

Ordinance No. 120374

Council Bill No. 113032

The City of Seattle
Council Bill/Ordinance

AN ORDINANCE relating to land use and zoning, amending Sections 23.47.004, 23.47.006, 23.47.009, and 23.47.023 of the Seattle Municipal Code to allow the Seattle Housing Authority to develop single-purpose residential developments in commercial zones, and to clarify the term "single-purpose residential structures"

5-15-01 Approve

5-21-01 Pass

CF No. _____

Date Introduced:	APR 16 2001	
Date 1st Referred:	To: (committee)	Landlord/Tenant & Land Use Committee
	APR 16 2001	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
<u>5-21-01</u>	<u>9-0</u>	
Date Presented to Mayor:	Date Approved:	
<u>5-21-01</u>	<u>5-24-01</u>	
Date Returned to City Clerk:	Date Published:	T.O. <input type="checkbox"/> F.T. <input checked="" type="checkbox"/>
<u>5-24-01</u>	<u>7/10/01</u>	
Date Vetoes by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

This file is complete and ready

Law Department

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by:

NICASTRO

Councilmember

Committee Action:

5-15-01 Approve 2-3 (UN, MP)

5-21-01 Passed 9-0

This file is complete and ready for presentation to Full Council.

Committee:

_____ (initial/date)

Law Department

Law Dept. Review

OMP Review

City Clerk Review

Electronic Copy Loaded

Indexed

ORDINANCE 120374

AN ORDINANCE relating to land use and zoning, amending Sections 23.47.004, 23.47.006, 23.47.009, and 23.47.023 of the Seattle Municipal Code to allow the Seattle Housing Authority to develop single-purpose residential developments in commercial zones, and to clarify the term "single-purpose residential structures."

WHEREAS the primary mission of the Seattle Housing Authority is to enhance the Seattle community by creating and sustaining decent, safe and affordable living environments that foster stability and increase self-sufficiency for people with low incomes; and

WHEREAS the State Housing Cooperation Law (RCW Chapter 35.83) recognizes the public purpose and essential governmental function served by housing authorities, and allows the City to zone or rezone, and make exception to building regulations and ordinances to aid in the development of housing by such authorities;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection E of Section 23.47.004 of the Seattle Municipal Code, which Section was last amended by Ordinance 120117, is amended to read as follows:

23.47.004 Permitted and prohibited uses.

* * *

E. Residential Uses.

1. Residential Use in Single-purpose Residential Structures. The term "single-purpose residential structure" may include a structure with both residential and non-residential uses, but does not include an assisted living facility or any structure that is part of a mixed-use development meeting the standards in Section 23.47.008. Residential use in single-purpose residential structures is permitted as an administrative conditional use, unless:

a. The structure is located within an area in which the use is either permitted outright or prohibited, as shown on the Maps 23.47.004 A, B, C, D, E, F, G, H, and I;

b. The structure is located in a pedestrian-designated zone, in which case residential use prohibited at street level along the designated principal pedestrian street as provided in Section 23.47.042;



1 c. The structure is located within a zone which has a height limit
2 of eighty-five (85) feet or higher, in which case single-purpose residential structures are
3 prohibited;

4 d. The residential use is a nursing home, in which case it is
5 permitted outright unless prohibited as provided in subsection E1b((-));

6 e. The structure is developed and owned by the Seattle Housing
7 Authority, and is located on a lot owned by the Seattle Housing Authority as of May 1,
8 2001, in which case the residential use is permitted outright, except in a zone that has a
9 height limit of eighty-five (85) feet or higher, and except that when the structure is located in
10 a pedestrian-designated zone, street level use requirements apply along the designated
11 principal pedestrian street as provided in Section 23.47.042;

12 f. The structure is in a part of the International Special Review
13 District east of the Interstate 5 Freeway, in which case residential use is permitted outright
14 as provided in Section 23.66.330; or

15 g. The structure, in any commercial zone, is for a low-income
16 housing project and:

17 (1) An application for a reservation of tax credits for 1988
18 and 1989 under the low-income tax credit program administered by the Washington State
19 Housing Finance Commission was filed on or before March 15, 1988; or

20 (2) A nonprofit corporation purchased sites, signed options
21 or entered into a real estate purchase agreement prior to March 15, 1988, in either of which
22 cases the residential use is permitted outright.

