
PLANNING COMMISSION

Regular Meeting Agenda

Council Chambers- Mercer Island City Hall
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



Wednesday, June 19, 2019

Planning Commissioners

Carolyn Boatsman

Tiffin Goodman, Chair

Daniel Hubbell

Jennifer Mechem

Lucia Pirzio-Biroli

Craig Reynolds, Vice Chair

Ted Weinberg

CALL TO ORDER & ROLL CALL

6:00 PM

MINUTES

6:05 PM

May 29, 2019

June 5, 2019

APPEARANCES

6:15 PM

REGULAR BUSINESS

6:45 PM

Agenda Item #1: Community Facilities Code

Continue review the second draft of the community facilities draft code. Discussion regarding review schedule

Staff Person: Evan Maxim

OTHER BUSINESS

Directors Report

Planned Absences for Future Meetings

Next Regularly Scheduled Meeting: July 3, 2019 (CANCELLED)

ADJOURN

10:00 PM

PLANNING COMMISSION

MEETING MINUTES



Wednesday, May 29, 2019

CALL TO ORDER

The Planning Commission was called to order by Vice Chair Goodman at 6:11pm in the City Hall Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL

Chair Daniel Hubbell (arrived at 8:04pm) Vice Chair Tiffin Goodman, Commissioners, Carolyn Boatsman, Jennifer Mechem, Lucia Pirzio-Biroli, Craig Reynolds, and Ted Weinberg (arrived at 6:37pm) were present. was absent.

STAFF PRESENT

Evan Maxim, CPD Director, Andrea Larson, Senior Administrative Assistant, Mona Davis, Planning Manager, Robin Proebsting, Senior Planner, Andrew Leon, Planner, and Bio Park, Assistant City Attorney were present.

APPEARANCES

There were no public appearances.

MEETING MINUTES APPROVAL

It was moved by Mechem; seconded by Reynolds to:

Approved the May 1, 2019 minutes

Motion withdrawn by Mechem; seconded by Reynolds to:

Have staff correct an unclear statement in the minutes under Agenda Item #1 of the May 1, 2019 minutes.

REGULAR BUSINESS

Agenda Item #1: Summer 2019 Minor Code Amendments

Andrew Leon, Planner, provided a presentation on the introduction to the minor code amendments and preliminary staff recommendations.

The Commission discussed the amendments and provided feedback to staff.

The Commission recommends stating in item B, "no steeper than" regarding pitched roof intrusions into required yards on nonconforming houses when changing from a flat roof to a pitched roof, and to also include verbiage regarding eaves.

The Commission recommends for item D, that all zones that do not currently indicate the point from which the building height is measured, should be included in the amendment and a point defined for each zone.

The Commission recommends for item G, that staff makes sure that it does not become punitive but that it does give staff the ability to keep the process moving.

MEETING MINUTES APPROVAL

It was moved by Boatsman; seconded by Mechem to:

Approved the May 1, 2019 minutes as amended

Passed 6-0

Agenda Item #2: Critical Areas Accompany Recommendations

Evan Maxim, CPD Director, provided a brief presentation on the draft memo related to follow up recommendations from the Planning Commission related to the Critical Areas regulations.

The Commission discussed the recommendations and provided feedback on wording for assessment of habitat areas and species to include biodiversity areas.

The Commission took a break until 8:03pm.

It was moved by Reynolds; seconded by Boatsman to:

To approve the memo to City Council as amended.

Passed 6-0-1 (Hubbell abstained)

Agenda Item #3: 2019 Comprehensive Plan Amendments

Robin Proebsting, Senior Planner, provided a brief presentation on 2019 Comprehensive Plan Amendments.

The Commission discussed the amendments.

The Commission stated that there should be data collected so that reductions can be measured on the reduction of the carbon footprint of the City.

The Commission indicated that goal targets need to be set, including an interim target, so that progress can be measured.

The Commission indicated that it should be distinguished which items are goals vs. policy within Item 2 as shown in Exhibit 1.

The Commission stated that it should be considered if some of the items under Item 2, can be condensed into each other.

The Commission directed staff to continue to flush out the goals and policies regarding Item 2.

