City of Mercer Island
Community Planning and Development
9611 SE 36th St
Mercer Island, WA 98040

Date: **October 12, 2026** Subject: **Lunara West Retail Minor Alterations – Zoning**

ALTERATION PROPOSAL NARRATIVE: To accommodate a specific restaurant tenant, the following minor alterations to the exterior shell of the 77th Ave SE-fronting commercial space of Lunara are proposed. There are no net reductions in the transparency/glazing and no change of use is proposed. Two adjacent retail spaces are being combined in a single space and the number of entrance doors is increased by one. All interior changes for the restaurant are separately documented under a Tenant Improvement building permit. Exterior alterations include:

1. Provision of (2) new retail entrance doors facing the sidewalk of 77th Ave SE, requiring an inset in the storefront to avoid outswinging door encroachment over the sidewalk. No reduction in glazing/transparency is proposed.
2. Relocation of a single storefront door facing the north through-block/NW on-site plaza
3. Deletion of (1) extraneous single swing door facing west and replacement with fixed clear glass (no reduction in pedestrian entrances are proposed, there are net positive entrance doors as (2) new entrances are being added to the north per #1)
4. Change in swing direction of an existing single swing door facing west sidewalk

The alterations are presented as revisions to existing drawing sheets, reviewed/approved under Xing Hua base permit 2011-119 (and DSR20-001), but applicant understands this is a separate permit application.

ZONING CODE COMPLIANCE MATRIX: The alteration proposal, as it relates to the specific west-facing retail fronting 77th, complies with existing DSR20-001 approval and MICC 19.11 Standards as follows:

1. 19.11.020.A Land Uses: Permitted in TC-5: Restaurant

   Proposed use: Restaurant (complies)

2. 19.11.020.B.1 Required ground floor use: restaurant is one of the listed required uses

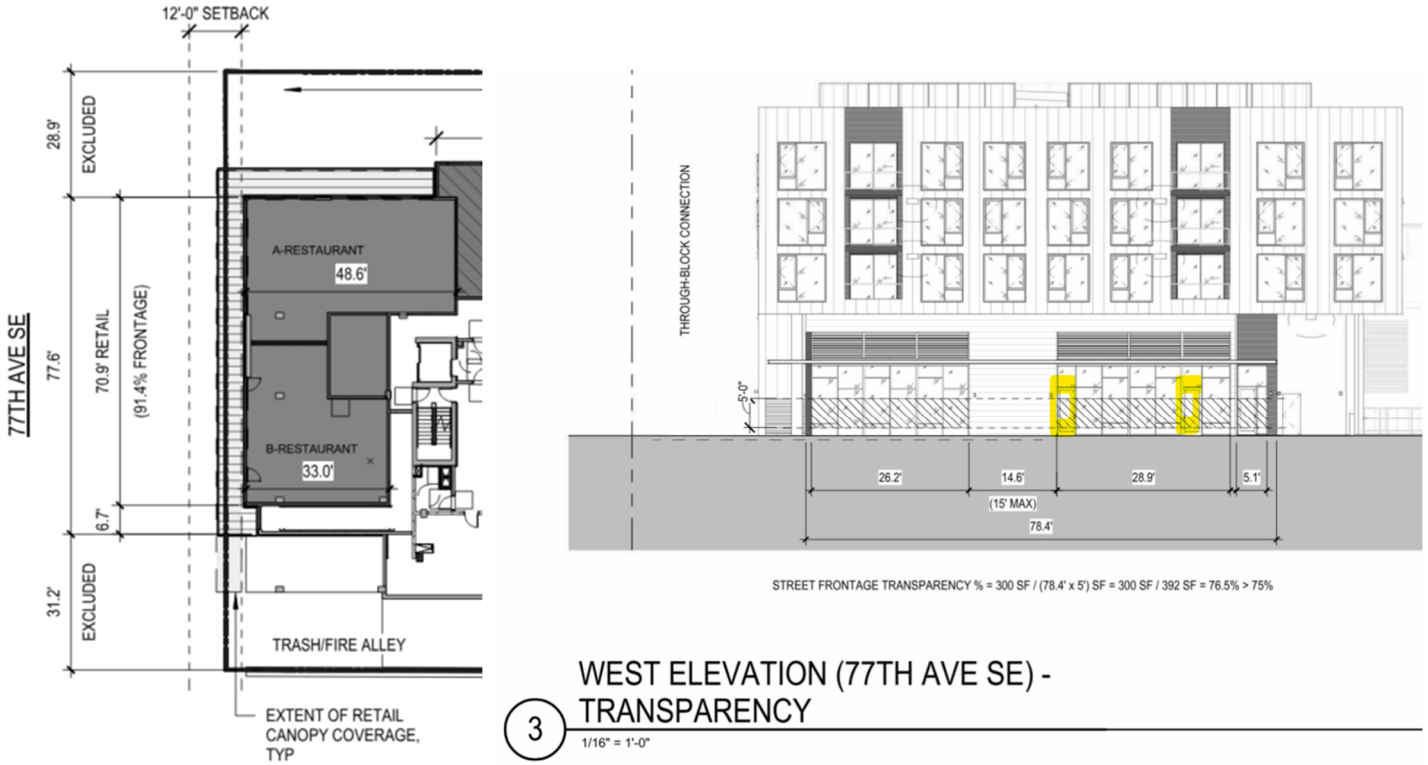
   Proposed use: Restaurant (complies)

