



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: 3009762
Applicant Name: Tina Kim
Address of Proposal: 4237 24th Avenue West

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 1,632 sq. ft. second floor addition (interior only) to existing north building. Project includes interior alterations for office addition, entry way and exterior awnings. No changes to parking.

The following approval is required:

SEPA – Environmental Determination- Chapter 23.05 Seattle Municipal Code

SEPA DETERMINATION: [] Exempt [X] DNS [] EIS
[] DNS with conditions
[] DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction.

BACKGROUND DATA

The site is located in the Industrial area south of Ship Canal, more specifically in the Fisherman's Terminal vicinity west of 15th Avenue W, in the Ballard-Interbay-Northend Manufacturing Industrial Center. It is a relatively small site on 24th Avenue W (which lacks curbs, gutter, and sidewalk), between Gilman Place W and W Jameson Street. The site is zoned IG2 with an eighty-five (85) foot height limit (IG2-U/85 for non-industrial uses). It is developed with two small warehouse buildings. The adjacent properties are similarly zoned, and the adjacent and nearby development is almost entirely industrial/warehouse in appearance in the most recent City aerial photo. The City's 2005 GIS photo shows that there are 11 clearly striped parking spaces on the site, although the plans and SEPA checklist suggest that there are only 7 existing. The difference may be accounted for by the fact that portions of the parking may in fact require obstruction of the right of way.

Proposal

The applicant proposes to add a mezzanine level of approximately 1800 square feet, with minor interior reconfiguration to accommodate access to and from. The vehicular access elements of the existing warehouse would remain unchanged. It appears that 5 parking spaces would be “eliminated,” although it is not clear that the proposal includes any re-stripping.

Public Comment

None.

ANALYSIS – SEPA

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

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant. The information in the checklist and the experience of DPD with review of similar projects forms the basis for this analysis and decision. The project site is classified as an Environmentally Critical Area for Liquefaction-prone soils. (SMC 25.09.100)

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. Under such limitations/circumstances (SMC 25.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Construction Impacts

The short-term, construction related impacts anticipated from the proposal are as summarized in the following list:

/Air Quality --- Increased dust and particulate matter due to demolition, construction activities, and hauling of waste materials.

/Transportation --- An increase in vehicular traffic adjacent to the site due to construction vehicles.

/Noise --- Increased noise during construction.

/Greenhouse gas emissions: de minimus.

The Department of Planning and Development has analyzed and annotated the environmental Checklist submitted by the applicant; reviewed the project plans and any additional information on file; and any comments which were received regarding this proposed action have been considered. As indicated in the checklist, this action will result in adverse impacts to the environment.

However due to their temporary nature and limited effects, the impacts are not expected to be significant nor would they warrant mitigation.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

Long-term Impacts

The long-term use-related impacts anticipated to result from approval of this proposal are summarized in the following list:

Increased energy use

Increased greenhouse gas generation. Approximately 10,000,000 lifespan emissions.

Increased trip generation. Continued informal parking in spaces that extend into the right-of-way

The above-identified impacts would be *de minimus*. No conditioning is warranted.

DECISION - SEPA

This 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 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

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).

DECISION - STATE ENVIRONMENTAL POLICY ACT

The proposed action is **APPROVED**.

CONDITIONS

None.

Signature: _____ (signature on file) Date: February 19, 2009
Paul Janos, Land Use Planner
Department of Planning and Development

PJ:lc

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