23 * * *

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27 **Section 2.** Subsection B of Section 23.47.006 of the Seattle Municipal Code, which
28 Section was last amended by Ordinance 119217, is amended to read as follows:

29
30 **23.47.006 Conditional uses.**

31 * * *

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34 B. The following uses, identified as administrative conditional uses on Chart A
35 of Section 23.47.004, may be permitted by the Director when the provisions of this
36 subsection and subsection A are met:

37 1. Fast-food restaurants which have a gross floor area greater than seven
38 hundred fifty (750) square feet are identified as heavy traffic generators and may be
39 permitted as a conditional use according to the following criteria:

40 a. The design of the structure, including architectural treatment,
41 signage, landscaping and lighting, is compatible with other structures in the vicinity; and

42 b. Appropriate litter-control measures are provided; and



1 c. The applicant, if required by the Director, prepares an analysis
2 of traffic, circulation and parking impacts, and demonstrates that the use does not:

3 (1) Cause significant additional traffic to circulate through
4 adjacent residential neighborhoods, or

5 (2) Disrupt the pedestrian character of an area by
6 significantly increasing the potential for pedestrian-vehicle conflicts, or

7 (3) Create traffic or access problems which will require
8 the expenditure of City funds to mitigate, or

9 (4) Interfere with peak-hour transit operations, by causing
10 auto traffic to cross a designated high-occupancy vehicle lane adjacent to the lot, or

11 (5) Cause cars waiting to use the facility to queue across
12 the sidewalk or onto the street, or

13 (6) Interrupt established retail or service frontage designed
14 to serve pedestrians;

15 d. In addition to the criteria in subsections B1a, B1b and B1c, in
16 pedestrian-designated zones, the use shall not:

17 (1) Include a drive-in facility, or

18 (2) Provide any accessory parking, or

19 (3) Attract a significant number of customers who drive to
20 the pedestrian district for the primary purpose of patronizing the business. This shall be
21 determined by a transportation analysis of travel modes and patterns of customers of similar
22 businesses in the same or similar commercial areas, which shall be prepared by a traffic
23 consultant retained by the applicant;

24 e. Fast-food restaurants which are drive-in businesses shall also
25 comply with the provisions of Section 23.47.028, Standards for drive-in businesses.

26 2. Taverns and brewpubs in NC1 and NC2 zones may be permitted as
27 conditional uses. A tavern or brewpub in an NC1 or NC2 zone shall be evaluated according
28 to the following criteria:

29 a. The size of the tavern or brewpub, design of the structure,
30 signing and illumination shall be compatible with the character of the commercial area and
31 other structures in the vicinity, particularly in areas where a distinct and definite pattern or
32 style has been established.

33 b. The location, access and design of parking shall be compatible
34 with adjacent residential zones.

35 c. Special consideration shall be given to the location and design
36 of the doors and windows of taverns and brewpubs to ensure that noise standards will not be
37 exceeded. The Director may require additional setbacks and/or restrict openings on lots
38 which abut residential zones.

39 d. Taverns and brewpubs shall not generate traffic which creates
40 traffic congestion or further aggravates spillover parking on residential streets.

41 3. Park-and-ride lots in NC3, C1 and C2 zones may be permitted as
42 conditional uses.

43 a. Conditional Use Criteria.



1 (1) The park-and-ride lot shall have direct vehicular access
2 to a designated arterial improved to City standards.

3 (2) If the proposed park-and-ride lot is located on a lot
4 containing accessory parking for other uses, there shall be no substantial conflict in the
5 principal operating hours of the park-and-ride lot and the other uses.

6 b. Mitigating Measures. Landscaping and screening in addition
7 to that required for surface parking areas, noise mitigation, vehicular access controls,
8 signage restrictions, and other measures may be required to provide comfort and safety for
9 pedestrians and bicyclists and to insure the compatibility of the park-and-ride lot with the
10 surrounding area.