Commissioner Boatsman submitted a handout on possible goals and policies for Item 2.

The Commission recommends combining some of the items under Item 4, to clarify and consolidate.

Commissioner Mechem left at 9:55pm.

PLANNED ABSENCES FOR FUTURE MEETINGS

None

OTHER BUSINESS

Evan Maxim, CPD Director, provided a director's report on the CAO, SMP updates that were presented the City Council. He also provided an updated on the Community Facilities Zone and upcoming meeting topics.

ANNOUNCEMENTS AND COMMUNICATIONS

The next Planning Commission meeting is on June 5, 2019 at 6:00PM.

ADJOURNMENT

The meeting was adjourned at 10:11pm

DRAFT

PLANNING COMMISSION

MEETING MINUTES



Wednesday, June 5, 2019

CALL TO ORDER

The Planning Commission was called to order by Chair Hubbell at 6:05 pm in the City Hall Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL

Chair Daniel Hubbell, Vice Chair Tiffin Goodman, Commissioners, Carolyn Boatsman, Jennifer Mechem, Lucia Pirzio-Biroli, Craig Reynolds, and Ted Weinberg were present.

STAFF PRESENT

Evan Maxim, CPD Director, Nicole Gaudette, Senior Planner, Robin Proebsting, Senior Planner and Bio Park, Interim City Attorney were present.

SPECIAL BUSINESS

Agenda Item #1: Election of Chair and Vice-Chair

Evan Maxim, CPD Director, provided a brief explanation of the election process.

Election of Chair:

Pirzio-Biroli nominated Goodman for chair;
Boatsman nominated Weinberg for chair;
Weinberg nominated Boatsman for chair. Boatsman declined the nomination.

Vote Round 1:

Goodman 5-2

Goodman was elected chair

Election of Vice-Chair

Boatsman nominated Weinberg for vice-chair;
Hubbell nominated Reynolds for vice-chair.

Vote Round 1:

Weinberg 2-5

Vote Round 2:

Reynolds 6-1

Reynolds was elected vice-chair

APPEARANCES

Ed Weinstein, 1655 E Boston Terrace, in Seattle, commented on design review for the Community Facilities Code.

Jim Sayre, 8501 SE 76th Ave, provided comment on standards in the draft Community Facility Code Amendment.

Tracy Granbois 8440 82nd St, spoke regarding the provision for subcommittees in the Planning Commission bylaws.

Rich Hill, counsel for applicants for comprehensive plan amendment, spoke regarding the draft Community Facility Code Amendment.

Michael Levy, 4326 193rd Ave SE, Issaquah, provided comment on standards in the draft Community Facility Code Amendment.

David Cutler, 2206 E Crescent Dr, Seattle, provided comment on standards in the draft Community Facility Code Amendment.

Joan Beauregard, 6940 SE 33rd St, spoke regarding her experience building the Hamlin Robinson School in Seattle

Eric Thuau (FASPS): Spoke regarding FASPS

Gardner Morelli, 8454 W Mercer Way, provided comment on standards in the draft Community Facility Code Amendment.

Ronald Liebsohn, 4566 E Mercer Way, provided comment on standards in the draft Community Facility Code Amendment.

Audrey Covner, 3024 90th PI SE, provided comment on standards in the draft Community Facility Code Amendment.

Carl Bianco, 8700 N Mercer Way, provided comment on standards in the draft Community Facility Code Amendment.

Erin Gurney, 4550 E Mercer Way, provided comment on standards in the draft Community Facility Code Amendment.

Eddie Switi, 4812 E Mercer Way, provided comment on standards in the draft Community Facility Code Amendment.

Cheryl D'ambrosio, 3712 E Mercer Way, provided comment on standards in the draft Community Facility Code Amendment.

Elizabeth Riley, 8244 86th St, provided comment on standards in the draft Community Facility Code Amendment.

Dave Vanderbosch, 8540 85th Ave SE, provided comment on standards in the draft Community Facility Code Amendment.

Dan Thompson, 7265 N Mercer Way, provided comment on standards in the draft Community Facility Code Amendment.

Tom Heltzel, 8245 SE 61st St, provided comment on the draft Community Facility Code Amendment and on

the Conditional Use Permit process.

