

AMENDMENT OF THE COMPREHENSIVE PLAN SHORELINE CRITERIA

Planning & Community Development

1. **Purpose:** A Comprehensive Plan amendment or review is a mechanism by which the City may modify the text or map of the Comprehensive Plan in accordance with the provisions of the Growth Management Act, in order to respond to changing circumstances or needs of the City, and to review the Comprehensive Plan on a regular basis.
2. **Decision Criteria:** The Planning Commission may recommend and the City Council may approve, or approve with modifications an amendment to the Comprehensive Plan if:
 - a. The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies; or

Applicant's Response: The proposed Comprehensive Plan Amendment is consistent with the Countywide and City policies since it is a small shift in the boundary of the Mixed Use 2 designation. The specific City goals and policies include the following:

Goal LU I: *Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.*

LU7: *Promote small-scale commercial activity areas within neighborhoods that encourage walkability, and provide opportunities for employment and "third places".*

LU10: *The Mixed-Use 2 (MU2) designation is similar to the MUI designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.*

Comment: The Applicant incorrectly states that the proposal is consistent with the County and City policies. The proposed uses and all future business uses are not consistent with the current approved Shoreline Comprehensive Plan, Zoning, or Shoreline Municipal Code and community business uses are explicitly not allowed in Residential zoned areas.

Goal LU I is not relevant to a business that is in violation of Residential zoning codes on multiple parcels. This proposal would severely and negatively impact housing and residential neighborhoods. The business aspects of Goal LU I is already provided in the approved Comprehensive Plan designated areas and Zones including CB areas and the North City CB area.

Goal LU 7 is not relevant to a business that is in violation of Residential zoning codes on multiple parcels. These business aspects are already provided in the approved Comprehensive Plan designated areas and Zones including CB areas and the North City CB area.

Goal LU 10 is not relevant to a business that is in violation of Residential zoning codes on multiple parcels. CB allowed businesses, including the proposed business, is incompatible with Residential zoned properties and neighborhoods because these business uses generate unacceptable light, glare, noise, odor, parking, environmental, and social justice impacts on the neighborhood that are incompatible with Residential-zoned properties and neighborhoods. MU2 and business aspects are already provided in the approved Comprehensive Plan designated areas and Zones including CB areas and the North City CB area and greater residential densities as compared to low-density residential is already allowed on the two subject parcels as they are zoned R8.

This proposal is inconsistent and incompatible with Goal LU V (*Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.*) as this proposal significantly adversely impacts the character, quality, and function of the residential neighborhood. Anticipated growth is already accounted for in the current Comprehensive Plan and Zoning including the Comprehensive Plan amendment and rezoning to accommodate light rail and corridors. This amendment and rezone is unnecessary and inappropriate for a business that has been repeatedly violating Shoreline laws, regulations, Comprehensive Plan designations, and zoning.

This proposal is inconsistent and incompatible with Goal LU IX (*Minimize or mitigate potential health impacts of industrial activities on residential communities, schools, open space, and other public facilities.*) as this proposal will allow a wide range of allowable businesses with industrial activities that will create health impacts on residential communities, minorities, senior citizens, disabled persons, families/children, and at least one day care.

This proposal is inconsistent and incompatible with Residential Land Use Policy LU2 which provides Medium Density Residential areas in our community and neighborhoods. This proposal will permanently remove two parcels from this designation in our neighborhood and convert them to more impactful and incompatible business uses.

This proposal is inconsistent and completely incompatible with Residential Land Use Policy LU15 (*Reduce impacts to single-family neighborhoods adjacent to mixed-use and commercial land uses with regard to traffic, noise, and glare through design standards and other development criteria.*) as this proposal directly impacts the single-family neighborhood in this area through expansion and encroachment of the CB zone into the neighborhood which directly creates more traffic, noise, and glare, among other unacceptable light, odor, parking, environmental, and social justice impacts on the neighborhood that cannot be addressed by design standards alone. This proposal will also bring these impacts further into the center of the neighborhood.

b. The amendment addresses changing circumstances, changing community values, incorporates a sub area plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan; or

Applicant's Response: None.

