will be on the site, however, all materials should be properly stored.

2) Proposed measures to reduce or control environmental health hazards, if any:
Does Not Apply

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
NONE

2) What types and levels would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
DEMOLITION OF OLD BUILDING
CONSTRUCTION OF BUILDING
DURING DAYLIGHT HOURS

3) Proposed measures to reduce or control noise impacts, if any:
NONE

Some additional noise may be generated from the day to day operation of the business + traffic + lawnmower motors - the traffic should be minimal and the lawnmowers will be indoors and therefore should be minimal as well.

Lawnmowers to be worked on indoor

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
CURRENTLY THERE IS A VACANT FAMILY DWELLING ON SITE.
SOUTH SIDE - DR. OFFICE + BUSINESS OFFICES.
NORTH SIDE - SIGN BUSINESS
EAST SIDE - HOME DWELLING

b. Has the site been used for agriculture? If so, describe.
N/D

c. Describe any structures on the site.
TWO STORY VACANT - FAMILY DWELLING

d. Will any structures be demolished? If so, what? VACANT HOUSE

e. What is the current zoning classification of the site? R4L

R-4-LT

f. What is the current comprehensive plan designation of the site? UNKNOWN

medium intensity

g. If applicable, what is the current shoreline master program designation of the site? DOES NOT APPLY

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. UNKNOWN

NO

i. Approximately how many people would reside or work in the completed project? (6) 512

j. Approximately how many people would the completed project displace? NONE - HOUSE IS VACANT.

k. Proposed measures to avoid or reduce displacement impacts, if any: DOES NOT APPLY

✓ l. Proposed measures to ensure the proposal is compatible with existing and projected land use and plans, if any: _____

project is proposed to meet all setback and parking requirements

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
NONE
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. ONE VACANT
FAMILY DEPENDENCY
- c. Proposed measures to reduce or control housing impacts, if any:
NO CHANGE

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 18'
- b. What views in the immediate vicinity would be altered or obstructed? NONE
- c. Proposed measures to reduce or control aesthetic impacts, if any:
NO CHANGE

Approximately 25' to 26' wood siding pole building

Some landscaping is propose

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? NONE
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
NO

c. What existing off-site sources of light or glare may affect your proposal? _____

NONE

d. Proposed measures to reduce or control light and glare impacts, if any: _____

Dimmed Building

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? _____

NONE

b. Would the proposed project displace any existing recreational uses? If so, describe. _____

NONE

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. _____

DOES NOT APPLY

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. _____

NONE

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. _____

NONE

c. Proposed measures to reduce or control impacts, if any: DATA NOT APPLY

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. DRIVE WAY FROM PACIFIC AVE

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? YES

c. How many parking spaces would the completed project have? How many would the project eliminate? 11 PARKING SPACES

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). NONE

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. CUSTOMER TRAFFIC ONLY
QUANTITY UNKNOWN

It has been determined that 8 parking spaces and 1 off-street loading stall are required

approximately 40.7 vehicle trips per day

- g. Proposed measures to reduce or control transportation impacts, if any:

IMPACTS NOT APPLY

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO

- b. Proposed measures to reduce or control direct impacts on public services, if any.

NO CHANGE IN PUBLIC SERVICES

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

ALL ARE PRESENT

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Proponent:

[Handwritten Signature]

Date Submitted:

OCT 5 1984