



SEATTLE CITY COUNCIL

Legislative Summary

CB 119651

Record No.: CB 119651

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125933

In Control: City Clerk

File Created: 09/05/2019

Final Action: 09/25/2019

Title: AN ORDINANCE relating to land use and zoning, amending Chapter 23.32 of the Seattle Municipal Code at pages 60 and 61 of the Official Land Use Map to rezone property located at 4730 15th Avenue NE from Lowrise 3 (M) (LR3 (M)) to Neighborhood Commercial 2-65 (M1) (NC2-65 (M1)), and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by Matt Driscoll, C.F. 314359, SDCI Project 3025193-LU)

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Pacheco

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Ex A - Rezone Map, Ex B - Property Use and Development Agreement

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	09/10/2019	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
1	Council President's Office	09/13/2019	sent for review	City Council			
	Action Text: The Council Bill (CB) was sent for review. to the City Council						
1	City Council	09/16/2019	referred	City Council			
1	City Council	09/23/2019	passed				Pass
	Action Text: The Motion carried, the Council Bill (CB) was passed by the following vote, and the President signed the Bill:						
	Notes: Motion was made and duly seconded to pass Council Bill 119651.						

Councilmember Bagshaw entered the Council Chamber at 5:34 p.m.

In Favor: 6 Councilmember Bagshaw, Councilmember González , Council
President Harrell, Councilmember Juarez, Councilmember O'Brien,
Councilmember Pacheco

Opposed: 0

Absent(NV): 3 Councilmember Herbold, Councilmember Mosqueda, Councilmember
Sawant

1 City Clerk 09/25/2019 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

CITY OF SEATTLE

ORDINANCE 125933

COUNCIL BILL 119651

AN ORDINANCE relating to land use and zoning, amending Chapter 23.32 of the Seattle Municipal Code at pages 60 and 61 of the Official Land Use Map to rezone property located at 4730 15th Avenue NE from Lowrise 3 (M) (LR3 (M)) to Neighborhood Commercial 2-65 (M1) (NC2-65 (M1)), and accepting a Property Use and Development Agreement as a condition of rezone approval. (Petition by Matt Driscoll, C.F. 314359, SDCI Project 3025193-LU)

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. This ordinance rezones the following legally described property ("the Property") commonly known as 4730 15th Avenue NE:

LOT 23, BLOCK 15 OF UNIVERSITY PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 85, IN KING COUNTY, WASHINGTON

Section 2. Pages 60 and 61 of the Official Land Use Map, Seattle Municipal Code Section 23.32.016, is amended to rezone the Property described in Section 1 of this ordinance, and shown in Exhibit A to this ordinance, from Lowrise 3 (M) (LR3 (M)) to Neighborhood Commercial 2-65 (M1) (NC2-65 (M1)). Approval of this rezone is conditioned upon complying with the Property Use and Development Agreement (PUDA) approved in Section 4 of this ordinance.

Section 3. The zoning designations established by Section 2 of this ordinance shall remain in effect until the Property is rezoned by subsequent Council action.

Section 4. The PUDA attached to this ordinance as Exhibit B is approved and accepted.

Section 5. The City Clerk is authorized and directed to file the PUDA with the King County Record and Elections Division; to file, upon return of the recorded PUDA from the King County Records and Elections Division, the original PUDA along with this ordinance at the City

Clerk's Office; and to deliver copies of the PUDA and this ordinance to the Director of the Seattle Department of Construction and Inspections and to the King County Assessor's Office.

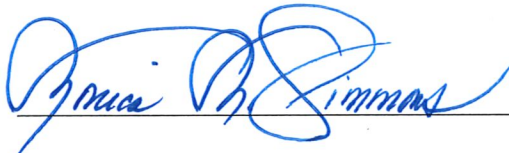
Section 6. This ordinance, effectuating a quasi-judicial decision of the City Council and not subject to mayoral approval or disapproval, shall take effect and be in force 30 days from and after its passage and approval by the City Council.

Passed by the City Council the 23rd day of September, 2019,
and signed by me in open session in authentication of its passage this 23rd day of
September, 2019.