Ryan Rahlfs, 9703 SE 40th St, provided comment on standards in the draft Community Facility Code Amendment.

Amy Lavin, 7835 SE 22nd PI, spoke regarding the Stroum Jewish Community Center.

John Hall 9970 SE 40th St, provided comment on standards in the draft Community Facility Code Amendment.

Paul Cameron, 9930 SE 40th St, provided comment on standards in the draft Community Facility Code Amendment.

Ira Appleman, provided comment on standards in the draft Community Facility Code Amendment.

REGULAR BUSINESS

Agenda Item #1: Community Facilities Code

Nicole Gaudette, Senior Planner, provided a presentation introducing the 2nd draft of the Community Facility Code Amendment.

The Planning Commission asked questions of staff regarding the 2nd draft.

The Commission took a break until 8:15pm.

The Planning Commission discussed a potential alternative framework to the code structure.

Evan Maxim, CPD Director answered questions from the Planning Commission and confirmed materials/ documentation that will be provided for the next Planning Commission meeting.

Agenda Item #2: Planning Commission Bylaws

Evan Maxim, CPD Director, reviewed recent proposed changes to the Planning Commission's bylaws.

Bio Park, Interim City Attorney, spoke to the draft Planning Commission bylaws.

It was moved by Mechem; seconded by Pirzio-Biroli to:

Adopt the draft Planning Commission bylaws as written,

It was moved by Boatsman; seconded by Pirzio-Biroli to:

Strike the proposed Section 3.6 from the Planning Commission bylaws

The motion passed 4-2

It was moved by Reynolds; seconded by Weinberg to:

Add the words "and deputy mayor" to Section 2.2.

The motion passed 7-0

The main motion passed as amended 6-1

OTHER BUSINESS

Evan Maxim, CPD Director, provided the status update on the Critical Areas Code and Shoreline Master Program update.

PLANNED ABSENCES FOR FUTURE MEETINGS

There are no planned absences.

ANNOUNCEMENTS AND COMMUNICATIONS

The next Planning Commission meeting is on June 19, 2019 at 6:00PM.

ADJOURNMENT

The meeting was adjourned at 10:10PM.

DRAFT

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

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PLANNING COMMISSION

To: Planning Commission

From: Evan Maxim

Date: June 19, 2019

RE: Second Draft: Community Facilities Zone Code review materials

SUMMARY

Background

On June 5, 2019 the Planning Commission conducted a high-level review of the “Second Draft” Community Facilities code amendments and discussed their next steps. Following discussion, the Planning Commission identified additional materials that would be useful in the review of the draft – summarized below. The Planning Commission also indicated that further discussion related to a proposal by Commissioner Pirzio-Biroli that the draft regulations emphasize performance standards in approving a master plan for a community facilities site. The proposal is described further in the memo below under the “Performance Standards” section.

Please continue to refer to the Second Draft of the Community Facilities regulations in your June 5, 2019 packet as needed.

Additional Materials

In the course of their review of the second draft, the Planning Commission requested additional materials:

- A. An overview of the existing Conditional Use Permit process and criteria (Attachment A);
- B. A comparison of the adopted Comprehensive Plan policies, Residential (R-8.4) code, Public Institution code, and draft Community Facilities code (Attachment B); and,
- C. A description of the proposed performance standard approach (Attachment C).

Please review this material in advance of the meeting on June 19, 2019. Staff does not intend to summarize the material explicitly unless prompted to do so by the Planning Commission; however, this background material should inform the commissioners’ discussion on June 19, 2019.

June 19, 2019 Review

On June 19, 2019, staff recommends that the Planning Commission consider the public comment, the second draft, and the attachment materials, and provide guidance on the high-level policy questions. The purpose of this review approach is to provide a basis for drafting the third draft for Planning Commission review. Using this approach, staff anticipates reviewing the following items and questions:

1. Master Planning. Should the master planning approach incorporate the proposed performance standard approach described in Attachment C?
 - a. Does the “belt-tightening” approach to modifying dimensional standards need to be modified? Which dimensional standards are suitable for “belt-tightening”?
 - b. Does the iterative community engagement process for reviewing the master plan need to be modified?