3. 19.11.020.B.2: No ground floor use "shall occupy a continuous linear street frontage exceeding 60 feet in length… The design commission may approve up to an additional 20 feet in length if the use incorporates a feature to promote pedestrian activity, including but not limited to: an additional pedestrian entrance onto a sidewalk…"

   Proposed: 70.9' restaurant frontage in a single tenant space (via combination of two previously separate spaces) with (3) entrance doors facing 77th sidewalk (+1 door from two existing); complies (*if approved by Administrative Design Review*) since <80ft frontage with one additional pedestrian entrance provided.

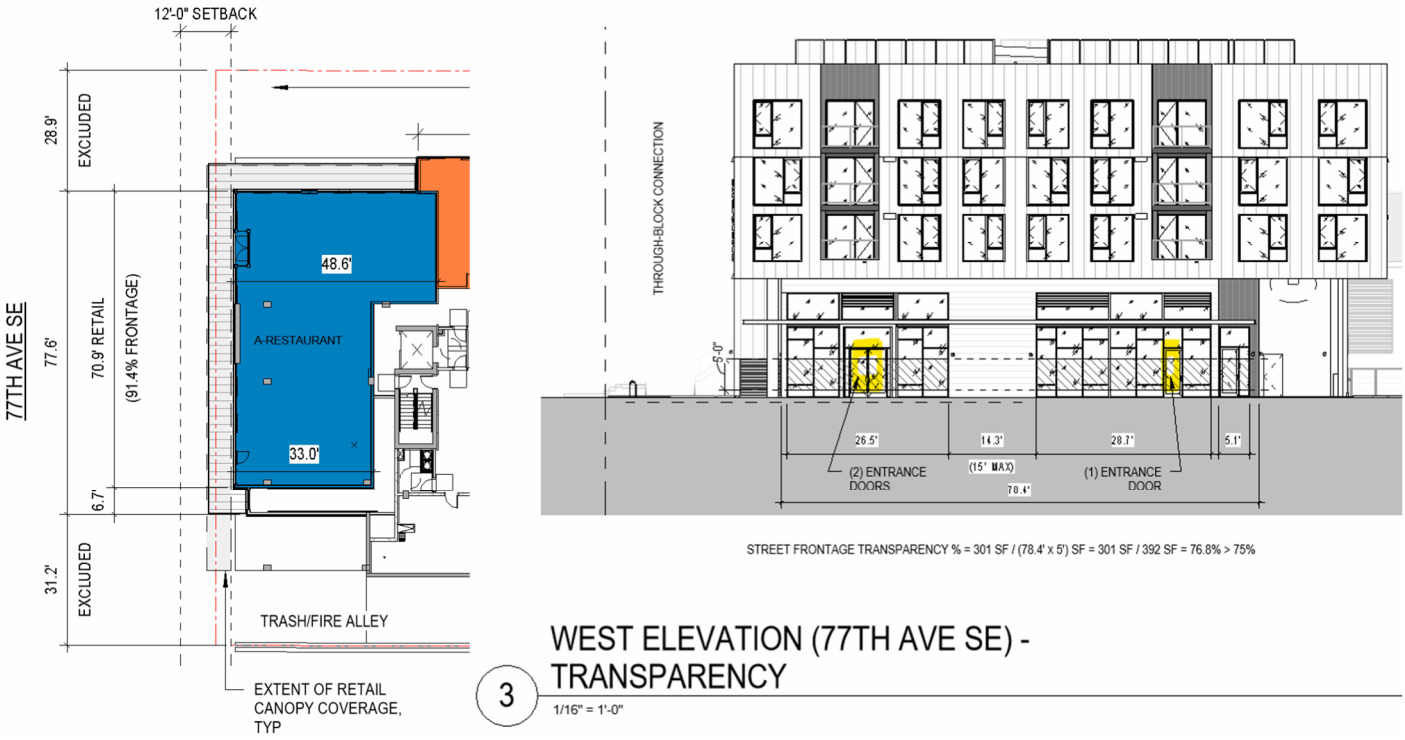
   See next page for comparison between existing and proposed conditions.

Existing (permitted) condition: 70.9’ combined restaurant frontage (subdivided into two tenant spaces), 76.5% transparency facing 77th with (2) single entrance doors facing 77th sidewalk:



3 WEST ELEVATION (77TH AVE SE) - TRANSPARENCY
1/16" = 1'-0"

Proposed condition: 70.9’ restaurant frontage in a single tenant space, 76.8% transparency facing 77th with (3) entrance doors facing 77th sidewalk (+1 door from existing):



3 WEST ELEVATION (77TH AVE SE) - TRANSPARENCY
1/16" = 1'-0"

4. No change of use, FAR, no net loss of existing retail, no reduction in transparency is proposed – all other ground floor compliance items remain as approved per DSR20-001 and 2011-119.

