



ADMINISTRATIVE ORDER#301418

SITE – SPECIFIC CODE DETERMINATION

CODE SECTION: 20.50.400.B – Parking Reduction Request

The applicant requests a reduction of the minimum number of parking spaces required by the Shoreline Municipal Code (SMC) Section 20.50.390. A theoretical parking requirement, based on square footages and uses, of 83 spaces is presented in this request. The request assumes the following:

Photo lab/office space on top floor of 1855 sq. ft. (one space required for every 300 sq. ft. of office space = 6 spaces)

First floor restaurant space of 6188 sq. ft., assuming 60% dining area (one space for every 75 sq. ft. of dining area = 3712 sq. ft. = 50 spaces)

Basement floor restaurant space of 3385 sq. ft., assuming 60% dining area (one space for every 75 sq. ft. of dining area = 2031 = 27 spaces).

A reduction of 23% is requested, which will provide 64 parking stalls.

FINDINGS:

- **Shoreline Municipal Code (SMC) Section 20.50.400B.**
 - “B. The Director may approve a reduction of up to 50 percent of the minimum required number of spaces if:
 1. The applicant can prove that parking demand can be adequately met with a reduced parking requirement through measures such as proximity to transit routes, commuter trip

reduction programs, supplementary on-site nonmotorized and high occupancy vehicle facilities, or..."

- The applicant has provided evidence of the location's proximity to transit.
- Research into complaints in the area reveal no complaints about spill-over parking when the building in question was used as a restaurant/nightclub.

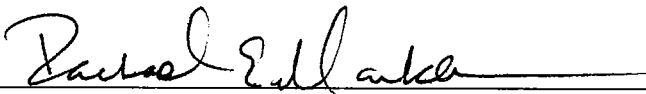
CONCLUSIONS AND DECISION:

The request assumes a specific percentage of dining area versus service area, and also gives specific square footages. The assumption is that 60% of the restaurant use would be dining area, which counts toward the parking requirement, while 40% of the restaurant would be service area (including the kitchen), which does not count toward the parking requirement.

Up to a 23% parking reduction may be granted with the following conditions:

- The actual restaurant dining space does not exceed the square footage noted in the letter of application dated September 8, 2006 (6188 sq. ft. for first floor, 3385 sq. ft. for basement floor), and
- Bicycle parking is provided with the restaurant remodel.

Note: building permit is required for restaurant remodel.



Director's Signature

9-20-06
Date