2. Simplification and organization. A theme in many of the comments is the need to simplify the code and establish a logical organization.
 - a. The current draft is 42 pages long and needs simplification. Where possible staff will consolidate and eliminate duplicative language. Staff will seek Planning Commission feedback and will need to obtain direction on marked up drafts.
 - b. Staff will present a recommended organization of the chapter for Planning Commission review at the June 19, 2019 meeting. In general, the following organization will be recommended: Purpose, Applicability, Allowed Uses, Standards, Master Plan. Staff believes that these sections are sufficient – but will seek Planning Commission feedback.

3. Master Plan and flexible development standards. The second draft contains approximately 13 development standards (e.g. lot coverage, height, GFA, lighting standards, etc). Three of these standards may be modified through the master plan process – height limits, gross floor area, and lot coverage (ref. Attachment A).
 - a. Should flexibility be provided on more of the dimensional standards? Public comment appears to support flexibility on screening, setbacks, and off-site parking.
 - b. Feedback on the concepts contained in “superior site design” is desired.
 - c. What are the specific dimensional standards, and what is the upper allowed range?

Schedule

Staff will need Planning Commission guidance on the proposed schedule for review and community engagement on third draft of the Community Facility recommendations. A draft schedule will be provided for review on June 19, 2019.

PLANNING COMMISSION ACTION

- A. Please review this memorandum and the three attachments
- B. Please come prepared to provide feedback on the three items listed in the “June 19, 2019 Review” section.
- C. Please come prepared to have a discussion regarding the desired community engagement and schedule for a recommendation on the Community Facilities amendments.

ATTACHMENTS

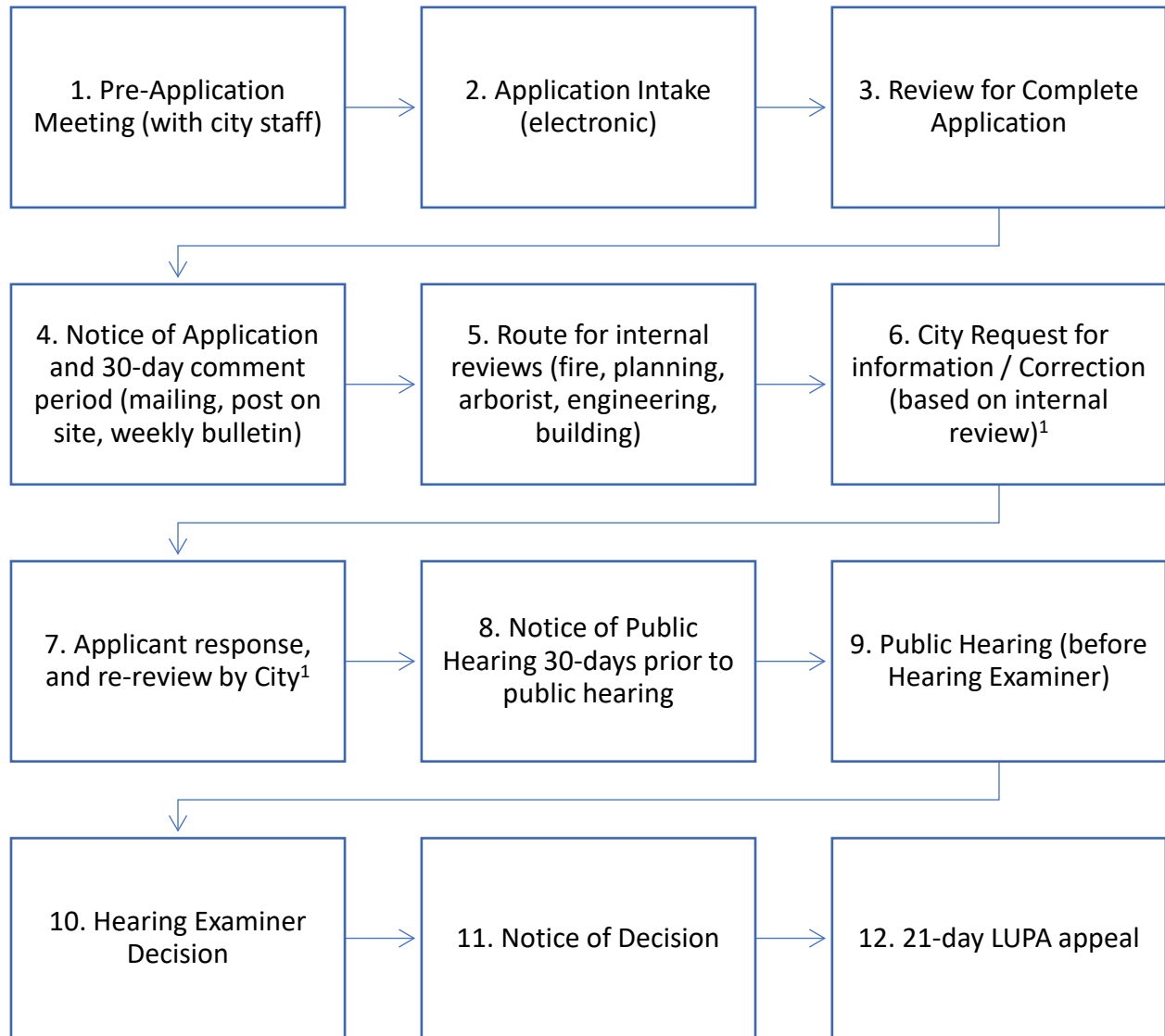
Attachment A: Conditional Use Permit process and criteria for approval

