



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: 2505638
Applicant Name: Missy Everson for Soleil LLC
Address of Proposal: 7108 California Avenue SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into nine unit lots. This subdivision of property is only for the purpose of allowing the sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The construction of townhouses and single family residences has been reviewed under Project #2408519.

The following approval is required:

Short Subdivision – to create nine unit lots.
(Chapter 23.24, Seattle Municipal Code).

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

*SEPA Threshold Determination (DNS) was published under project number 2408519 on April 25, 2005.

BACKGROUND DATA

Site & Area Description

The subject site is located in the middle of the block, on the east side of California Avenue Southwest between Southwest Myrtle Street to the north and Southwest Orchard Street to the south, in West Seattle. The existing site is rectangular with a 20 foot wide pan handle

connecting to California Ave SW. The site is made up of a portion of two parcels of land to encompass a land area of approximately 10,600 square feet, located in a Multifamily Lowrise Two zone (L-2) with a minimum density limit of one unit per 1,200 square feet of lot area. An identified steep slope environmentally critical area is located at the northwestern corner of the subject site. The subject site slopes up towards the east and contains a single family residential structure. A 16 foot wide concrete alley abuts the development site to the east. California Avenue SW is a fully improved right-of-way with curbs, sidewalk, and gutters.

The surrounding structures along 60th Avenue Southwest block front are multi-story multi-family residential structures. A mix of residential uses is present along California Avenue SW, including single family and multi-family structures. Located approximately three blocks to the west is Fauntleroy Avenue SW and several blocks southwest of the site is Lincoln Park. The subject lot is located in a narrow vertical band on either side of California Ave SW zoned Lowrise 2. Across the alley to the east, the zone changes to the less intensive Single Family 7200 (SF 7200).

Proposal Description

The proposal is to subdivide one parcel into nine unit lots with vehicle access provided from the alley. Surface parking spaces for the dwelling units are provided along the alley. The proposed unit lot sizes are: A) 2461 square feet, B) 891.8 square feet, C) 981.3 square feet, D) 1106.3 square feet, E) 1007.2 square feet, F) 1007.2 square feet, G)1007.2 square feet, H)1007.2 square feet, and I)1066.1 square feet.

Note that the proposed construction has been reviewed for consistency with the applicable provisions of the Seattle Municipal Code under a separate project (Project No. 2408519; Permit No. 750701). The subject of this analysis and decision is only the proposed division of land.

Public Comments

No public comment letters were received during the public comment period which ended on August 24, 2005.

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 townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. Because this is a unit lot subdivision, development standards apply to the parent lot. There is no minimum lot size requirement in the Lowrise 2 (L-2) zone. The density standard stated in SMC Section 23.45.008, which permits no more than 1 unit for each 1,200 square feet, is met for the development as a whole. The proposal conforms to development standards in all other respects. Hence, the proposal is deemed to comply with applicable Land Use Code requirements. Any additional new construction would be required to meet development standards of the Land Use Code for the parent lot.

2. The lots are provided vehicular access from alley which is consistent with the requirements of the Code.

The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

Seattle City Light provides electrical service to the subject property and has indicated that an easement is required for overhead and underground infrastructure.

3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and Water Availability Certificate No. 2005-1259 was issued on August 29, 2005.

New construction with discharge to the sanitary sewer will require a side sewer permit. Plan review requirements regarding stormwater were made at the time of building permit application.

4. One objective of the subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. An equally important objective is to ensure that new development is compatible with neighborhood character. The proposed subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed

subdivision of land while also maintaining the character of the neighborhood. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

5. This site is in an environmentally critical area as defined in SMC 25.09.240. The northwestern portion of the site is designated as a steep slope; however, DPD granted a limited steep slope ECA exemption (Project #2408978) indicating that the slope appeared to be limited in length, appeared to be less than 20 feet in height, and created through previous grading activities.
6. The proposed unit lot subdivision will not impact any trees in that there is no construction associated with the subdivision.
7. Section 23.24.045 of the Seattle Municipal Code provides that sites developed or proposed to be developed with townhouses, cottage housing developments; residential cluster development and single-family residences may be subdivided into individual unit lots. The development as a whole shall meet development standards. However, as a result of this subdivision, development on the individual lots may be non-conforming. To assure that future owners have constructive notice that additional development may be limited due to nonconformities, the following statement shall be required to be included as a note on the final short subdivision:

The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.

The conformance of the proposed development as a whole with the applicable Code Provisions has been approved under Master Use Permit Number 2408519. Access easements and joint use and maintenance agreements shall be executed for parking areas and driveway and pedestrian access. Therefore, the proposed short subdivision conforms to the provisions of Section 23.24.045 for Unit Lot Subdivisions.

Summary - Short Subdivision

The unit lots to be created by this unit subdivision may not be individually consistent with the provisions of SMC 23.24.045 for the Lowrise 2 zoning development standards such as setbacks, density, and structure width and depth. However, the development when considered as a whole meets all standards set forth in the Land Use Code. This unit subdivision is provided with vehicular access, and public and private utilities and access, including emergency vehicles. Adequate provisions for water supply and sanitary sewage disposal have been provided for each unit lot and service is assured, subject to standard conditions governing utility extensions. An adequate provision for drainage control has also been provided.

