



City of Seattle

Department of Planning and Development
Diane M. Sugimura, Director

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

Application Number: 3007301
Applicant Name: Chris White
Address of Proposal: 3905 55th Ave SW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land in an environmentally critical area. Proposed parcel sizes are: Parcel A) 9,632 sq. ft. and B) 10,368 sq. ft. Existing structure to remain.

The following approvals are required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(Seattle Municipal Code Chapter 23.24)

SEPA - Environmental Determination (Seattle Municipal Code Chapter 25.05)

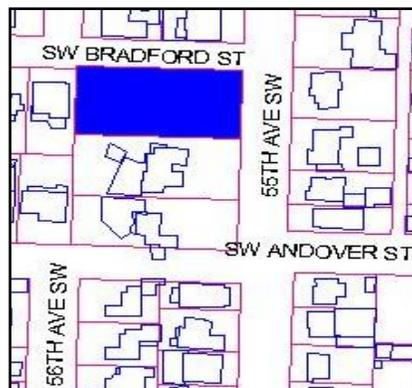
SEPA DETERMINATION: Exempt DNS MDNS EIS

 DNS with conditions

 DNS involving non-exempt grading, or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

Zoning: SF 5000.
Uses on Site: Single family residence.



Site Description:

The 20,000 square foot site is located southwest of the intersection of 55th Ave SW and SW Bradford St. The topography for the western portion of the site falls from the east to the west approximately 22 feet and eastern portion of the site is developed with a single family residence. Fifty-fifth Ave SW is fully improved with curbs, gutters and sidewalks. SW Bradford St is improved with a paved roadway.

A limited steep slope exemption has been approved for this site due to prior legal grading activity. The site does not have regulated steep slopes per the Environmental Critical Areas Ordinance (SMC 25.09).

Public Notice and Comment Period

Public notice of the project application was given on February 24, 2011 and the comment period ended on March 9, 2011. The Land Use Application file is available for review at the Public Resource Center located at 700 5th Ave, Ste 2000 (<http://seattle.gov/dpd/PRC/LocationHours/default.asp>).

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat.

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

The subject property's zone (SF 5000) is intended for single family residential development. The lots created by this proposed division of land would conform to this requirement and all applicable development standards of the SF 5000 zoning district.

2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access. Seattle City Light does not require an easement in order to provide service.

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. DPD Drainage and SPU have reviewed and approved the short plat application.

There is an eight inch diameter sanitary sewer main in 55th Ave SW and a twelve inch diameter public storm drain in SW Bradford St adjacent to the property. Any future development on the property will be required to submit a standard drainage control plan. Stormwater will be discharged to the public storm drain via a direct connection. There are no recommended sewer or drainage conditions required prior to recording of the short plat.

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

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for single family residences would be provided within the City limits as a result of this subdivision.

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

The site is not located in a riparian corridor, shoreline habitat, shoreline habitat buffer, wetland, or wetland buffer, as demonstrated through surveys and reports. Therefore the provisions of SMC Section 25.09.240 are not applicable.

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

The survey identifies a 14" Austrian Pine, an 8" Italian Plum, a 22" Douglas Fir and a 16" Cherry on proposed Parcel A. One Italian Plum and the Douglas Fir are located outside the front, rear and side setbacks, thus have the potential of being removed with development of the lot. Additionally, the survey identifies an 8" Western Red Cedar, an 8" Italian Plum, a 6" Apple, a 12" Holly, a 10" Bitter Cherry, an 8" Dogwood, and three 12" Hollies on proposed Parcel B. The Bitter Cherry, a Dogwood, and a Holly are located outside the front, rear and side setbacks, thus have the potential of being removed with re-development of the lot. In consideration of the existing single family residence and required minimum lot size of 5,000 square feet, the proposed plat has been designed to the extent possible to maximize the retention of trees. Therefore the proposal meets this short plat criterion.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met. The lots to be created by this short subdivision will meet all minimum standards set forth in the Land Use Code, and are consistent with applicable development standards. This short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposed plat maximizes the retention of existing trees to the extent possible in consideration of existing development and minimum parcel size. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED** as noted at the end of this decision.

ANALYSIS - SEPA

Due to the development site located within a steep slope area the application is subject to SEPA review¹. SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical areas (ECA) regulations in SMC 25.09; and 2) evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review included identifying if any mitigation measures are needed in order to achieve consistency with SEPA and other applicable environmental laws.

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated February 2, 2011. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and pertinent comments received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant. Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: *"where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation"* (subject to some limitations).

Greenhouse Gas

Greenhouse gas producing activities include site user vehicle commutes, the operation of on-site equipment and machinery using fossil fuels — resulting in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to significantly increase the greenhouse gas emissions contributed from this proposal.

¹ Defined as: Slopes with an incline of forty (40) percent or more within a vertical elevation change of at least ten (10) feet, SMC 25.09.020 A.3.b.5.