Attachment B: Comparison Matrix

Attachment C: Performance Standard Approach to Master Planning

Attachment A: Conditional Use Permit Process Summary

Conditional Use Permit: Process



1. Steps 6 and 7 may be repeated as needed prior to proceeding to step 8.

Conditional Use Permit: Criteria for Approval

Purpose.

A use may be authorized by a conditional use permit for those uses listed in Chapters 19.02 and 19.11 MICC. The intent of the conditional use permit review process is to evaluate the particular characteristics and location of certain uses relative to the development and design standards established in this title. The review shall determine if the development proposal should be permitted after weighing the public benefit and the need for the use with the potential impacts that the use may cause.

Criteria for Conditional Use Permits That Are Not Located in Town Center.

An applicant must demonstrate how the development proposal meets the following criteria:

- a. The permit is consistent with the regulations applicable to the zone in which the lot is located;
- b. The proposed use is determined to be acceptable in terms of size and location of site, nature of the proposed uses, character of surrounding development, traffic capacities of adjacent streets, environmental factors, size of proposed buildings, and density;
- c. The use is consistent with policies and provisions of the comprehensive plan; and
- d. Conditions shall be attached to the permit assuring that the use is compatible with other existing and potential uses within the same general area and that the use shall not constitute a nuisance. (19.06.110(A)(1) & (2)).

Comparative Matrix:

Policy direction, Residential, Public Institution, and Second Draft of Community Facilities

Comprehensive Plan	Residential Zone (R-8.4)	Public Institution Zone (PI)	Second Draft Community Facilities Zone (CF)
<p>17.4: Social and recreation clubs, schools, and religious institutions are predominantly located in single family residential areas of the Island. Development regulation should reflect the desire to retain viable and healthy social, recreational, educational, and religious organizations as community assets which are essential for the mental, physical and spiritual health of Mercer Island.</p>	<ul style="list-style-type: none"> The listed uses are allowed in all residential zones A conditional use permit and design review is required Many of these facilities are “non-conforming” to current regulations Renovation of existing facilities is complicated and may be cost prohibitive 	<ul style="list-style-type: none"> Public Schools are allowed in the PI zone Social and recreation clubs and religious institutions are prohibited in the PI zone Design review is required for public schools Uses are predominantly schools and parks 	<ul style="list-style-type: none"> The CF zone allows for social and recreation clubs, schools, and religious institutions Draft regulations are intended to allow for renovation of existing clubs, schools, and religious institutions
<p>Goal 27: Establish a zoning designation that would enable the location of community facilities that shall utilize master planning techniques, where appropriate, and accommodate flexible design standards, to encourage superior site and building design outcomes.</p>	<ul style="list-style-type: none"> Not addressed 	<ul style="list-style-type: none"> Not addressed 	<ul style="list-style-type: none"> This is the purpose of the draft CF zoning designation and code amendment.
<p>27.1: Establish general standards regarding aesthetics, and development standards for community facilities which ensure compatibility of design, construction and scale, and minimize the impact of these facilities on surrounding uses. These standards should consider and mitigate for the sensitivity of adjacent residential uses.</p>	<ul style="list-style-type: none"> General standards are in MICC 19.02 and establish standards such as setbacks, lot coverage, GFA, height limits. Design standards are in MICC 19.12 See expanded dimensional table, below 	<ul style="list-style-type: none"> General standards are in MICC 19.05.010. Design standards are in MICC 19.12 (same as residential) See expanded dimensional table, below 	<ul style="list-style-type: none"> Draft general standards are designed to provide increased separation and screening between the residential and community facilities Design standards are in MICC 19.12 (same as residential, some replaced by draft language) See expanded dimensional table, below