President _____ of the City Council

Filed by me this 23rd day of September, 2019.



Monica Martinez Simmons, City Clerk

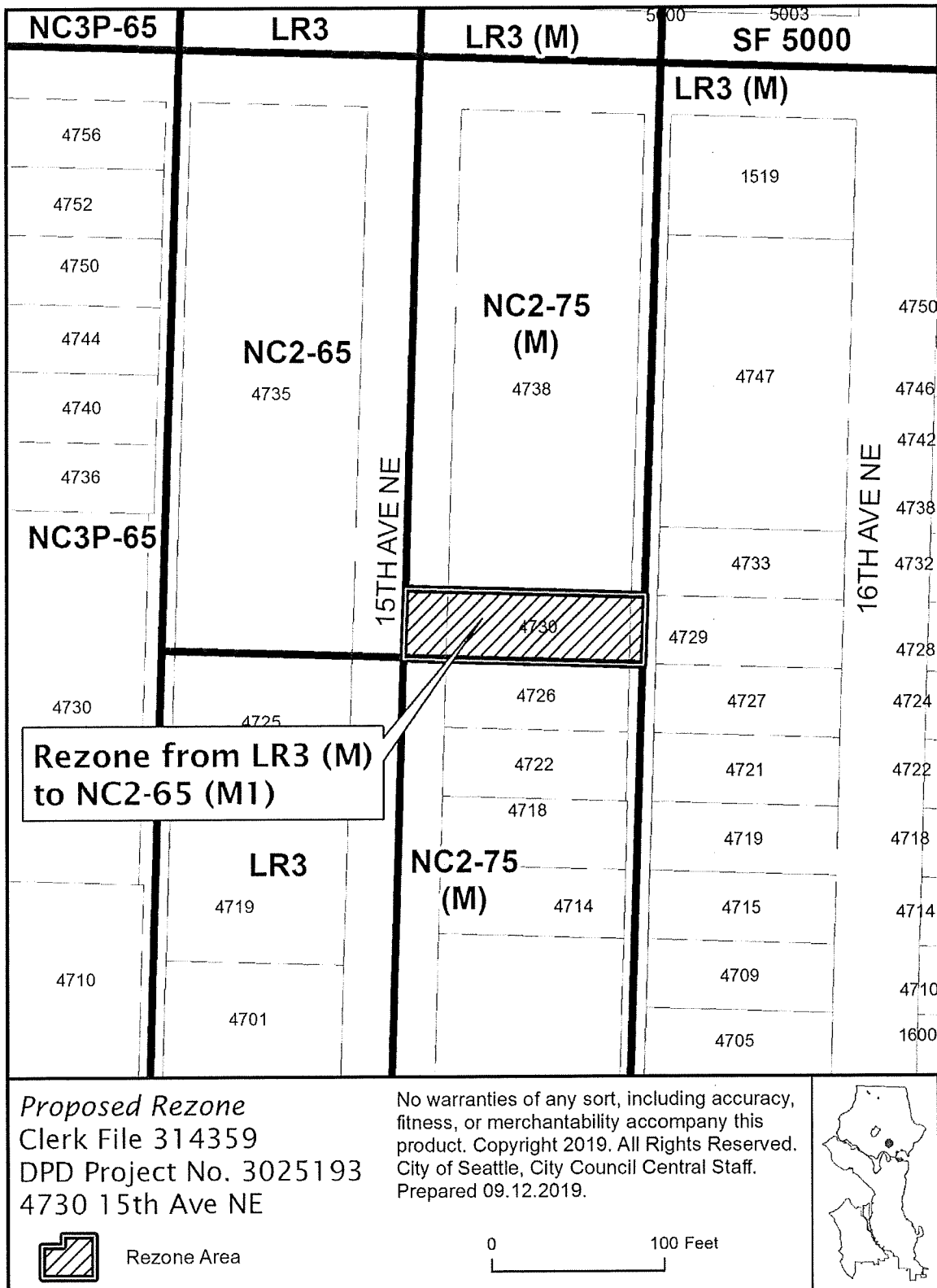
(Seal)