11 4. Single-purpose ((R))residential ((S))structures may be permitted
12 outright, permitted as an administrative conditional use or prohibited as provided by Section
13 23.47.004 E. In order to conserve the limited amount of commercially zoned land for
14 commercial uses, single-purpose residential structures shall generally not be allowed in
15 commercial zones. However, additions to, or on-site accessory structures for, existing
16 single-family structures are permitted outright. Where single-purpose residential structures
17 may be permitted as an administrative conditional use, such a permit may be granted only
18 when the following circumstances exist:

19 a. Due to location or parcel size, the proposed site is not suited
20 for commercial development; or

21 b. There is substantial excess supply of land available for
22 commercial use near the proposed site, evidenced by such conditions as a lack of
23 commercial activity in existing commercial structures for a sustained period, commercial
24 structures in disrepair, and vacant or underused commercially zoned land; provided that
25 single-purpose residential development shall not interrupt an established commercial street
26 front. As used in this subsection, an "established commercial street front" may be
27 intersected by streets or alleys, and some lots with no current commercial use.

28 5. Residential Uses in C2 Zones.

29 a. In order to conserve the limited amount of commercially
30 zoned land for commercial uses, residential uses in single-purpose or mixed-use structures
31 shall generally not be allowed in C2 zones. However, additions to, or on-site accessory
32 structures for, existing single-family structures shall be permitted outright. Residential uses
33 in single-purpose or mixed-use structures may be permitted in C2 zones as administrative
34 conditional uses according to the following criteria:

35 (1) Availability of Suitable Land for C2 Activities.
36 Residential uses shall generally be discouraged in areas which have limited vacant land and
37 where, due to terrain and large parcel size, land is particularly suitable for commercial rather
38 than residential development.

39 (2) Relationship to Transportation Systems. Residential
40 uses shall generally be discouraged in areas with direct access to major transportation
41 systems such as freeways, state routes and freight rail lines.

42 (3) Compatibility With Surrounding Areas. Residential
43 uses shall not be allowed in close proximity to industrial areas and/or in areas where



1 nonresidential uses may create a nuisance or adversely affect the desirability of the area for
2 living purposes.

3 b. Residential uses required to obtain a shoreline conditional use
4 shall not be required to obtain an administrative conditional use.

5 ~~((6. Residential Use in International Special Review District. Single~~
6 ~~purpose residential structures shall be permitted outright in those parts of the International~~
7 ~~Special Review District east of the Interstate 5 Freeway as provided in Section 23.66.330.~~

8 ~~7. Low income Housing Projects. Single purpose residential structures~~
9 ~~for low income housing projects shall be permitted outright in all commercial zones if:~~

10 a. ~~Applications for a reservation of tax credits for 1988 and 1989~~
11 ~~under the low income tax credit program administered by the Washington State Housing~~
12 ~~Finance Commission have been filed on or before March 15, 1988; or~~

13 b. ~~A nonprofit corporation has purchased sites, signed options or~~
14 ~~entered into real estate purchase agreements prior to March 15, 1988.)~~

15 ~~((8))6.~~ Development of a medical service use over ten thousand (10,000)
16 square feet, outside but within two thousand five hundred (2,500) feet of a medical Major
17 Institution overlay district boundary, shall be subject to administrative conditional use
18 approval, unless included in an adopted master plan. In making a determination whether to
19 approve or deny a medical service use, the Director shall determine whether an adequate
20 supply of commercially zoned land for businesses serving neighborhood residents will
21 continue to exist. The following factors shall be used in making this determination:

22 a. Whether the amount of medical service use development
23 existing and proposed in the vicinity would reduce the current viability or significantly
24 impact the longer-term potential of the neighborhood-serving character of the commercial
25 area; and

26 b. Whether medical service use development would displace
27 existing neighborhood-serving commercial uses at street level or disrupt a continuous
28 commercial street front, particularly of retail and personal services uses, or significantly
29 detract from an area's overall neighborhood-serving commercial character.

30 ~~((9))7.~~ Change of One Nonconforming Use to Another.

31 a. A nonconforming use may be converted by an administrative
32 conditional use authorization to a use not otherwise permitted in the zone based on the
33 following factors:

34 (1) New uses shall be limited to those first permitted in the
35 next more intensive zone;

36 (2) The relative impacts of size, parking, traffic, light,
37 glare, noise, odor and similar impacts of the two (2) uses, and how these impacts could be
38 mitigated.

39 b. The Director must find that the new nonconforming use is no
40 more detrimental to property in the zone and vicinity than the existing nonconforming use.

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3 **Section 5.** The provisions of this ordinance are declared to be separate and
4 severable. The invalidity of any particular provision shall not affect the validity of any other
5 provision.