Comprehensive Plan	Residential Zone (R-8.4)	Public Institution Zone (PI)	Second Draft Community Facilities Zone (CF)
<p>27.2: Establish regulations to address appropriate mitigation of transportation and parking impacts and ensure nonmotorized solutions are considered and integrated into circulations plans. Development shall provide adequate access for and strive to reduce conflicts between and congestion caused by all modes of transportation, motorized and non-motorized.</p>	<ul style="list-style-type: none"> • Traffic impact study required to evaluate traffic movements at affected intersections • No specific limits on location of vehicle access • Parking stall requirement undetermined • Pedestrian and vehicle circulation requirements in MICC 19.12 • No special event parking requirement 	<ul style="list-style-type: none"> • Traffic impact study required to evaluate traffic movements at affected intersections • No specific limits on location of vehicle access • Parking amount: <ul style="list-style-type: none"> ○ Government: 1 stall/200 gross floor area ○ Elementary / Middle Schools: 2 stalls per classroom ○ Highschool: 1 stall per classroom plus 1 stall per 10 students • Pedestrian and vehicle circulation requirements in MICC 19.12 • No special event parking requirement 	<ul style="list-style-type: none"> • Traffic impact study required to evaluate traffic movements at affected intersections • New section related to on and off-site vehicle and pedestrian circulation • Vehicle access preferred from traffic light-controlled intersections, then arterials, then local roads • Parking demand management required • Parking stall requirement based on parking demand study • Special event parking addressed in parking demand management plan
<p>27.3: Public safety is of paramount importance and shall be a priority during all phases of project development, including planning, project design, the entitlement process and construction.</p>	<ul style="list-style-type: none"> • Public safety is not explicitly addressed as described here • Public safety is largely addressed through compliance with adopted building and engineering regulations. 	<ul style="list-style-type: none"> • Public safety is not explicitly addressed as described here • Public safety is largely addressed through compliance with adopted building and engineering regulations. 	<ul style="list-style-type: none"> • Public safety addressed in lighting standards • Public safety addressed in design of vehicle access
<p>27.4: Establish the opportunity to provide for community facility improvements and additions that will further local and regional goals and implement Mercer Island’s Comprehensive Plan.</p>	<ul style="list-style-type: none"> • Addressed by allowing for community facility improvements currently • May be impeded by cumbersome nature of existing regulations 	<ul style="list-style-type: none"> • Addressed by allowing for community facility improvements currently • May be impeded by cumbersome nature of existing regulations 	<ul style="list-style-type: none"> • Addressed by allowing for community facility improvements • Not impeded by second draft
<p>27.5: Housing uses shall be limited and be accessory to the primary facility.</p>	<ul style="list-style-type: none"> • Housing and subdivision at zoned density is currently allowed • No requirement for housing to be accessory 	<ul style="list-style-type: none"> • Housing is prohibited 	<ul style="list-style-type: none"> • Housing is limited to an accessory use and limited to two housing units per facility.

