



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: 3013703
Applicant Name: Dan Duffus
Address of Proposal: 3440 California Avenue Southwest

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two development site into six parcels. Proposed parcel sizes are the following: U) 732.2 sq. ft., V) 533.6 sq. ft., W) 533.3 sq. ft., X) 824.4 sq. ft., Y) 599.9 sq. ft.; and Z) 1,272.9 sq. ft.

The following approval is required:

Short Subdivision - to divide two existing parcels into six parcels of land.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: Neighborhood Commercial Two with a 40 foot height limit (NC2 40).

Uses on Site: The two parcels currently are vacant. Parcel C serves as access to Parcel A to the north.

Substantive Site Characteristics:

The development site consists of two existing lots totaling approximately 4,496 sq. ft. The northeast corner site fronts onto California Avenue Southwest and Southwest Spokane Street with 44.9 feet and 99.98 feet of linear frontage respectively. The two parcels serve as the side yard and vehicular access to a single family house occupies the parcel immediately to the north. The site's terrain rises roughly six feet from the southwest to the northeast. The property does not contain an environmentally critical area.

Public Comment:

DPD received five comment letter and one phone call raising issues pertaining to the short subdivision. Due to the construction starting before the subdivision of the land, the authors commented about the lack of notice before the division of land process began, construction impacts (blocking of sunlight and proximity to rights of way), lack of parking and incorrect public notice stating unit lots instead of a short subdivision.

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;*
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 townhouse, rowhouse, and cottage housing developments, as permitted in Single-Family, Residential Small Lot, and Lowrise zones, and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; 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.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; an*
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10feet as measured at any point; and*

- c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
- d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions of the set forth in the Land Use Code and are consistent with applicable development standards. As conditioned, 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 and preserves the four exceptional trees on the two parcels. 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**.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

1. Add the Seattle City Light easement to the final short plat to be recorded. Easement language to be provided by Seattle City Light.

Signature: _____ (signature on file) Date: December 13, 2012
Bruce P. Rips, Sr. Land Use Planner
Department of Planning and Development

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