6 **Section 6.** This ordinance shall take effect and be in force thirty (30) days from and
7 after its approval by the Mayor, but if not approved and returned by the Mayor within ten
8 (10) days after presentation, it shall take effect as provided by Municipal Code Section
9 1.04.020.

10
11 Passed by the City Council the 21st day of May, 2001, and signed by me
12 in open session in authentication of its passage this 21st day of May,
13 2001.

14
15 Margaret Elmer
16 President of the City Council

17
18 Approved by me this 24th day of MAY, 2001.

19
20 Paul Schell
21 Paul Schell, Mayor

22
23 Filed by me this 24 day of May, 2001.

24
25 Quinn E. Pappin
26 City Clerk

27
28 (SEAL)





City of Seattle

Paul Schell, Mayor

Department of Design, Construction and Land Use

R. F. Krochalis, Director

MEMORANDUM

TO: Council President Margaret Pageler
Via Margaret Klockars, Law Department

FROM: Rick Krochalis, Director *RKD for RK*

DATE: April 11, 2001

SUBJECT: Proposed SHA Land Use Code Amendment

Transmittal

I am pleased to submit the attached ordinance, which would amend the Land Use Code to allow the Seattle Housing Authority to develop single-purpose residential structures in commercial zones. This would be allowed according to the following:

- Residential use would be permitted outright in all commercial zones, except in areas zoned with an 85' or greater height limit;
- Residential densities would not apply;
- Residential use other than parking would generally be allowed along the street level frontage, and would not be required to meet the minimum 13' floor to floor height requirement at street level. However, along the principal pedestrian streets in a pedestrian-designated zone, street-level use requirements would apply.

These regulations would only apply to properties owned by SHA as of May 1, 2001.

Background

The mission of the Seattle Housing Authority (SHA) is to "enhance the Seattle community by creating and sustaining decent, safe and affordable living environments that foster stability and increase self-sufficiency for people with low incomes." This proposal furthers this mission, and also furthers the City's housing goals, particularly the urgent need for affordable housing for families. Residential development would be allowed at the greater density levels currently allowed for mixed-use development, but without the requirement for commercial use at the street level.

SHA currently owns only two properties in commercial zones that will be redeveloped to something other than their current use. All other sites are fully developed with residential use. One site currently includes their maintenance facility in the Wallingford area. However, due to the site's location on a well-established commercial street front, this site



will be a mixed-use development. The development at the other site, Lake City Village, at 33rd Avenue NE north of NE 125th Street, is currently vacant due to flood damage, will soon be demolished and will be redeveloped.

This proposal is also consistent with the state Housing Cooperation Law (RCW 35.83) which recognizes the public purpose and essential governmental function served by housing authorities. RCW Section 35.83.030(4) allows the City to zone or rezone, and make exceptions to building regulations and ordinances to aid in the development of housing by such authorities.

SEPA Environmental Determination

The Director of the Department of Design, Construction and Land Use (DCLU) has determined that the proposal described above will not have a significant adverse environmental impact, and has issued a Determination of Non-Significance. The appeal period ends April 19, 2001.

Public Hearing

A public hearing on this legislation has been scheduled before the City Council's Landlord/Tenant and Land Use Committee in the City Council Chamber on Tuesday, April 17, 2001 at 9:30 am.

Non-Financial Legislation

Implementation costs associated with this legislation will be minor, and can be accommodated within existing resources.

If you have any questions about the proposed legislation, please contact Diane Sugimura by email at diane.sugimura@ci.seattle.wa.us or by phone at (206) 233-3882.

Attachments: Director's Report
Proposed ordinance



Director's Report

Single Purpose Residential Development in Commercial Zones Developed by the Seattle Housing Authority April 11 , 2001 (Revised)

Introduction

The mission of the Seattle Housing Authority (SHA) is to "enhance the Seattle community by creating and sustaining decent, safe and affordable living environments that foster stability and increase self-sufficiency for people with low incomes." The purpose of this proposed Land Use Code amendment is to help facilitate achievement of that mission, by allowing SHA to develop single purpose residential development in commercial zones in Seattle. Such development would be allowed at the greater density levels currently allowed for mixed-use development, but without the requirement for commercial use at the street level.

