

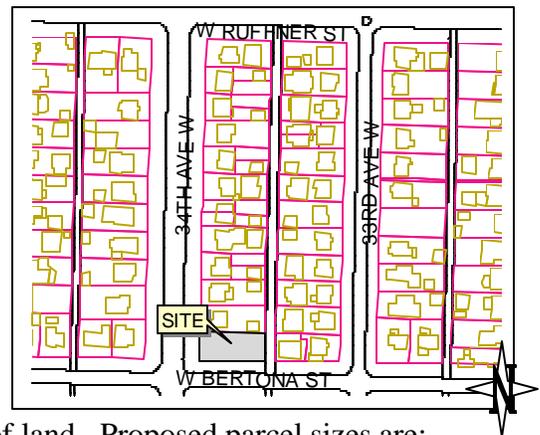


City of Seattle

Gregory J. Nickels, Mayor
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: 3003391
Applicant Name: Lilia Perena
Address of Proposal: 3400 34th Avenue West



SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are:
A) 2,828.6 sq. ft. and B) 3,080.6 sq. ft. One existing structure will be removed and one structure will remain.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(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

BACKGROUND DATA

Site Description

The subject site is a rectangular shaped lot with an approximate lot area of 5,909.2 square feet. The site gradually slopes down from west to east and is zoned Lowrise 1 (L-1). Two homes are located towards the middle of the site. The home on Proposed Lot “B” will remain and the home

on Proposed Lot "A" will be removed upon establishment of a new single-family use. The site is a corner lot with 34th Avenue West abutting to the west and West Bertona Street abutting to the south. Both streets are improved with sidewalk, curb and gutter along the site frontage.

Surrounding Area Description

The surrounding area bound by W. Ruffner St. to the north, 33rd Ave. W to the east, W. Bertona St. to the south and 34th Ave. W. to the west are zoned L-1 and developed primarily with multi-family structures with limited single-family development. The areas outside the aforementioned area are zoned Single-Family 5000 (SF 5000) and developed with a variety of single-family structures.

Public Comments

The application was deemed complete on January 24, 2006 and notice of application was sent on February 16, 2006. The 14 day public comment period ended on March 1, 2006. No public comments were submitted.

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.*

Analysis

Based on information provided by the applicant, referral comments as appropriate from DPD, Fire Departments (SFD), 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. Seattle City Light has reviewed the proposal and requires an easement to ensure the proposed parcels will have electrical facilities and service. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as 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 (including emergency vehicles) and access to install/maintain utilities. Adequate provisions for drainage control, water supply (Water Availability Certificate #20060207 was issued on February 7, 2006) and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any

environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. No trees will be removed unnecessarily as a result of the proposed configuration of property lines, thus the short plat has been designed to maximize the retention of trees. 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

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Comply with all applicable standard recording requirements and instructions.

Revise the short plat to show the following:

2. On the front sheet, change "DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE" to "DEPARTMENT OF PLANNING AND DEVELOPMENT" and add, "DIANE SUGIMURA, DIRECTOR".
3. On the front sheet where it states, "SHORT SUBDIVISION NO.", add the following permit number, "3003391".

Prior to Issuance of any Building Permit

4. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Non-Appealable Zoning Requirement

Prior to recording, the owner(s) and/or responsible party(s) shall meet all zoning requirements as determined by the zoning reviewer, and revise legals as requested by DPD's addressing reviewer.

Signature: _____ (signature on file) Date: June 8, 2006
Mark Taylor, Land Use Planner
Department of Planning and Development