



City of Seattle
Edward B. Murray, 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: 3016431
Applicant Name: Bethany Pappas for Jacob Menashe
Address of Proposal: 4140 California Avenue SW

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a change of use of a 4,470 sq. ft. building from warehouse to indoor participant sports. Project also includes tenant alterations for gym and storage.

The following approval is required:

SEPA – Environmental Determination- Chapter 23.05 Seattle Municipal Code

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

BACKGROUND DATA

The site is located on California Avenue SW between SW Dakota Street and SW Genesee Street in the West Seattle neighborhood. The 5,750 sq. ft. site contains an existing building that fully covers the site. The structure contains retail uses that front the street and a warehouse that is accessed from the alley at the east side of the site.

The site is zoned Neighborhood Commercial 1 with a 40-foot height limit (NC1-40) as are all properties in the vicinity. The site is located in the West Seattle Junction Urban Village.

Proposal

The applicant proposes to convert 4,470 sq. ft. of warehouse space to an indoor participant sports facility. No exterior alterations are proposed.

Public Comment

No comment letters were received from the public during the comment period that ended on March 12, 2014.

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 dated October 25, 2013. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the applicant; reviewed project plans and any additional information in the file and any pertinent comments which may have been received regarding this proposed action have been considered. However, due to the temporary nature or limited effects, the impacts are not expected to be significant.

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.

Codes and development regulation applicable to this proposed project will provide sufficient mitigation from short and/or long term impacts. Applicable codes may include the Stormwater Code (SMC22.800-808), the Grading Code (SMC22.170), the Street Use Ordinance (SMC Title 15), the Building Code, and Noise Control Ordinance (SMC 25.08).

Short-Term Construction Impacts

The short-term, construction related impacts are anticipated to be minimal as there are no exterior alterations proposed for the project.

Greenhouse gas emissions- 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 emissions which 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.

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:

- *Parking and Traffic --- anticipated increased trip generation*

The change of use of a portion of the building from warehouse to an indoor sports facility use may increase traffic to and from the site. The existing site provides no parking. The proposed use will require 9 parking spaces; however, up to 20 spaces are waived for new non-residential uses in an existing structure per SMC23.54.015G. Therefore, no additional parking is required.

Greenhouse gas emissions- Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases 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 be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC25.05.665).

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).

SEPA CONDITIONS

None required.

Signature: _____ (signature on file) Date: April 17, 2014
Marti Stave, Senior Land Use Planner
Department of Planning and Development

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