Background

The SHA currently owns 19.55 acres on 29 sites in Neighborhood Commercial (NC) and Commercial (C) zones. This does not include SHA's administrative office, which is also located in a commercial zone. These properties have all been owned prior to 1990, many owned since the early to mid-1980s, before the current commercial zoning regulations, which include the mixed-use development standards, were adopted. These properties are currently developed with housing, ranging from small triplexes to large multi-story structures.

SHA currently owns only two properties in commercial zones that will be redeveloped to something other than their current use. All other sites are fully developed with residential use. One site currently includes their maintenance facility in the Wallingford area. However, due to the site's location on a well-established commercial street front, this site will be mixed-use development. The development at the other site, Lake City Village, at 33rd Avenue NE north of NE 125th Street, is currently vacant due to flood damage, will soon be demolished and will be redeveloped.

Analysis

The Lake City Village site currently includes 16 townhouses. These were significantly damaged by flooding a number of times. They have been vacant for many years, and will soon be demolished. The SHA would like to redevelop this site, to provide additional housing for the citizens of Seattle, and to provide an improved development for the neighborhood. Under the current density regulations, redevelopment would be limited to 16 townhouses, unless they were to develop the housing as a part of a mixed-use



development, which does not have a density limit. Since the mission of SHA is to provide affordable housing, they do not believe it would be feasible for them to develop a mixed-use structure. It is not in their mission to be commercial landlords, and it would reduce the total number of housing units possible. The SHA anticipates using this provision on one of the sites they currently own.

This proposal furthers the mission of the Seattle Housing Authority, allowing them to create more affordable housing and providing them with flexibility to design housing for working families in a stable environment. This also furthers the City's housing goals, particularly the urgent need for affordable housing for families.

The proposal is also consistent with the state Housing Cooperation Law (RCW 35.83) which recognizes the public purpose and essential governmental function served by housing authorities. RCW Section 35.83.030(4) allows the City to zone or rezone, and make exceptions to building regulations and ordinances to aid in the development of housing by such authorities.

Recommendation

In Neighborhood Commercial and Commercial zones, allow the Seattle Housing Authority to develop single purpose residential structures outright. Such development would be allowed according to the following:

1. Residential use would be permitted outright in all commercial zones, except in areas zoned with an 85' or greater height limit.
2. Residential density limits would not apply.
3. Residential use other than parking would generally be allowed along the street level frontage, and would not be required to meet the minimum 13' floor-to-floor street level height requirement. However, along the principal pedestrian street in a pedestrian-designated zone, street-level use requirements would continue to apply.

These regulations would only apply to properties owned by SHA as of May1, 2001.



STATE OF WASHINGTON – KING COUNTY

--SS.

132075
City of Seattle, Clerk's Office

No. ORDINANCE IN FULL

Affidavit of Publication

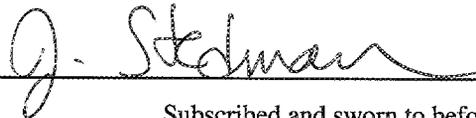
The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:120374 ORD IN FULL

was published on

06/07/01

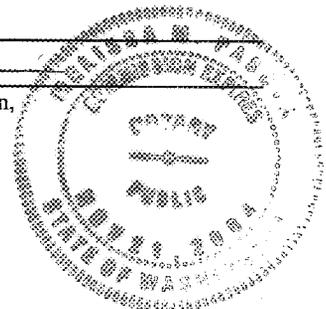


Subscribed and sworn to before me on

06/12/01


Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication



State of Washington, King County

01-2-14478-2 Comm. Eluterio Cordova v Alternative Svcs Inc. Antonio Salazar, Russell Reid Abrutyn.

01-2-14480-4 Comm. Rodda Paint v Michael C. Sr Preece, Michael C. Preece Jr dba Preece & Sons, Indemnity Ins Co of North America, Daniel D. Pharris.

01-2-14481-2 Comm. Rodda Paint v Wm H Biehl dba Wolfsburg Painting Co, Granite State Ins Co, Daniel D. Pharris.

01-2-14482-1 Tort. Mir Veh. Ahmad El-Moslhimany v Christopher Bingham, Christopher A Long, Michael Eger Mazon.

