



Application To Amend

Application No.:

#2017-18 - 02

Date Received:

The Comprehensive Plan or Land Use Regulatory Code

Year of Amendment 2017-2018

Application Deadline Friday, March 31, 2017, 5:00 p.m.

Application Fee \$1,400 *pd. recpts w/ Brenda*

Type of Amendment Comprehensive Plan Text Change

Regulatory Code Text Change

(Check all that apply) Land Use Designation Change

Area-wide Rezone

Interim Zoning or Moratorium

Summary of
Proposed
Amendment

see attached

(Limit to 100 words)

Applicant

Name

Affiliation / Title

Address

City, State & Zip Code

Contact (if not Applicant)

E-mail
Phone / Fax Phone Fax
Name
Affiliation / Title
Address
City, State & Zip Code
E-mail
Phone / Fax Phone Fax
Relationship to Applicant

I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.

Signature: _____

Date: _____

CODE AMENDMENT # AA 2018-02

Vehicle Service and Repair development standards (TMC 13.06.510 E)

APPLICANTS

Seven small tire store businesses in Tacoma (see attached list).

1. PROPOSAL

Allow for outdoor storage of tires for tire stores in the C-2 zoning district with screening requirement and other performance standards to prevent potential adverse impacts of the modified standards. Current code (TMC 13.60.510 E) only allows vehicle service and repair businesses with outdoor storage in areas screened with fencing in the UCX and industrial zoning districts. The changes to this code section will also require screening and perimeter landscaping in all zoning districts that permit outdoor storage areas for junk vehicles, auto parts and vehicles awaiting repair except the PMI.

PROPOSED CHANGES TO TMC 13.06.510 E.

E. Vehicle services and repair; and vehicle service and repair, industrial.

1. Intent. It is the intent of this regulation to require minimum standards for all vehicle repair uses in order to protect adjoining property, minimize nuisances, and maintain a landscaped setting along street frontages.

2. Minimum standards.

a. Screening. Junk vehicles, auto parts, and vehicles~~Vehicles~~ awaiting repair must be fully screened from public view. These areas shall be screened by a ~~six-foot tall solid or~~ opaque screening fence that is equal in height to the highest level of items stored.

b. Junk vehicles and auto parts must be stored inside an enclosed building, except in the M, PMI, or UCX, Districts and except in the C-2 District for tires only. Where outdoor storage is allowed, -tires must be stored on end, tread up, in maximum three row high tire racks. The top row of the rack must have a cover that overlaps the tires by 6-12 inches to help prevent rainwater from entering the tires.

c. Customer vehicles awaiting repair or pickup must be parked on business property and not on City right-of-way.

d. All repairs must be conducted entirely within an enclosed building, except for tire installation.

e. No windows or openings are allowed if facing a residential district.

f. Landscaping. Except in the PMI district, all outdoor storage areas for junk vehicles, auto parts - including tires, and vehicles waiting for repair must provide site perimeter landscaping as required in TMC 13.06.502 E between the screening fence and the property line.

3. Application. The foregoing regulations shall apply in all zoning districts with exceptions only as noted.

2. PURPOSE

Currently, there are number of small businesses in Tacoma that sell used or resale tires from property zoned C-2 General Community Commercial District. The applicants here represent seven businesses, but there are more in the City. During PDS review of the business licenses for these businesses, it was discovered that tire stores in the C-2 district were not operating per the Tacoma Municipal Code standards in TMC 13.60.510, which the license requires. The main reason for non-compliance was the outdoor storage of auto parts (tires). The businesses were sent code enforcement letters to comply. In order to comply, the businesses would have to move all storage inside an enclosed building. Constructing a new building and complying with all the regulations associated with a new building is beyond the means of our businesses and would force our businesses to close or move out of the city. The revisions to the standards will allow our businesses to continue while providing protection for the general public against possible adverse impacts of the use.

