



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: 3009532
Applicant Name: Tanja Reiners of Becker Architects for Fauntleroy Church
Address of Proposal: 9260 California Avenue Southwest

SUMMARY OF PROPOSED ACTION

Land Use Application to allow an expansion of an existing church (Fauntleroy Church, a City designated landmark structure) that will include 832 sq. ft. of new office space, expansion of existing narthex, and the addition of one elevator. Project includes 70 cubic yards of grading for two exterior patios. No change in parking. Additional approval required by the Department of Neighborhoods / Landmarks Preservation Board.

The following approvals are required:

Administrative Conditional Use - To allow expansion of an institution (church) in a single family zone (SMC Chapter 23.44.022).

SEPA - To approve, condition or deny pursuant to SMC Chapter 25.05

Certificate of Approval from the Landmarks Preservation Board (Department of Neighborhoods) – SMC 25.12.080,

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity Description

The subject property is a 156,337 square foot lot fronting California Avenue Southwest. The site contains one multi-winged structure of the Fauntleroy Church, UCC, and houses a YMCA in its southern most wing. The building is a Landmark structure and subject to certain *Controls* and the Certificate of Approval process of the City's Landmarks Preservation Board. The north portion of the site is surface parking. Fauntleroy Creek runs through the eastern portion of the site (behind the church building) from where it flows from Fauntleroy Park, which abuts the subject site.



The site and surrounding area are zoned Single-Family 7200 (SF 7200). Across California Avenue SW to the northwest is the Old Fauntleroy Elementary School (now Fauntleroy Children's Center, a private childcare facility). The surrounding neighborhood primarily consists of single family structures. Fauntleroy Park is to the southeast.

Proposal Description

The proposal is to renovate and / or expand (832 sq. ft. total area of expansion) numerous exterior and interior areas. These include: the renovation and expansion of the existing church narthex and adjacent exterior courtyard patio and exterior walkways, renovation of the existing entry way for the church office and YMCA, expansion of church offices and restrooms, addition of exterior doors to a partially below grade meeting room to connect with an new exterior patio, renovation of the existing church music and multi-purpose rooms, the interior addition of an elevator and associated mechanical work.

Two wings of the existing building (the church sanctuary and YMCA wing) form the two east to west wings of a "U" shaped courtyard that opens to the east and the park and is formed with the north to south oriented church entry. The narthex expansion and courtyard patio work will be within the confines of the "U". The meeting room exterior doors and associated small patio and walkway are proposed for the east end of the north, or sanctuary wing. All exterior work would be on facades that face away from the street, and because of the distance from California Avenue SW and nearby houses, the surrounding terrain, and dense tree cover, none of the proposed worked will be visible to the surrounding community or visibly alter the "public" face of the structure. The proposed exterior changes to the structure and site plantings visible from the church sanctuary are being reviewed by the Department of Neighborhoods, which must issue a *Certificate of Approval* prior to any construction to ensure compliance with the church's and ground's Landmark status.

Public Comment

The two-week public comment period ended 10/22/2008. One comment letter was received that expressed full support for this application because the combined institutions are considered an integral part of the community and responsible and responsive neighbors.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

The Seattle Land Use Code (SMC 23.44.022 A) provides that expanding institutions, such as religious facilities, may be permitted as a conditional uses in single-family zones. Sections 23.44.022 D through M sets forth criteria to be used to evaluate and/ or condition the proposal. The applicable criteria are discussed below.

D. General Provisions

New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.

According to the plans submitted with the application, the proposal meets the applicable development standards enunciated in Section 23.44.008 through 23.44.016.

E. Dispersion

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred (600') or more from any lot line of any other institution in a residential zone, certain exceptions.

E.1. The proposed expansion is within 600-feet of Fauntleroy Children's Center (in the Old Fauntleroy Elementary School) and in the same building as the YMCA facility. However, no expansion of the lot lines is proposed; therefore, there is no change to the church's existing dispersion status.

H. Noise and Odors

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

The expanded narthex area (365 sq. ft. footprint) is for ease of interior circulation, not extra seating capacity for the church or meeting rooms. This expansion, the other interior renovations, and the exterior patio and walkway improvements will not affect parking demand or configuration, or increase noise or odor generation.

I. Landscaping

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

The existing structure is fully integrated with the adjacent area by virtue of its location on the site, the existing architecture, and the property's heavily wooded character. The patio and pathway improvements will include landscaping that is compatible with the existing landscaping, which will be largely unaffected by the proposal, and designed to prevent erosion and its minimal associated increased storm run-off. Additionally, the church's surrounding "planting

character” is one of three items that must be approved through the Landmarks Preservation Board Certificate of Approval process.

J. Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.