01-2-14483-9 Comm. Mike Bjork v Brooks Chevrolet, Mpp Co Inc, Travelers Casualty Surety Co of America Bond S103191053, Peter Lawrence Maier.

01-2-14484-7 Tax. State Emp. Sec v Adriana Vanelswijk dba Dutch Treat.

01-2-14485-5 Comm. American Drapery Blind & Carpet v Richard Mielke, David Joseph Smith.

01-2-14487-1 Comm. Nap Springman Fund X v Cascade Water Mgmt Co dba Minist, Kevin Arnold Bay.

01-2-14488-0 Comm. Credit Union Recovery Svcs v Wendy L. Weyerts, Mike S Weyerts, Glenn D. Miller.

01-2-14492-8 Tax. State Emp. Sec v 20th Century Lanes Inc dba West Seattle Bowl.

01-2-14493-6 Tax. State Rev v Bldg Busters Inc.

01-2-14494-4 Tax. State Rev v leg.

01-2-14495-2 Tax. State Rev v Law Offices of Stanley D Tate.

01-2-14496-1 Tax. State Rev v PS Aluminum Products Inc.

01-2-14497-9 Tax. State Rev v Pearl Boat Canvas & Auto Upholstery Inc.

01-2-14498-7 Tax. State Rev v Brian W Boese, Chs Const Co.

01-2-14499-5 Tax. State Rev v McDavid Richey Inc, Home Owners Survival Kit.

01-2-14500-2 Tax. State Rev v Picco Inc, Poor Italian Cafe.

01-2-14501-1 Tax. State Rev v Jeffrey L Pickett, Bay Telephone Co.

01-2-14502-9 Tax. State Rev v Kenneth A Robbins, K&M Co.

01-2-14503-7 Tax. State Rev v Saltys On Alki.

01-2-14504-5 Tax. State Rev v Waterways Cruises Inc.

01-2-14505-3 Tax. State Rev v Knockrow Inc.

01-2-14506-1 Tax. State Rev v Russell Svcs Inc, Russell Gardening & Landscape.

01-2-14507-0 Tax. State Rev v Russell Svcs Inc, Russell Gardening & Landscape.

01-2-14508-8 Tax. State Rev v Foothills Excavating Inc.

01-2-14509-6 Tax. State Rev v Manuel A Navarro, Cindy J Navarro, Woodinville Cycle.

01-2-14510-0 Tax. State Rev v Comsource Inc.

01-2-14511-8 Tax. State Rev v Corporate Club Concepts Inc, Fitness Tech Health & Wellness.

01-2-14512-6 Tax. State Rev v Mark V Gifford, Rj Tires.

Filed June 1

01-2-13578-3 Harassment. Richard Eugene Haskell v Eugene V Montesi.

01-2-13593-7 Dom Viol. Jill Jacqualeen

Gregory James Whitten, P. Gail Crawford.

01-3-03276-7 Diss. Karen Melinda Spencer v Craig Steven Spencer, Ruth Annola Rott.

01-3-03277-5 Diss. Anne Melissa Fowls Myrick v Chandler Michael Myrick.

01-3-03278-3 Child Custody. Daniel Robt Thacker, Susan Jean Thacker, Matthew Edward Hewitt v Eric M Hewitt, Melissa R Thacker, Christy Kay Burt.

01-3-03279-1 Diss. Bradley Ernest Gullstrand v Renita Joy Gullstrand, Michael Ditchik.

01-3-03283-0 Diss. Linda May Langkait v Walter D Langkait, Suellen Howard.

01-3-04332-7 Diss. Carol J Anderson v David P Anderson, Ronald F. Chin, Robt J Miller.

Filed May 29

01-3-00388-1 Misc. State, April C Rucker v Ofia C Rucker-Oates, James Kenneth Louie.

Filed May 30

01-3-00279-5 Diss. Gabe Runge v Kayce Runge. Pro se. Pro se.

Filed May 31

01-3-00387-2 Recip. State, Scema D Chand v Ronald D Trudeau, Carol R. Bryant.

01-3-04337-8 Diss. Araceli Del C Hernandez Jimenez v Roberto Sanchez-Sanchez.

01-3-04338-6 Diss. Julie A Taylor v Michael R Taylor. Pro se; Pro se.

01-3-04339-4 Diss. Ellen L Egge-Wilson v Jeremy I Wilson, Lynn Penix Barker. Pro se.