3. CONSISTENCY WITH COMPREHENSIVE PLAN

These tire shops represent small neighborhood type businesses. All but one is minority operated, with two of the minority operators being women. These businesses have been good neighbors to the neighborhoods where they are located. There none of the enforcement actions were started from neighbor's complaints. They were the result of business licensing requirements. Most of the following One Tacoma plan policies demonstrating consistency deal with economic development and equity.

Economic Development

GOAL EC-1 Diversify and expand Tacoma's economic base to create a robust economy that offers Tacomans a wide range of employment opportunities, goods and services. **These tire shops provide steady employment for people in the service industry and provide the community with the opportunity to purchase low cost tires. Also provides income to the tire wholesalers that they acquire the tires from. An operational family vehicle is essential to most segments of our society to gain employment and to get to work. Low cost tires may be the only option to keep a vehicle operational and working for the family.**

GOAL EC-2 Increase access to employment opportunities in Tacoma and equip Tacomans with the education and skills needed to attain high-quality, living wage jobs. **Tire shops are a needed service in the community and provide jobs to persons who may not otherwise have employment.**

GOAL EC-3 Cultivate a business culture that allows existing establishments to grow in place, draws new firms to Tacoma and encourages more homegrown enterprises. **Tacoma was an attractive city for these business start-ups and the demand for their services has sustained them for a number of years.**

GOAL EC-5 Create a city brand and image that supports economic growth and leverages existing cultural, community and economic assets. **Accommodating the code change will be a positive indicator of support for economic growth and encouragement for small business start-ups in the City.**

GOAL EC-2 Increase access to employment opportunities in Tacoma and equip Tacomans with the education and skills needed to attain high-quality, living wage jobs. **At least one of the tire shop operators is using money from the business to pay for college for one of her kids.**

Policy EC-2.1 Maintain adequate employment land and public facilities that support living wage jobs that do not require a 4-year college degree and facilitate career advancement for low income people. **The tire shop jobs are semi-skilled jobs that do not require a college degree.**

Policy EC-2.2 Encourage investment in, and alignment of, public efforts to reduce racial, gender, ethnic and disability-related disparities in income and employment opportunity. **Six of the seven tire shops have minority business operators.**

Policy EC-2.3 Improve access to contracting opportunities for minority-owned, woman-owned, and emerging small businesses. **In addition to the minority status, two of the small business tire shops are operated by women.**

EC-3 Cultivate a business culture that allows existing establishments to grow in place, draws new firms to Tacoma and encourages more homegrown enterprises.

EC – 3.1 Support efforts to attract, expand and retain large, medium and small businesses that offer high quality jobs, generate local tax revenue and/or provide needed goods or services to residents. **Tire shops are small businesses that supply steady jobs for their workers, generating taxable income and needed option to the community to purchase inexpensive tires.**

EC- 3.11 Maintain and expand a robust Business Retention and Expansion visitation program to existing Tacoma companies. **Changing the code will allow seven businesses to stay in Tacoma.**

EC-6.14 Promote development or redevelopment of vacant, underutilized or surplus properties, particularly those with potential to serve as a catalyst for economic development, through the use of incentives and other assistance. Collaborate with other entities to identify economic and service needs that could be met through the marketing and development of such sites. **Many of the lots that the tire shops are on were underutilized or vacant. A bustling business is good for nearby businesses as well and projects a positive image on the economic climate of the city.**

GOAL DD-7 Support sustainable and resource efficient development and redevelopment. **Used tire shops are inherently green businesses, re-using tires that would otherwise likely end up in the waste stream. This allows for the tire needs of the public to be met with less production of new tires, saving fossil fuels and energy.**

4. **GEOGRAPHIC AREA – City-wide in the C-2 zoning district**

5. **COMPATIBILITY WITH EXISTING AND PLANNED USES. – There have been no complaints from the neighbors as a result of negative impacts from the tire shops. As mentioned above, a lively business drawing customers to it is good for nearby businesses generating more potential customers.**

