



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Jeff H. Capell, Hearing Examiner *JHC*  
Shirley Schultz, Principal Planner, Planning and Development Services Department *SS*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance Request No. 21-0283 – Rezone (LU20-0241) – April 6, 2021  
**DATE:** March 18, 2021

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**SUMMARY AND PURPOSE:**

An ordinance rezoning one parcel of real property from R-2 One-Family Dwelling District to C-1 Neighborhood Commercial facilitating the construction of a 12-unit apartment building with parking and landscaping on an approximately 12,000 square-foot site at the street address of 7904 Pacific Avenue.

**BACKGROUND:**

The Hearing Examiner’s recommendation is based on the evidence and testimony presented at a public hearing held on March 4, 2021. Applicant Royal Construction Group, LLC requested the rezone, from R-2 One-Family Dwelling District to C-1 Neighborhood Commercial, of one parcel of real property in South Tacoma at the southwest corner of South 79th Street and Pacific Avenue, with the street address of 7904 Pacific Avenue. The rezone is intended to facilitate the construction of a 12-unit apartment building with parking and landscaping on an approximately 12,000 square-foot site. The rezone meets applicable criteria and standards for rezones in the Tacoma Municipal Code, and promotes multiple Comprehensive Plan goals and policies, as set forth in the Hearing Examiner’s Report and Recommendation.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

A public hearing was held on this rezone request on March 4, 2021, at which members of the community could attend remotely to have their concerns heard and/or express support for the rezone request. No members of the public appeared. The rezone will benefit the Applicant by allowing it to complete its intended development of the property. Once the Applicant’s project is complete, the surrounding community will benefit from an increase to much needed available housing in the City.

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

The primary positive impact on equity, equality, diversity or inclusions that could result from approving this rezone would be the resulting increase to the available housing supply in the Tacoma market, making housing more readily available for all Tacomans.

**Economy/Workforce:** *Equity Index Score:* Moderate Opportunity

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.

**Livability:** *Equity Index Score:* Moderate Opportunity

Increase the number of Complete Compact Communities/ 20-Minute Neighborhoods throughout the city.

**Explain how your legislation will affect the selected indicator(s).**

Increasing the City’s housing supply is a stated goal of the City Council (see *Comp Plan*) and the administration generally.



**ALTERNATIVES:**

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. The Council could approve the rezone under conditions different than those recommended.	Any positive impact arising from different conditions would depend on what those conditions are.	Negative impacts arising from different conditions would depend on what those conditions are.
2. The Council could deny the rezone.	The most positive impacts come from approving the rezone. Denial simply maintains the status quo leaving the Subject Property undeveloped and out of alignment with its current Comp Plan designation.	The most positive impacts come from approving the rezone, thereby increasing the available housing supply and better aligning the property with its current Comp Plan designation.

**EVALUATION AND FOLLOW UP:**

The recommendation includes the conditions listed in Conclusion 10 of the Hearing Examiner’s Report and Recommendation, issued on March 10, 2021. All evaluation and follow up should be coordinated between the Applicant and the appropriate City Departments referenced in the Report and Recommendation.

**STAFF/SPONSOR RECOMMENDATION:**

The Hearing Examiner recommends approval of the requested rezone which includes the conditions contained in Conclusion of Law 10 of the Hearing Examiner’s Report and Recommendation.

**FISCAL IMPACT:**

The fiscal impact of approving this rezone would be negligible. There would be some revenue to the City from permits the Applicant will need to obtain and likely tax revenue from development, with the possibility of some job creation as well during development of the property. Once the Subject Property is developed, presumably it will generate additional property taxes over and above what is assessed presently.

**ATTACHMENTS:**

The following attachments can be found in Legistar:

- The Hearing Examiner’s City Council Action Memorandum, dated March 18, 2021.
- The Hearing Examiner’s Report and Recommendation to the City Council, issued on March 10, 2021.
- The City Exhibit List and City Exhibits C-1 through C-8.
- The verbatim electronic recording from the hearing held on March 4, 2021.