01-3-04340-8 Diss. Paul James Van Allen v Christie Lynn Van Allen, R. Hays Goddard.

01-3-04341-6 Diss. Trisha Rosenberg v Matthew J Schostak. Pro se; Pro se.

01-3-04342-4 Diss. Natalie J Vargas v Joseph B Vargas. Pro se; Pro se.

01-3-04343-2 Diss. Mary Marshall-Cave v Henry Cave Jr. Pro se; Pro se.

01-3-04344-1 Diss. Elizabeth A Hardy v Raymond D Hardy. Pro se; Pro se.

01-3-04345-9 Diss. Diane E Lange-Jones v Stephen D Jones, Kurt Lichtenberg. Pro se.

01-3-04347-5 Sep. Maint. Adrienne Monica Loop v Thos Erik Loop, Martin A. Godsil.

01-3-04349-1 Diss. Janean E Wjvold-Johnson v Clarence R Johnson, Nicholas A. Nuamah. Pro se.

01-3-04351-3 Child Custody. Lucy Cartan, J Taylor Cartan Boyd v Jeffery Boyd, Danny Cartan, Janet M. Watson.

PROBATE

Filed May 17

01-4-00692-1 Estate. Richard B Carroll, Stephen L. Johnson, Geraldine B Carroll (pr).

Filed May 18

01-4-00374-7 Misc. Gerald C Garbell.

Filed May 21

01-4-00571-2 Misc. Wm L Carey.

Filed May 22

01-4-00576-3 Misc. Wm R Hanson.

Filed May 24

01-4-00699-9 Estate. Phyllis A Furman.

Camblin Gores, Catharine A Carr (nom Pr).

01-4-03366-0 Estate. Clay E Sampson, Jill Elaine Bliss, Mike Sampson (nom Pr).

01-4-03367-8 Grdnshp. Ryan Charles Martinez, Christopher Frost (nom Gal), Wm L.e. Dussault, Nancy Martinez (nom Co-Gdn), Peter F Martinez (nom Co-gdn), Christopher P Martinez (nom Gdn).

01-4-03368-6 Grdnshp. Ellen Joy Brunswick, Wm L.e. Dussault, Robt & Teresa Brunswick.

01-4-03369-4 Estate. Felicitas A Dalire, David Raymond Meyer, Michael Dalire (nom Pr).

01-4-03370-8 Estate. Marie C Wolfe, G. Lawrence Salkield, Sterling R Wolfe (nom Pr).

Filed May 30

01-4-03371-6 Estate. June A McComb, Richard L Prout, Frances E Denniston (nom Pr).

01-4-03372-4 Estate. Viana R Paulson, Charles Norman Mullavey, Georgetta Teddy (nom Co-Pr).

01-4-03373-2 Estate. Wade C Carter, Richard L Prout, Mary J Carter (nom Pr).

01-4-03374-1 Estate. Harry A Kessler, Jerome N Alhadeef (nom Pr).

Filed May 31

01-4-03397-0 Estate. Suzanne I Spangler.

JUDGMENTS

ABI — Abstract of Judgment
 ARB — Arbitration
 CON — Condemnation
 DOM — Domestic
 FJU — Foreign Judgment
 GAR — Garnishment
 GEN — General
 GDN — Grdnshp
 MED — Medical
 PAT — Parentage
 PRO — Probate
 RCP — Recip
 REM — Remittance-Mandate
 SAT — Fully Satisfied
 SUP — Child Support
 TAX — Tax
 TMV — Tort Motor Vehicle
 TRJ — Trans Jdgmnt

Filed May 2

01-9-15374-3 State v Drilevich — \$90,066, CON.

Filed May 7

01-9-10143-4 Knight v Bartells Co E J etal — \$7,500, GEN.

01-9-10166-3 Rain & Hail v Reeves — \$23,881, FJU.

Filed May 10

01-9-10128-1 Alper v Al-Mirzah — \$3,800, ARB.

Filed May 14

01-9-10129-9 Los Angeles Comm College Dist v Distributed Tech etal — \$40,110, FJU.

Filed May 15

01-9-35394-8 General Electric Capital Corp v Brentson — \$2,016, GEN.

Filed May 16

01-9-10130-2 Bk of the West Ika v Kershner etal — \$20,763, FJU.