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Comprehensive Plan	Residential Zone (R-8.4)	Public Institution Zone (PI)	Second Draft Community Facilities Zone (CF)
27.6: Community facilities are most appropriately located in the general vicinity of existing community facilities.	<ul style="list-style-type: none">No limitation on location within residential zoning designationsSubject to conditional use permit	<ul style="list-style-type: none">PI zone is less common; only public schools are allowed in PI zoning designation	<ul style="list-style-type: none">Sites currently reviewed for Community Facility zoning designation are used as community facilities.Policy guidance would be considered at the time of a proposed rezone.
27.7: Community facilities are subject to design review and supplemental design standards may be adopted.	<ul style="list-style-type: none">Design review is currently required.No supplemental design standards for community facilities	<ul style="list-style-type: none">Design review is currently requiredSupplemental design standards are specific to public schools	<ul style="list-style-type: none">Design review is requiredMaster Plan is required for “major” projectsDraft supplemental design standards
27.8: A master planning process shall be utilized for all major development of community facilities. Facilities should be subject to a community design dialogue, utilizing techniques such as design charettes and public engagement and outreach.	<ul style="list-style-type: none">No requirement to master planMaster plan concepts partially addressed in design review process	<ul style="list-style-type: none">No requirement to master planMaster plan concepts partially addressed in design review process	<ul style="list-style-type: none">Requirement for master planSecond draft does not fully address the sequence of master plan review (i.e. design charettes, public engagement, outreach)

Comparative Matrix:

Development Regulations: Residential, Public Institution, and Second Draft of Community Facilities

<i>Development Regulation</i>	Residential (R-8.4)	Public Institution (PI)	Second Draft: Community Facilities (CF)
<i>Yard/ Setback</i>	Front: 20 feet Rear: 25 feet Side: 5 feet (15 cumulative)	Street: 30 feet Residential property: 45 feet (15 to 65 feet) ¹	Small Sites: <ul style="list-style-type: none"> • Arterial street: 15 feet • Non-arterial street: 25 feet • Residential property: 35 feet • Non-residential: 5 feet Large Sites: <ul style="list-style-type: none"> • Arterial street: 30 feet • Non-arterial street: 45 feet • Residential property: 100 feet • Non-residential: 5 feet
<i>Gross Floor Area (GFA)</i>	40 percent of lot area ²	None	Small sites: <ul style="list-style-type: none"> • 15 to 50 feet from property line: 40% (range: 10% to 65%) • No limit more than 50 feet from property line Large sites: <ul style="list-style-type: none"> • 30 to 100 feet from property line: 30% (range: 10% to 50%) • No limit more than 100 feet from property line
<i>Height</i>	30 feet	30 feet to 43 feet ³ (2.5 feet of additional setback for every 1 foot of additional height)	Within 50-feet of non-residential property or within 100-feet of residential: 30 feet (range: 20-45 feet) More than 50 feet from non-residential or more than 100 feet from residential: 43 feet (range: 30-53 feet)
<i>Lot Coverage</i>	20 to 40 percent of lot area ⁴	None	Total lot coverage: 55% of lot area (range: 40% to 70%)

¹ Setback from adjacent residential property is school specific – commonly the setback is 45 feet

² Capped at a total GFA of 5,000 square feet (R-8.4) or 8,000 square feet (R-9.6)

³ MI Highschool has a maximum height of 53 feet

⁴ Based on lot slope – ref. MICC 19.02.060

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<i>Development Regulation</i>	Residential (R-8.4)	Public Institution (PI)	Second Draft: Community Facilities (CF)
			0 to 50 feet from residential property: 40% of lot area between 0 and 50 feet 0 to 150 feet from residential property: 45% of lot area between 0 and 150 feet
<i>Screening</i> ⁵	Street: 20 feet Partial ⁶ Residential: 20 feet Full ⁷	Street: 20 feet Partial Residential: 20 feet Full	Street: 20 feet Partial (80% of structures obscured) Single Family: 20 feet Full (90% of structures obscured)
<i>Parking Stall Requirement</i>	None specified	Elementary / Middle School: 2 stalls per classroom Highschool: 1 stall per classroom plus 1 per 10 students	<ul style="list-style-type: none"> Stall requirement based upon parking study prepared by engineer Parking Demand Management Plan required
<i>Parking Lot Design</i>	Appendix A Parking Lot Dimensions	Appendix A Parking Lot Dimensions	Appendix A Parking Lot Dimensions
<i>Vehicle Access</i>	None specified	None specified	Priority (descending order): <ul style="list-style-type: none"> Traffic controlled intersection Arterial street Local street
<i>Lighting</i>	Pursuant to MICC 19.12.070: <ul style="list-style-type: none"> Full cutoff lighting No limits on lighting lumens, candle foot illumination, color 	Pursuant to MICC 19.12.070: <ul style="list-style-type: none"> Full cutoff lighting No limits on lighting lumens, candle foot illumination, color 	Draft requires compliance with 19.12.070 and regulates <ul style="list-style-type: none"> Lumens Lighting color Hours
<i>Master Planning Component</i>	None specified	None specified	Master Plan required: <ul style="list-style-type: none"> Design Commission review and approval Design Commission authority to modify some standards (those with range) to ensure superior site design Phasing plan and schedule

