



Planning & Community Development.

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ADMINISTRATIVE ORDER #PLN18-0037

April 6, 2018

SITE – SPECIFIC DETERMINATION

CODE SECTIONS: 20.40.130 Nonresidential Uses

The Seattle Granola Company bakery and retail business wants to locate in an existing retail building located at 17724 15th Ave NE in Shoreline. They will sell granola out of the location with 12 oz. sealed bags and 10 lbs. sealed boxes. They will also sell granola at this location for consumers to purchase and pickup. They plan to distribute locally to small stores and groceries using a standard van. Currently they have 3 employees that live in North City.

I. ISSUE:

Under the Land Use Table 20.40.130 there is no land use listed that describes the proposed business. Because the business will be baking and producing the granola it would be considered a light manufacturing use. However, the scale of the baking operation and the retail component for consumers to come to the business to purchase the product raises the question whether that is the intent of Light Manufacturing and whether it is appropriate and compatible with other land uses in Community Business zoned areas.

II. FINDINGS:

- Light manufacturing is permitted only in Mixed Business zones. The purpose of the Mixed Business zone is to encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors. Typically, light manufacturing is to be compatible with noise or odors that are more separated from other residential land uses and near larger trucking roads and other large scale manufacturing operations.
- The purpose of the Community Business zone is to provide location for a wide variety of business activities, such as convenience stores, retail, personal services for the

local community, and to allow for apartments and higher intensity mixed-use developments.

- The City recently adopted code amendments that allow land uses such as brew pubs, microbreweries, and microdistillers to locate in Community Business zones. Microbreweries and microdistillers are defined and limited to no more than 15,000 barrels of beer per year and 4,800 barrels per year respectively with or without a retail component.
- In June 4, 2002 the City approved the location in the same Community Business zoned district for a coffee roasting operation with an accessory retail use under Administrative Order #000049 060402.

III. **CONCLUSION:** The proposed bakery is consistent with other limited manufacturing of microbrewery or distilleries and the approved coffee roasting land uses allowed in CB zoning. In general, retail stores or restaurants that bake or cook goods for consumption and sales are allowed. The City does not limit the size or quantity of cooking or baking for a restaurant or a bakery shop and therefore is not increasing impacts to the district or neighborhood by approving this code interpretation.

IV. **DECISION:** Approval

V. **CONDITION:** The manufacturing and retail of granola or baked goods does not exceed the floor area of the existing building and receives city approvals regarding parking, fire, and building codes, and a city business license.

Note: This decision does not vest a project and is subject to the code in effect at the time of this action.



Director's Signature

4-4-18
Date