Minimal additional exterior lighting is proposed. To assure this lighting does not trespass into Fauntleroy Park, approval of this proposal is **Conditioned** to use only light fixtures that direct light downward to needed areas (stairs, patios, walkways, etc) and not laterally onto the park property.

K. Bulk and Siting

No changes to the bulk and siting of this institution are proposed.

L. Parking and Loading Berth Requirements

No change in parking or loading berth configurations is proposed. No increased quantities of spaces or areas are required by the proposed increased narthex area.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE -GENERAL PROVISIONS

A. SMC 23.44.018.A provides that uses identified as conditional uses may be authorized in single family zones. The Master Use Permit process shall be used to authorize these uses. The City’s Land Use Code allows religious institutions and private elementary and secondary schools in single family zones, but establishes the conditional use process as the mechanism for screening and mitigating impacts related to such uses.

The proposal is to expand an existing religious facility, a use that may be authorized through the conditional use process in a single-family zone.

B. SMC 23.44.018(B) states that, unless specified in this subchapter, conditional uses shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016.

The subject proposal meets all applicable development standards for this use.

C. SMC 23.44.018(C) states that the Director may approve, condition, or deny a conditional use based on determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.

Approval of this proposal is **Conditioned** on inclusion of exterior lighting that does not trespass onto the adjacent Fauntleroy Park.

D. SMC 23.44.018(D) states that, in authorizing a conditional use, the Director may mitigate adverse negative impacts by imposing requirements and conditions deemed necessary for the protections of other properties in the zone or vicinity and the public interest.

Approval of this proposal is **Conditioned** on inclusion of exterior lighting that does not trespass onto the adjacent Fauntleroy Park. No other adverse impacts under these provisions are anticipated.

DECISION-ADMINISTRATIVE CONDITIONAL USE

The conditional use application is ***CONDITIONALLY APPROVED*** as indicated at the end of this document.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was published in the annotated environmental checklist completed on September 2, 2008, and supplemental information in the project file submitted by the applicant's agent. The information on the checklist, supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 23.05.665D) clarifies the relationship between codes, policies, and environmental review. Special policies for each element of the environment contain 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. Under such limitations/circumstances (SMC 25.05.665D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following construction related impacts are expected: temporary soil erosion, decrease in air quality due to increased dust and other suspended air particulates during demolition and construction; and greenhouse gas emissions from construction vehicles, equipment, and the manufacture of the construction materials. These impacts are not considered significant because they are temporary and/or minor in scope. Although not significant, some of the impacts are adverse and require additional analysis.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts: The Stormwater Grading and Drainage Control Code and the air pollution standards of the Puget Sound Clean Air Agency (PSCAA). The Stormwater, Grading and Drainage Control Code regulates site excavation, requires that soil erosion control techniques be initiated for the duration of construction, and regulates the capture and treatment of on-site ground and storm water. Additionally, the General Development Standards of SMC 25.09.060 place limitations on grading and storm water management of parcels containing Environmentally Critical Areas. The Puget Sound Clean Air Agency regulations require control of fugitive dust and construction machinery emissions in order to protect air quality. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment. However, the greenhouse gas affects on air quality and construction noise impacts may not be entirely mitigated by existing codes and ordinances and therefore warrants further analysis.

Air Quality

Construction activities themselves will generate minimal direct impacts. However the indirect impact of construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas (GHG) emissions that adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project, therefore air quality mitigation is not necessary.

Long-term Impacts

Two long-term or use-related impacts are anticipated: adverse affects on the historic character of this *Landmark* structure and increased carbon dioxide and other greenhouse gas emissions (GHG), primarily from the projects energy consumption. The City Energy Code will provide some mitigation for this identified impact. However these impacts are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project, therefore further mitigation is not necessary.

Historic Preservation

In order to make the proposed changes to the church exterior and “planting character” as viewed through the sanctuary window, the applicants must obtain a Certificate of Approval for such changes from the Landmarks Preservation Board. This review process serves as adequate review and, if necessary, mitigation for any potential impacts to this environmental element, hence no mitigation under SEPA authority is warranted or necessary.

DECISION – SEPA

The decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2) C.

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 (2) C.

CONDITIONS – SEPA

None.

ADMINISTRATIVE CONDITIONAL USE-CONDITIONS

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

Prior to Building Permit Issuance

1. On building permit plans indicate location of any proposed exterior lighting and provide documentation (cut-sheets, for example) showing the lighting is of a design that will not cause light trespass onto the adjacent Fauntleroy Park property.

For the Life of the Project

2. Add no exterior lighting that will cause light trespass onto the adjacent Fauntleroy Park property.

Signature: _____ (signature on file) Date: December 25, 2008
Art Pederson, Land Use Planner
Department of Planning and Development

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