



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2406542
Applicant Name: Rich Hill for William Conner
Address of Proposal: 4858 Beach Drive SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three parcels of land. Proposed parcel sizes are: 8,799 sq. ft., 7,200 sq. ft and 7,200 sq. ft. The existing structures are to remain. At the time of this decision there was no related building permit application. Future development on each of the parcels will require a Certificate of Approval from the Seattle Landmarks Preservation Board.

The following approval is required:

Short Subdivision - to subdivide one parcel into three lots.
(SMC Chapter [23.24](#))

BACKGROUND DATA

Zoning: SF7200.
Date of Site Visit: February 2005.
Uses on Site: Vacant.

Site and Vicinity Characteristics

The 23,179 square foot site is currently used as the “front yard” of the historic Satterlee House residence on the abutting parcel to the east. The neighborhood consists of single family structures on all sides of the subject site. The street in front of the property, is improved with sidewalks.

Proposal

The proposal is to subdivide one parcel of land into three parcels. Proposed lot areas are indicated in the summary above. Proposed Parcel A will have direct pedestrian and vehicle access to Beach Drive SW, Parcels B will have pedestrian and vehicular access via an easement across Parcel A and Parcel C will have pedestrian and vehicular access via an easement across Parcels A and B. The existing eight foot wide driveway will remain. An additional ten foot will be added to the driveway via an easement, making the total driveway width 18 feet. The full 18 feet is included in the access and utility easement for Parcels B and C.

This analysis and decision solely addresses the proposed division of land.

Public Comment

The public comment period ended January 5, 2005. DPD received six written comment letter from the public related to the subdivision application, as well as a petition with over 50 signatures requesting a public meeting. A public meeting was held on March 1, 2005. The following comments were offered:

- Further development at this site has potential negative impacts, such as the loss of protected views of the abutting historic residence (Satterlee House).
- Requesting to be a Party of Record.
- Opposition to the proposed subdivision.
- Concern that the established pond has been functioning as a natural run off area for the hill above and if eliminated, will create run-off problems for those properties downhill. Also, concerned that future development will increase impervious surfaces further exacerbating the drainage problems.
- Concern with shade impacts of the future development on these parcels.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC [23.24.040](#), no short plat shall be approved unless all of the following facts and conditions (as applicable) are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section [23.53.005](#);*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section [25.09.240](#), short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*
7. *Conformance to the provisions of Section [23.24.045](#), unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing, and*
8. *Conformance to the provisions of Section [23.24.046](#), Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments as appropriate from DPD, Water (SPU), Fire Departments (SFD), Seattle City Light, and review by the Land Use Planner, the applicable criteria cited above (#5 and #7 do not apply) have been met subject to the conditions imposed at the end of this decision.

1. *Conformance to the applicable Land Use Code provisions;*

The subject property's zone (SF 7200) is intended for single-family residential uses with a minimum lot size of 7,200 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 7200 zoning district. The proposed parcels would provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other applicable Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section [23.53.005](#);*

Proposed parcel A will have direct vehicular and pedestrian access to Beach Drive SW. Parcel B will have an easement for pedestrian and vehicular access to Beach Drive SW over the south 8.0' of Parcel A. Parcel C will have an easement for pedestrian and vehicular access to Beach Drive SW over the south 8.0' of Parcels A and C, plus an additional ten feet from the abutting property to the south.

All private utilities are available in this area. Seattle City Light reviewed the proposed short plat and determined that an easement would be required to provide electrical service to the proposed lots. The required easement language (Exhibit "A," P.M. #240322-1-009) should be included in the final recording documents.

The Seattle Fire Department reviewed the proposed short plat and approved it on December 23, 2004 with the following condition.

1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code is authorized to increase the dimension of 150 feet where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gate in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.

Therefore, this short plat provides for adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #2004-1917 was issued on December 16, 2004.

The Sewer and Drainage Reviewer recommended the following conditions:

1. Prior to final recording of the short plat, a sidesewer easement, “along-the-line-as-constructed” should be provided across the proposed Short Plat to the benefit of 4840 Beach Dr SW. The public sanitary sewer easement should also be shown on the face of the Plat.
2. Prior to issuance of Building Permit, contact DPD Sidesewer and Drainage Counter (684-5362) for sidesewer permit requirements.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has appropriate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision. As a result, the public use and interest are served.