6. **APPLICANT INTEREST IN THE PROPERTY. Two of the applicants are owner/operators (Calhoun Family LLC for Sinaloa Tires and Jesus Flores of Pacific New and Used Tires) of the land and business. The other five are operators of the business and have supportive landlords. The businesses will make improvements associated with the new development standards for tire shops in the C-2 zone.**

7. **COMMUNITY OUTREACH. Tire shop operators plan to reach out to neighbors to listen to concerns and get support for the code changes.**

8. **No further information.**

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Applicants for Tire shops in the C-2 zone (most converted auto sales or repair shops)

JoJo's Tire Center - 6602 6th Ave (PA0220022095) 253-203-8728 (Gabriella), 253-265-3311

(Roger); NC – Neighborhood Commercial land use plan category

Est between JUL 2008 and JUL 2012

arciniega.gabriela@gmail.com.

SCOTT ROGER M

2129 50TH AVE NW

GIG HARBOR WA 98335-7517

Applicant Name (Print) Gabriela Ariniega

Signature  Date 3-29-17.

Jeff's Tire Center – 4301 6th Avenue (PA 3900000550) 253-759-4971 (Store) (Limited Non-conf


Rights) Est between JUL 1990 and JUN 1996; NC – Neighborhood Commercial land use plan category

KELLY BRUCE H

1560 KANUNU ST APT 617

HONOLULU HI 96814-3202

Applicant Name (Print) Alyssa Bell

Signature  Date 3-29-17

Jandy's Used Tires – 2001 South 12th Street, (PAs 9405000140 and 9405000150) 253-531-8455

(Store); Gabriel 206-245-8135 Est between JUL 2012 and JUL 2014; NC – Neighborhood

Commercial land use plan category

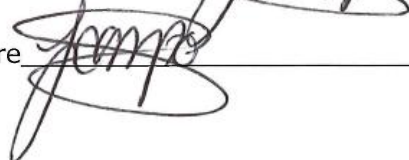
REED JON & AURORA SHEENA TTEE

PMB 140

855 EL CAMINO REAL STE 13-A

PALO ALTO CA 94301

Applicant Name (Print) ~~Jandy~~ Tamara Ortiz

Signature  Date 3-29-17


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Darinka's Tire Shop - 6443 S Tacoma Way, 98409 (PA3825000080) 253-212-9464 (store)

Est between JUL 2009 and MAY 2012; GC – General Commercial land use plan category
6443 LLC

1245 S GEIGER ST
TACOMA WA 98465

Applicant Name (Print) David Gomez Rios

Signature  Date 3-29-17

Sinaloa Tires – 4540 Pacific Avenue, 98418 (PA 7470024730) C-2 NCU 253-472-5095 (store)

Est after 1998 with requirement for storage inside building (but not enclosed building); NC –

Neighborhood Commercial land use plan category *Karen Calhoun KarenC@nventure.com*
CALHOUN FAMILY LLC *253-355-2918*

PO BOX 928
TACOMA WA 98401-0928

Applicant Name (Print) Calhoun Family LLC

Signature on check Date 3/28/17

Nora's Tires - 5535 McKinley Ave, 98404 (PA 9105001500) 1991 concomitant agreement no

outdoor storage 253-330-9616 (store); GC – General Commercial land use plan category

WINTERSTEIN VILIMA & TOLEAFOA LOMA

711 E 54TH ST
TACOMA WA 98404-2041

Applicant Name (Print) Maria Marguer

Signature Maria Marguer Date 03-29-17

Pacific New and Used Tires Tire Services – 9614 Pacific Ave, 98444 (PA 0319042036) Tire


business start After 10/2008 253-301-1100 (store); 253-293-1108 (Jesus and Francisco); GC –

General Commercial land use plan category

FLORES JESUS D & RODRIGUEZ GALINDO JANET

9614 PACIFIC AVE
TACOMA WA 98444

Applicant Name (Print) Jesus Diego Flores

Signature  Date 03-29-17