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: 3017059

Applicant Name: Debora Goodman

Address of Proposal: 1310 California Ave SW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,027 sq. ft. and B) 5,880 sq. ft. Existing structures to be demolished.

The following approval is required:

Short Subdivision - to create 2 lots. (Chapter 23.24, Seattle Municipal Code).

BACKGROUND INFORMATION

Zoning: SF 5000

Existing Site Conditions: This property is directly adjacent to Hamilton Viewpoint Park, a park managed by the City of Seattle Parks and Recreation Department. The lot has a teardrop shape that is bordered on two sides by public right-of-ways and shares a southern property line with 1314 California Ave SW. Palm Ave SW which borders the site to the east has a varying right-of-way along the frontage with the subject property and SW Donald St, which borders to the west and northwest of the subject property has had a portion of the right-of-way vacated in the past and incorporated into the overall lot size of 1310 California Aver SW.

The City of Seattle, as well as, King County has historically classified the subject property as being only roughly 6500 square feet in size. After the survey was completed for short subdivision #3017059, it was determined by the surveyor that the property was larger than what has been shown on tax records, property data and mapping software available to the Department of Planning and Development. It is from this submitted survey that it has been determined that the short subdivision can proceed and that each of the proposed lots will meet the minimum lot size requirements.

Public Comment: A variety of comments were received for this short subdivision proposal. Some of the concerns expressed were in regards to the architectural design and height of the

future homes on the two proposed lots. Another person expressed a concern that vegetation and trees had been removed on the subject property without the benefit of permits. Staff has examined the site photos and submitted survey and have determined that the vast majority of the larger trees that are shown on the site inspection photos are within the right-of-way of both Palm Ave SW and SW Donald St. Therefore, those trees cannot be removed or altered without the written consent and approval of the SDOT Urban Forestry Division. As for the vegetation that was removed on-site, it appears that the majority of the foliage was flowering bushes and other similar plants that are able to be removed without review.

Lastly, a neighborhood group expressed a concern about the lot sizes shown on the submitted survey. As noted earlier, the City of Seattle and King County have historically reviewed this property to be roughly 6500 square feet in size. The submitted survey has determined that the site is larger than what is shown on municipal records and would allow for a two lot short subdivision. The DPD does not question a surveyor's determination on lot size unless another survey is submitted that reflects differing information. No such secondary survey was submitted to the DPD by the end of the comment period and, therefore; staff has determined that the survey, as submitted, is accurate.

ANALYSIS – SUBDIVISION

General short subdivision standards: 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, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
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 Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land 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; and*

b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet 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.*

Conclusion

Based on information provided by the applicant, referral comments from DPD and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. 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 **GRANTED with Conditions**.

CONDITION OF APPROVAL PRIOR TO RECORDING

1. Remove the statement under Notes beginning, "Title Insurance Policy wasn't provided."

2. Place a Condition on the face of the plat that reads: **"**Any and all trees located within the right-of-ways adjacent to short subdivision #3017059 shall be left in a natural state unless the SDOT Urban Forestry Division grants permission for their removal, alteration, topping, limbing, or modification."

Signature: (signature on file) Date: June 9, 2014
Branin Burdette, AICP
Land Use Planner

BB:rgc
K:\Decisions-Signed\3017059.docx