



City of Seattle

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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: 3003608  
Applicant Name: Juan Espinosa  
Address of Proposal: 4624 S. Holden St

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are as follows: Parcel A) 5,383.2 square feet, and Parcel B) 5,265 square feet. Existing structure is to remain. No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

The following approval is required:

**Short Subdivision** - To subdivide one existing parcels into two parcels.  
(Seattle Municipal Code Chapter 23.24)

**BACKGROUND DATA**

Zoning: SF 5000  
Date of Site Visit: 12/9/2006  
Uses on Site: One existing single family residence with attached garage

**Substantive Site Characteristics**:

The 10,648.2-square foot site is located mid-block between 46<sup>th</sup> Ave S and 48<sup>th</sup> Ave S, along South Holden St. The site has approximately 325 feet of street frontage along South Holden St, which has a 50-foot right-of-way with paved roadways approximately 23 feet wide. This street has a sidewalk along the site frontage, but no curb or gutter.

The site is zoned Residential, Single-Family 5,000 (SF 5000). The site is developed with a single-family residence, which will remain.

The subject site slopes is relatively flat and is not located within any mapped or observed Environmentally Critical Area (ECA).

Properties to the north, south, east, and west are also zoned SF 5000. Development in the area consists primarily of single-family residences of varying age and architectural styles.

Public Comment:

Notice of the proposal was issued on December 8, 2005. No public comment letters were received.

**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;*

The subject property's zone (SF 5,000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 5,000 zoning district. The proposed parcels would provide adequate buildable area to meet applicable yards, lot coverage requirements, and other applicable Land Use Code development standards.

*2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*

Parcel A maintains street frontage providing direct vehicular access to South Holden St. Parcel B is granted an easement over the east 10 feet of Parcel A for vehicular access to South Holden St. The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access, subject to future development meeting Seattle Fire Code requirements.

*3. Adequacy of drainage, water supply, and sanitary sewage disposal;*

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.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #20051936 was issued on December 14, 2005.

The existing house on proposed Parcel A is connected via an existing single sidesewer to an 8-inch public combined sewer (PS) located in South Holden St.

The applicant may contact DPD Sidesewer and Drainage Count for sidesewer permit requirements.

Stormwater detention, with controlled release to the PS in South Holden St, is likely to be required for construction in excess of 2,000 square feet of developmental coverage. Plan review requirements will be made at the time of building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project is greater than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.802.020, may be required.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Furthermore, upon completion of the conditions in this decision, the proposal would meet all applicable criteria for approval of a short plat.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The site is not located in any mapped or observed environmentally critical area as defined in SMC Chapter 25.09. Therefore, this section is not applicable to the short plat application.

6. *Is designed to maximize the retention of existing trees;*

The survey indicates that the site contains several (6"-14" diameter) deciduous trees located on proposed Parcels A and B. Most of these trees are located near the rear property line of proposed Parcel B. One of the trees is located on the rear property line of proposed Parcel A. There are no proposed building pads at this time that would necessitate removal of any existing trees.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planners, 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

