

ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS AND MOTIONS

(a) Ordinance No. 460 amending the City's Official Zoning Map changing the zoning from Office (O) and Residential 48 DU-AC (R-48) to Community Business of two parcels located at 18501 and 18511 Linden Avenue North (parcel numbers 7283900302 and 7283900303).

Mr. Olander introduced Planning and Development Services Director Joe Tovar and City Planner Steve Szafran. He reminded the Council that this is a quasi-judicial item.

Mr. Tovar commented that when the Planning Commission discussed this proposal, the past practice of conditioning rezones was addressed. He highlighted that this rezone comes to the Council with the recommendation not to impose any conditions on the property owner, and the rationale for this is explained in the report. There was a discussion of densities in certain zones (the unit count) and the history of the zoning code and designations in Shoreline. He also said there are some problems with the way zones are interpreted today.

Steve Szafran, Planner, presented slides of the area which highlight the comprehensive plan and current zoning for the area. He stated the area is zoned for mixed use (MU) and community business (CB). He noted it is zoned for R-48 to the north, with a single family home on the site that is used as storage space.

Deputy Mayor Fimia asked Mr. Szafran to briefly explain the comprehensive plan designation and zoning.

Mr. Tovar clarified that the Comprehensive Plan is the policy document of the City which generally talks about preferred uses of the property. Zoning, and text of the zoning ordinance, spells out specifically what is permitted on a parcel in terms of building height, unit count, and parking requirements. Zoning controls the use of the property and the plan provides direction to the zoning, but doesn't speak directly to the permits on the project. Therefore, he pointed out, zoning is the most important subject tonight.

Mr. Szafran described the adjacent uses and explained that the proposed CB zone is for 15 dwelling units, has a 60 foot height limit, allows for a mix of commercial and residential uses, provides a transition from Aurora from the east to single-family to the west, and provides services for surrounding neighborhoods. He highlighted that the Planning Commission recommended approval of CB zoning.

Mayor Ransom inquired how community business differs from a neighborhood business (NB).

Mr. Szafran explained that NB allows fewer units per acre for commercial and no maximum densities for residential.

Councilmember Gustafson moved to adopt Ordinance No. 460 amending the City's Official Zoning Map changing the zoning from Office (O) and Residential 48 DU-AC (R-48) to Community Business of two parcels located at 18501 and 18511 Linden Avenue North. Councilmember Hansen seconded the motion.

Councilmember Gustafson inquired why the parcel was changed to CB as opposed to regional business (RB).

Mr. Szafran explained that it involves the number of units the property owner wanted to have on the parcel. RB doesn't have a density maximum for commercial properties.

Councilmember Ryu stated there was discussion in the Planning Commission meeting about traffic and that the parcel has nine parking spaces where eight are required under the Shoreline Development Code. She also added that there isn't any on-street parking on the west side. However, there is parking on the Linden Street side. Therefore, she wondered if the Council can discuss the current need aside from what the Code requires. She added that a salon usually has a person working for each chair, so that would mean two people per chair.

Mr. Tovar stated that the parking standards will apply to the use regardless of the zoning, so the type of retail use the parcel will have is not an issue. Mr. Szafran noted that retail parking is based on one space per 300 square feet according to the Code.

Councilmember Way referred to a letter from a citizen concerned about adequate parking. She expressed concern about future usage and future development at this site and its capacity. She wanted to know if the Comprehensive Plan would address the parking and its impacts.

Mr. Tovar replied that the Comprehensive Plan doesn't involve that level of detail. If a rezone occurs, then the code would control any new permits, including what parking would be required for the type of use. There would be a SEPA review and a look at the square footage and what parking impacts would occur. This is the way future redevelopment would be evaluated by the City. He noted that parking would have to be reviewed at the time a permit application is submitted.

Mr. Olander added that if the property is redeveloped under current zoning, the property owner would have to meet the current parking requirements for multifamily/office.

Councilmember Way inquired if community business zoning would permit adequate parking to get cars off of the street.

Mr. Tovar said they must have enough parking on the site to accommodate the requirements of the specific use.

Mr. Olander commented that the SEPA overlay also requires that all traffic and safety requirements are met.

Mr. Tovar added that there would be a new SEPA done regarding the use, square footage, parking and traffic count, and conditions could be imposed on the project or the permit application and the public would be involved in the SEPA process.

Mr. Olander also noted that the SEPA can't be arbitrary and must pertain to the specific impacts.

Councilmember Way said Mr. Howe's letter expressed issues about sidewalks; specifically, he called attention to the fact that there are no sidewalks on one side of the street. Mr. Szafran replied that eight-foot sidewalks with an amenity zone would be a condition that would be required.

Councilmember Way said, according to Ken Howe's letter, there will be a shifting of zoning. Mr. Szafran clarified that he was referring to the defining of Linden Avenue as the division line between residential and commercial use properties on the street. However, the salon is a commercial property already.

Councilmember Way felt that since the first house is a residence there is no major reason for concern and presents less of a burden on the neighborhood than what was requested. She added that this type of development is typical of much of the neighborhood.

Councilmember Ryu clarified that about half of the area is R-48 and half of it is office. She questioned if the NB zoning would intensify use above the current "half-and-half" use. Mr. Szafran responded that R-48 would be fifteen units; thus, NB would yield a higher intensity.

Mr. Tovar added that owner was trying to achieve retail on the ground floor with multifamily on the second floor. He explained that the Planning Commission noted that the NB allowed for too many units and CB allowed too few units. Therefore, the applicant is willing to work with City with the understanding that the unit count may be revisited in the future.

Councilmember Ryu said she is concerned about the "creep" of commercial zoning into the single family zoning within same block. The surrounding areas are designated as R-12 and R-18. She is also worried about parking issues and the letters ask whether the on-street parking would be intensified. She asked if NB zoning was discussed as an option. Mr. Szafran replied that it wasn't.

Councilmember Gustafson noted that there was a lengthy discussion at the Planning Commission level. He added that the Planning Commission voted unanimously to pass as this as a CB zone and he supports the decision of the Planning Commission.

Deputy Mayor Fimia supported the recommendation, but with two reservations. She said the changes to the Shoreline Development Code are not available to the Council and they may or may not pass. She added that the applicant must understand that and must

be willing to assume that risk. Another concern, she added, is that people keep coming into Shoreline, but traffic and parking continue to be a problem. She stated the City can't keep growing without transit.

Mayor Ransom felt the record was very comprehensive and he found answers to his questions. He supported the motion. He stated for the record that Councilmember McGlashan recused himself from the discussion because he is a partial owner of the property.

A vote was taken on the motion to adopt Ordinance No. 460 amending the City's Official Zoning Map changing the zoning from Office (O) and Residential 48 DU-AC (R-48) to Community Business of two parcels located at 18501 and 18511 Linden Avenue North, which carried 5-0-1, with Councilmember Ryu abstaining.

At 9:26 p.m., Councilmember McGlashan rejoined the meeting.