

Molly McGuire

From: Sarah Fletcher <fletchsa1@gmail.com>
Sent: Wednesday, August 5, 2026 5:05 PM
To: Molly McGuire; Planning Commission; Jeff Thomas; Alison Van Gorp
Subject: Re: JCC - Totally against the rezoning of the JCC, it is not compatible with single family residential neighborhoods

Hello Molly, thank you for getting me the information so quickly.

To the Planning Commission et al. I was just told that the Community Center is zoned single family residential R-15. So if the Community Center is zoned single family residential R-15, why does the JCC not want to have the same zone as the Community Center considering they offer the same services? Why do they want to be zoned Commercial Office when the community center which offers the same things isn't CO and the City I don't believe wants to amend the zone to CO otherwise, they would have put a request in to have it rezoned. 19.02.010 versus 19.04.020.

What can the JCC have under CO that is not under single family residential zone R-15?

Did Amy Lavin tell you why she didn't want the JCC to be deemed single family residential R-15 like the Community Center?

If someone has an answer, could they please let everyone know tonight at the meeting?

Thank you.

On Wed, Jul 29, 2026 at 5:27 PM Molly McGuire <molly.mcguire@mercerisland.gov> wrote:

Hi Sarah,

Thank you for providing public comment on the SJCC's Comprehensive Plan Amendment application. Your comment has been saved in the project record, and you are now a Party of Record.

Sincerely,

Molly McGuire

Senior Planner

City of Mercer Island – Community Planning & Development

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Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

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From: Sarah Fletcher <fletchsa1@gmail.com>

Sent: Monday, July 27, 2026 8:42 PM

To: Planning Commission <Planning.Commission@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>; Deb Estrada <Deborah.Estrada@mercercisland.gov>; Council <council@mercergov.org>; Jessi Bon <jessi.bon@mercergov.org>

Subject: JCC - Totally against the rezoning of the JCC, it is not compatible with single family residential neighborhoods

Hello, I received an email urging me to support the Comprehensive Plan to change the designation, see below. The JCC have no right to amend the Comprehensive Plan to change the designation from single family zone to commercial. I want you to all understand the implications should you allow the zone change. I want you to specifically ask the following questions:

1) if you allow the JCC to change their zoning, will the other clubs on the island all be allowed to change their zone?

2) Commercial Office allows a retirement home, would the JCC and all the other clubs, should the zone change, be allowed to have a retirement home on their property in a single family residential area?

And are each and every one aware of what is allowed in Commercial Offices????

These are the examples of what you are permitting, because I don't want to hear that you allowed the JCC to rezone and the next minute, they are providing "Care services, special employee dormitories, service stations in connection with authorized motor pool facilities and similar uses, special needs group housing, special service transitional housing;

3) And I would like to know, are the things I mentioned above, would those things be allowed in a single family residential zone?

4) And with regards to the theater which was remodeled in 2014 as state of the art, why would they want to demolish it and build another theater? I love the theater and have special memories of going to watch the films with my mum or to attend the Jewish film festivals there.

5) And are they not supposed to build a playfield, but in the designs, I don't see any playfield. Currently, there is a garden for the preschoolers. What is going to happen to that garden? Is it going to be paved over?

6) And what the JCC is trying to build is a campus, it is not compatible with a residential zone.

7) And please ask how the JCC has been a good neighbor? Please ask them to list all the examples of how they have accommodated the neighbors to date.

This is what the Commercial Offices zone offers so you need to make it very clear to the JCC that not only if the City allows them to rezone, but they are making it that the Beach Club, the Shore Club, the Yeshiva, the Country Club, will then all be able to have the same permitted uses as the JCC and if you think that is not the case, please explain why that is not the case.

19.04.020 - Commercial offices.

A.

Uses permitted.

1.

Government services.

2.

Professional, scientific, and technical services.

3.

Office uses.

4.

Places of worship.

5.

Civic and social organizations.

6.

Mortuary services.

7.

Healthcare services.

8.

Care services.

9.

Auxiliary uses directly related to the principal use, such as residences of watchmen or employees in training, special employee dormitories, employee cafeterias, auditoriums, service stations in connection with authorized motor pool facilities and similar uses.

10.

Wireless communications facilities subject to the conditions set out in MICC [19.06.040](#).

11.

Special needs group housing as provided in MICC [19.06.080](#).

12.

Social service transitional housing as provided in MICC [19.06.080](#).

13.

Public and private schools accredited or approved by the state for compulsory school attendance, subject to design commission review and the following conditions:

a.

A one-fourth acre or larger playfield, play surface or open space shall be provided in one usable unit abutting or adjacent to the site.

8) There is a conflict of interest with Dave Rosenbaum, Ted Weinberg, Daniel Becker, and Julie Hsieh should remove themselves from voting on this because there is a conflict of interest in that they all have interests and/or connections to the JCC/Jewish Community.

This is what Amy Lavin is telling members to write to the Planning Commission just in case you were not aware of what she is telling members to email:

- “I am here to urge your support in amending the Comprehensive Plan to change the designation of the SJCC property from single family to commercial.” The J has been serving the Mercer Island community — as a community center — for over 55 years. My hope is it will be here for another 55. I am not a land-use expert, but I know for certain the J has always served the community as a gathering space, an activity center, a school, and as a place for reflection and community — it has never been in single family use. As such, the city should align the comprehensive plan and land use maps with the longstanding use of this property. More importantly, it will allow the J to continue to serve the Mercer Island community without hindrance.
- Recommend approval of this comprehensive plan amendment.