5. *Conformance to the applicable provisions of SMC Section [25.09.240](#), short subdivision and subdivisions, in environmentally critical areas;*

This site is located in a liquefaction zone.

6. *Is designed to maximize the retention of existing trees;*

The survey shows several mature trees located on the site, on the proposed Parcel A and C. Parcel A contains two large fir trees and two large cedar trees. Development of the proposed lot A would allow all of the trees to be preserved, depending upon the location of the root systems and the overall health of the trees.

Parcel B does not contain any trees.

Parcel C contains a large cedar tree, a birch tree and two smaller maple trees. Development of the proposed lot C is likely to allow all of the trees to be preserved, depending upon the location of the root systems and the overall health of the trees. It is unlikely that the Maple or Birch trees would be removed on Parcel C for the proposed access easement. However, three of the trees (a 16-inch Birch and two 12-inch non-native ornamental Maple trees) on proposed Parcel C have been identified only by their generic species names on the submitted plat. In order to ensure that these are not exceptional trees, the following condition is required.

2. Prior to final recording of the plat, the Maple and Birch trees shown on Parcel C of the plat shall be identified by their English species names to determine whether an “exceptional tree” designation is appropriate per SMC 25.11, SMC 23.22.020.G and Director’s Rule 6-2001.

Proposed Parcels A, B and C are laid out such that most of the trees could be retained. Thus, the subdivision has been designed to maximize the retention of existing trees. The application involves no construction, and future construction resulting from the subdivision is not proposed under the current application. DPD considers the configuration of the proposed lots to be an appropriate option for maintenance of the existing trees. Future construction is subject to the provisions of SMC 23.44.008, (tree replacement/ preservation requirements on single family lots) and SMC 25.11.060 (tree protection requirements for single family lots).

7. *Conformance to the provisions of Section [23.24.045](#), Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

This short subdivision is not a unit subdivision.

8. *Conformance to the provisions of Section [23.24.046](#), Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*

The lot contains no existing single family dwelling units.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording of Short Plat

The owner(s) and/or responsible party(ies) shall:

1. A sidesewer easement, “along-the-line-as-constructed” should be provided across the proposed Short Plat to the benefit of 4840 Beach Dr SW. The public sanitary sewer easement should also be shown on the face of the Plat.
2. Comply with all applicable standard recording requirements and instructions. Conditions of approval following recording shall be added to face of plat.
3. Show the required utilities easement on the plat as described in Exhibit A.
4. Prior to final recording of the plat, the Maple and Birch trees shown on Parcel C of the plat shall be identified by their English species names to determine whether an “exceptional tree” designation is appropriate per SMC 25.11, SMC 23.22.020.G and Director’s Rule 6-2001.

Prior to Issuance of any Building Permit

The owner(s) and/or responsible party(s) shall:

5. Attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change of use.

Non-Appealable

6. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code is authorized to increase the dimension of 150 feet where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, or 903.3.1.3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gate in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.
7. Prior to issuance of Building Permit, contact DPD Sidesewer and Drainage Counter (684-5362) for sidesewer permit requirements.
8. Before issuance of any construction permits for development on Lots A, B, or C of this short plat, the Seattle Department of Planning and Development will require issuance of a certificate of approval from the Landmarks Preservation Board pursuant to the requirements of Seattle Municipal Code Chapter 25.12, the Landmarks Preservation Ordinance, and City of Seattle Ordinance 111022, which require a certificate of approval before the owner may make alterations to the entire exterior of the Satterlee house, as well as the entire site.
9. The entire Property (Lots A, B, and C) is subject to the Historic Preservation Easement and Covenants. The Property is subject to an easement in favor of Historic Seattle Preservation and Development Authority for the purpose of preserving the historic, architectural, aesthetic, visual, spatial and scenic values of the Property in perpetuity, including without limitation the current exterior appearance, materials and structure of the "Satterlee House" Building, improvements ancillary to the "Satterlee House" Building (such as the garage and gazebo) and the site on which it is located and the view of the Property from the Street.

Signature: (signature on file)

Date: December 21, 2006

Lisa C. Rutzick, Land Use Planner
Department of Planning and Development