

**SEATTLE CITY COUNCIL
PLANNING, LAND USE, AND SUSTAINABILITY COMMITTEE***

**PUBLIC HEARING NOTICE
Wednesday, December 11, 2013
9:30 a.m.**

Members: Richard Conlin, Chair
Tim Burgess, Vice-Chair
Mike O'Brien, Member
Sally J. Clark, Alternate

Staff: Sara Nelson, Legislative Assistant
Elaine Ko, Legislative Assistant
Phyllis Shulman, Legislative Assistant

E-mail: richard.conlin@seattle.gov

Location: Council Chamber, City Hall
600 Fourth Avenue
Seattle, WA 98104

Committee Chair Telephone: 206-684-8805

Council Meeting Listen Line: 206-684-8566

Homepage: <http://www.seattle.gov/council/conlin>

*This meeting also constitutes a meeting of the Full Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

**NOTICE of OPPORTUNITY for PUBLIC COMMENT and CITY COUNCIL PUBLIC HEARING
REGARDING PROPOSED LAND USE CODE "OMNIBUS" AMENDMENTS**

The Seattle City Council is proposing to amend the City's Land Use Code to correct typographical errors and cross-references, clarify existing regulations, and make other amendments identified by the Department of Planning and Development (DPD) in the course of Code administration. DPD published draft legislation (also known as the "omnibus bill") in August 2013. The following list is a summary of the main revisions to DPD's original proposal:

Five items have been deleted:

1. Subsections 23.45.510.E.9 and 23.47A.013.D.7 allowing a floor area ratio (FAR) exemption for rooftop greenhouses in Midrise, Highrise and commercial zones;
2. Table A for subsection 23.45.518 removing the rear setback requirement for townhouses on lots adjacent to an alley in multifamily zones;
3. Subsection 23.45.518.I allowing unenclosed decks and balconies to project into required separations between structures on a lot in multifamily zones;
4. Subsection 23.53.005.A.4 allowing access to a lot only from an alley, if certain conditions are met; and
5. Subsection 23.54.030.F.1.c related to separation requirements for curb cuts for residential uses on unit lots.

Video Archive: <http://www.seattlechannel.org/videos/watchVideos.asp?program=plus>



The Council's Chambers and offices are physically accessible; translation services provided on request.
Call 206-684-8888 (TDD: 206-233-0025) for further information.



Other changes to the proposal include:

1. Subsections 23.22.062 and 23.24.045 allowing unit lot subdivisions for apartments are now limited to apartments in structures built as single family homes prior to 1982 that qualify for FAR or density exceptions in multifamily zones;
2. Subsection 23.45.536.E removing the 15 foot setback requirement for garage doors in Midrise and Highrise zones is now limited to development in Highrise zones;
3. Subsection 23.53.035 related to allowing projections from buildings into the right-of-way (structural building overhangs) has been reorganized for clarity and some of the exhibits have been improved. In addition, exceptions to the standards are limited to historic landmark structures, subject to certain criteria; and
4. Subsection 23.58A.024.B.8.a is amended to permit developments that earn bonus non-residential floor area within the South Lake Union (SLU) Urban Center by providing off-site affordable housing to provide the housing within one mile of the development using the bonus floor area and no more than 0.25 mile from the SLU Urban Center boundary. Currently the off-site affordable housing must be provided within the SLU Urban Center.

Additional minor clarifications and corrections are also incorporated throughout the current proposal.

PUBLIC HEARING

The City Council's Planning, Land Use and Sustainability Committee will hold a public hearing to take comments on the revised proposal on December 11, 2013 in the City Council Chambers, 2nd floor, Seattle City Hall, 600 Fourth Avenue. The meeting begins at 9:30 a.m. For more information on the time of the hearing, please check the Committee agenda a few days prior to the meeting at www.seattle.gov/council/com_assign.htm. For those who wish to testify, sign-up sheets will be available outside Council Chambers at 9:00 a.m.

Questions concerning the public hearing may be directed to Sara Nelson in Councilmember Richard Conlin's office, by calling (206) 684-5337 or via e-mail at: sara.nelson@seattle.gov. Print and communications access is provided on prior request. Please contact Sara Nelson as soon as possible to request accommodations for a disability. Directions to City Hall and information about transit access and parking are available at http://www.seattle.gov/council/visiting_city_hall.htm.

WRITTEN COMMENTS

Written comments on the proposal will be accepted through 5:00 p.m. December 10, 2013. Please send comments to Sara Nelson in Councilmember Richard Conlin's office via e-mail at: sara.nelson@seattle.gov or to richard.conlin@seattle.gov or via regular mail at:

**Councilmember Richard Conlin
Legislative Department
600 Fourth Avenue Floor 2
PO Box 34025
Seattle, WA 98124-4025**

INFORMATION AVAILABLE

Copies of the proposal may be obtained at the DPD Public Resource Center, 700 5th Avenue, Suite 2000 in the Seattle Municipal Tower. The Public Resource Center is open 8 a.m. to 4 p.m. on Monday, Wednesday, and Friday, and 10:30 a.m. to 4 p.m. on Tuesday and Thursday. Questions regarding the proposed amendments may be directed to Rebecca Herzfeld at (206) 684-8148 or via email at rebecca.herzfeld@seattle.gov or to Eric McConaghy at (206) 615-1071 or via email at eric.mcconaghy@seattle.gov.

Documents are also available electronically at these links:

<http://buildingconnections.seattle.gov/?p=2809>