5. Design Review Procedure, review authority (MICC 19.15.220.C.1.c,d): alterations to an existing building that will result in a change of 50 percent, or more, of the exterior surface area or site require design commission review

   Proposed: change will not result in a change to more than 50 percent of the exterior surface area or site, so therefore can be reviewed administratively

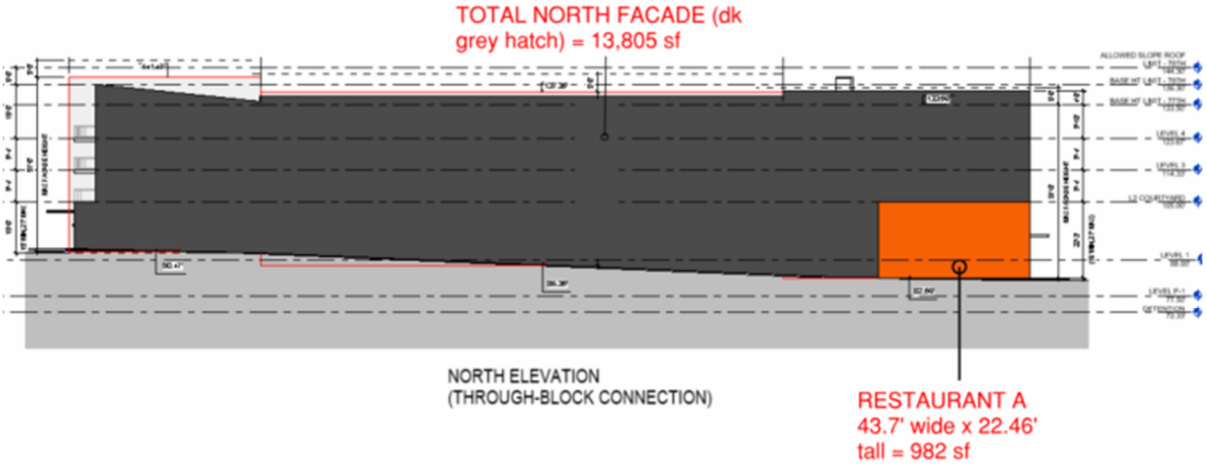
   a. Site area = 63,780 sf; Restaurant interior area = 2,713 sf (4.3% of site area; <50%, complies)

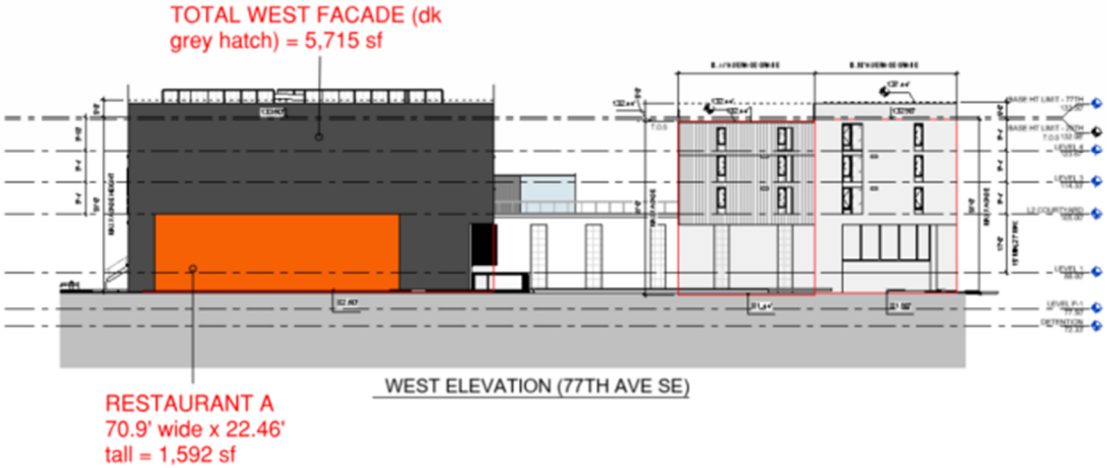
   b. Exterior surface area (area of north and west façade is used because this sub-portion alone demonstrates necessary compliance – if entire exterior area, such as remaining east, south and southwest block interior facades + courtyard and plaza indents are included then compliance *is increased*)

   Total west façade fronting 77th: 5,715 sf
   Total north façade fronting through-block: 13,805 sf
   TOTAL WEST AND NORTH FAÇADE AREA: 19,520sf

   Restaurant portion of west façade: 70.9' wide x 22.46' tall = 1,592 sf
   Restaurant portion of north façade: 43.7' wide x 22.46' tall = 982 sf
   TOTAL RESTAURANT FAÇADE PORTION: 2,574 sf

   2,574 sf / 19,520 sf = 13.2% façade area; <50%, complies)





Sincerely,

Megan McKay | Johnston Architects