Comment: This proposed amendment does not address changing circumstances, changing community values, and does not incorporate a sub area plan. The community strongly wants to keep the neighborhood residential and not rezone any residential parcel to community business.

c. The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.

***Applicant's Response:** The proposed Comprehensive Plan Amendment will benefit the community as a whole since it will slightly expand the CB-Community Business area which will allow commercial/office uses to provide services, goods, and jobs to be accessible to the residents of the City.*

Since purchasing the property, we have only improved our properties to make our City and our neighborhood a more desirable place to call home. The current use of the site at 1510 NE 1701h St. will continue as a mixed-use four-plex, with a business on the main floor and two residential apartment units above.

Over the last decade and prior to our purchase of the property in 2018, the site at 1517 NE 170^l Street included a mix of uses including a dance studio, an auto mechanic, and rental units. It is currently being used as a garage with an ADU-Accessory Dwelling Unit and studio above the garage, along with a single-family residence which we currently have under construction and plan to use as a garage, storage building, and rental units.

The proposal will not affect current land uses on nearby or adjacent properties, nor do we have any intention of further development at the sites after the parcel is rezoned to CB-Community Business.

Comment: The neighborhood and residents of Shoreline strongly disagree with the Applicant's answer as evidenced by all the opposing comments on this proposal. The Applicant misrepresents what the community wants and what they think will benefit the community. The community strongly wants to keep the neighborhood residential and not rezone any residential parcel to community business. The community believes that there are already enough areas that allow businesses to expand and flourish in Shoreline where designated and zoned appropriately. Shoreline's Comprehensive Plan states that existing conditions include over 8% of the community is commercial development and another 11% of the City's land is redevelopable; most of which is zoned commercial.

The Applicant imposes their view of their development actions as being representative of the community's view which is grossly inaccurate based on the January 23, 2019 Meeting Summary by Attendees and all the opposing public comments provided on this proposal. Most supporting comments available online are from those with an interest in the Applicant as an employee, customer, or friend and will not be directly impacted by the short term and long-term traffic, environmental, and social justice issues associated with this change as they do not appear to live next to these impacts.

The Applicant states that 1510 NE 170th St. will continue as a mixed-use four-plex, with a business on the main floor and two residential apartment units above; however, they fail to mention that the current use is incompatible with, and in violation of, the existing Comprehensive Plan designation and zoning.

The Applicant states that the site at 1517 NE 170th Street included a mix of uses including a dance studio, an auto mechanic, and rental units. This does not accurately represent past uses. The site was rented out to a resident that was handy with wrenches and fixed his own cars, but it was not a business. Only one resident rented the entire property and it was not “rental units”. The previous owner did occasionally conduct private dance lessons at the property. The Applicant also states that this property is being used as an ADU; however, that use is also in violation of the existing Comprehensive Plan designation, zoning, and Shoreline Municipal Code 20.40.210 (C and H) which requires the primary residence be occupied by the owner or an immediate family member and record a document with King County regarding the ADU and inhabitants.

The Applicant inaccurately states that the proposal will not affect current land uses on nearby or adjacent properties, nor do we have any intention of further development at the sites after the parcel is rezoned to CB-Community Business. The neighbors do not think this is accurate as this proposal will directly affect adjacent properties because the subject properties will have more impactful development standards (set backs, heights, etc.), opens the use to ANY allowable business use, and adjacent properties will be directly impacted by the short-term and long-term traffic, environmental, and social justice issues and resulting decreased property values and demand from residential buyers. This proposal will also set a precedent for all future businesses or code violators to just change the rules to meet their needs. In addition, nothing is permanent, and plans change. In addition, after the proposed business retires, sells their company, or sells out to major developers the properties could be used for any allowable business use and re-developed into other structures or businesses that have even more significant adverse impacts on the neighborhood and community.

In summary, the Applicant falls substantially short of adequately meeting the criteria for a Comprehensive Plan Amendment.

Submitted by Save Shoreline Neighborhoods citizen group on February 6, 2019.