



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:** 3009958  
**Applicant Name:** David Pearson  
**Address of Proposal:** 6115 Beacon Ave S

**SUMMARY OF PROPOSED ACTION**

Land Use Application to change a 1,134 sq. ft. portion of institution (church) to a child care center for 20-25 children. No change in parking.

The following approvals are required:

**Administrative Conditional Use** – A change of use for portion of an institution.  
(SMC 23.44.022)

**BACKGROUND DATA**

Site and Vicinity Description

The subject site is located on 24<sup>th</sup> Avenue South and Beacon Ave S and is located in a Single Family Residential (SF5000) Zone. The site is a through lot. The surrounding adjacent sites are also zoned single family residential. The present use of the site is a religious facility, Seattle Church.

Proposal Description

The applicant is proposing to use the bottom floor of the existing church as a childcare center that will serve 20-25 children. The proposed area for change of use is approximately 1,593.39 square feet in area. The proposal does not include any demolition of existing structures.

Public Comment

Notice of Application was issued on February 5, 2009 and ended on February 18, 2009. During this period, no comment letter was received.

**ANALYSIS - ADMINISTRATIVE CONDITIONAL USE (SMC 23.44.022)**

1. *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) feet or more from any lot line of any other institution in a residential zone except in exceptions listed in SMC 23.44.022 E.1-2.*

The proposed change of use falls under the exception in SMC 23.44.022 E.2 which states that a proposed child-care center serving not more than 25 children which does not meet the criteria of subsection E1 may be permitted to locate less than six hundred (600) feet from a lot line of another institution. This proposal does not anticipate any physical scale and bulk incompatibility with the surrounding neighborhood. This proposal will not create any traffic safety hazards, or significantly increase parking shortages, or increase noise levels to the surrounding residents.

2. *No residential structure shall be demolished nor shall its use be changed to provide for parking. This prohibition may be waived if the demolition of change of use proposed is necessary to meet the parking requirements of this SMC Land Use Code if alternative locations would have greater noise, odor, light and glare or traffic impacts on surrounding property in residential use.*

No demolition of any structure is included in this proposal.

3. *Existing structures may be converted to institution use if the yard requirements for institutions are met. Existing structures which do not meet these yard requirements may be permitted to convert to institution use, provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties.*

N/A

4. *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 areas trash and refuse storage areas, ventilation mechanisms, sports 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.*

Activity is not anticipated to be any different than the minimal noise and odor that already exists with the present use today.

5. *Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive storm water runoff, reduce the potential for erosion or extensive storm water runoff, reduce the coverage of the site by impervious surfaces, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.*

No change to the existing landscaping is proposed.

6. *Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots. The director may also require that the area and intensity of illumination, the location or angle of illumination be limited.*

Current light and glare is in compliance with SMC. There will be no change to the existing light & glare included in this proposal.

7. *If the proposed site is more than one (1) acre in size, the Director may require development standards listed in SMC 23.44.022.K.a-b.*

The site is less than 1 acre in size.

8. *Yards of institutions shall be as required for uses permitted outright in Section 23.44.008 provided that no structure other than freestanding walls, fences, bulkheads or similar structures shall be closer than ten (10) feet but not less than five (5) feet after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be single-family zoned lot area involved.*

There will be no changes to the existing side yards in this proposal.

9. *Parking and Loading Berth Requirements.*

N/A

10. *Transportation Plan. A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of structure area and/or are required to provide additional twenty (20) or more parking spaces.*

N/A

11. *Development Standards for Existing Institutes for Advanced Study.*

N/A

### **DECISION - ADMINISTRATIVE CONDITIONAL USE**

The conditional use application is **APPROVED**.

### **CONDITIONS - ADMINISTRATIVE CONDITIONAL USE**

None.

Signature: \_\_\_\_\_ (signature on file) Date: April 9, 2009

Laura Kim, Land Use Planner  
Department of Planning and Development  
Land Use Services

LK:bg