⁵ Screening is provided between the community facility uses and the identified adjacent improvement (e.g. street, residential, etc)

⁶ Partial screening (MICC 19.12.040) - A partial screen shall provide the desired screening function as seen at the pedestrian eye level in all seasons within three years of installation. The number of trees provided shall be proportionate to one tree for every 20 feet of landscape perimeter length.

⁷ Full screening (MICC 19.12.040) - A full screen should block views from adjacent properties as seen at the pedestrian eye level in all seasons within three years of installation. The number of trees provided shall be proportionate to one tree for every 10 feet of landscape perimeter length.

Performance Standard approach to Master Planning

The Planning Commission discussed a shift in their approach to the master planning component of the draft regulations on June 5, 2019. This change was referred to generally as moving towards a “performance standards” approach for the Master Plan required in the Community Facility zone; the Planning Commission indicated that this idea was worth further discussion. Following the June 5, 2019 Planning Commission meeting, staff met with the Chair and Commissioner Pirzio-Biroli to further discuss this approach. There are three high level components:

1. Dimensional standards. The dimensional standards would be revised to establish a specific standard (for example, a maximum lot coverage of 40%). Projects in the Community Facilities zone would generally be required to comply with the dimensional standards. A master planned project could request a departure from the dimension standards if the applicant could justify, through the master plan review process (below) that a superior site design would result from the departures. A couple of nuances:
 - a. Some standards, such as limitations on lighting, would not allow departures.
 - b. Generally, the greater the departure, the more justification that would be required. The “belt-tightening” analogy might be useful here – the more you tighten a belt, the harder it is to pull.
 - c. The definition of a superior site design is very important. Based on initial conversations, the following concepts would be part of the superior site design:
 - i. Maximize the positive neighborhood and community benefits (e.g. screening, vehicle access, pedestrian connections, etc)
 - ii. Minimize the negative neighborhood and community impacts (e.g. single point of vehicle access, hours of operation, locating passive areas near neighbors, etc)
 - iii. Improving the use of shared resources (e.g. shared parking, single vehicle entrance, etc).
2. Master Plan review process. The master plan approval process would be modified to require an iterative engagement between the applicant and the community adjacent to the proposed master plan and design commission review. Sequentially, the master plan approval process would have the following steps:
 - a. Pre-application meeting with City staff
 - b. Community engagement on project
 - i. Low intensity engagement (smaller projects) – public comment period
 - ii. High intensity engagement (larger projects) – public meeting with broad and continuous notification to the community. A moderator would assist in the public meeting to discern outcomes desired by the community.
 - c. Design guidance meeting with City staff
 - i. City staff to confirm community input has been addressed by the applicant
 - ii. Several options may result from this meeting (applicant preferred, community desired, etc)

- d. Design Commission review – Study Session
 - i. Public notice for meeting (30 days)
 - ii. Present draft master plan to the Commission, together with the community input from step “b.” and site analysis information
 - iii. Typically at least two design options:
 - 1. Option 1: Master plan design to comply with dimensional standards
 - 2. Option 2: Preferred design with modified dimensional standards
 - iv. Design Commission to provide direction on which option can proceed to design review
- e. Design Commission formal review (preliminary and final design review and approval). Steps “d.” and “e.” are very similar to the current design review process before the Design Commission