Exhibits:

Exhibit A – Rezone Map

Exhibit B – Property Use and Development Agreement

Exhibit A – Rezone Map



Property Use and Development Agreement

<i>When Recorded, Return to:</i>	
THE CITY CLERK 600 Fourth Avenue, Floor 3 PO Box 94728 Seattle, Washington 98124-4728	

PROPERTY USE AND DEVELOPMENT AGREEMENT

Grantor(s):	(1)	Yuan's H&H Property, LLC		
Grantee:	(1)	The City of Seattle		
Legal Description <i>(abbreviated if necessary):</i>	see <i>Recital A</i> , below			
Assessor's Tax Parcel ID #:	8823902170			
Reference Nos. of Documents Released or Assigned:	n/a			

THIS PROPERTY USE AND DEVELOPMENT AGREEMENT (the "Agreement") is executed this 3rd day of September, 2019, in favor of the CITY OF SEATTLE (the "City"), a Washington municipal corporation, by Yuan's H&H Property, LLC, a Washington limited liability company (the "Owner").

RECITALS

A. Yuan's H&H Property, LLC is the owner of that certain real property (the "Property") in the City of Seattle currently zoned Lowrise 3 (M) ("LR3 (M)"), shown in Attachment A and legally described as:

LOT 23, BLOCK 15 OF UNIVERSITY PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 85, IN KING COUNTY, WASHINGTON

B. In March 2017, the Owner submitted to the City an application under Project No. 3025193 for a rezone of the Property from Lowrise 3 to Neighborhood Commercial 2 65 (NC2-65).

C. Seattle Municipal Code Section 23.34.004 allows the City to approve a rezone subject to "self-imposed restrictions" upon the development of the property.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, the parties agree as follows:

AGREEMENT

Section 1. Agreement. Pursuant to Seattle Municipal Code Section ("SMC") 23.34.004, the Owner covenants, bargains, and agrees, on behalf of itself and its successors and assigns that it will comply with the following conditions in consideration of the Rezone:

- (a) Future development of the Property is restricted to a project that complies with Master Use Permit (MUP) #3025193, once the Seattle Department of Construction and Inspections (SDCI) issues that MUP.
- (b) The provisions of Seattle Municipal Code Chapter 23.58B, the Affordable Housing Impact Mitigation Program for Commercial Development and the provisions of Seattle Municipal Code Chapter 23.58C, Mandatory Housing Affordability for Residential Development, shall apply to the Property.

Section 2. Agreement Runs With the Land. This Agreement shall be recorded in the records of King County by the City Clerk. The covenants contained in this Agreement shall attach to and run with the land and be binding upon the Owner, its heirs, successors and assigns, and shall apply to after-acquired title of the Owner.

Section 3. Amendment. This Agreement may be amended or modified by agreement between the Owner and the City; provided any amendments are approved by the City Council by ordinance.

Section 4. Exercise of Police Power. Nothing in this Agreement shall prevent the City Council from making further amendments to the Seattle Municipal Code or Land Use Code as it may deem necessary in the public interest.

Section 5. No Precedent. The conditions contained in this Agreement are based on the unique circumstances applicable to the Property and this Agreement is not intended to establish precedent for other rezones in the surrounding area.

Section 6. Repeal as Additional Remedy. Owner acknowledges that compliance with the conditions of this Agreement is a condition of the subject rezone and that if Owner avails itself of the benefits of this rezone but then fails to comply with the conditions of this Agreement with the City, in addition to pursuing any other remedy, the City may:

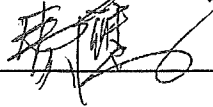
- a. Revoke the rezone by ordinance and require the use of the Property to conform to the requirements of the previous zoning designation or some other zoning designation imposed by the City Council; and
- b. Pursue specific performance of this Agreement.

[signature and acknowledgment on following page]

SIGNED this 3rd day of September, 2019.

Yuan's H&H Property, LLC

a Washington limited liability company

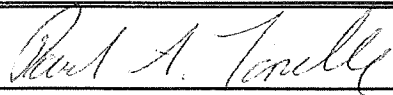
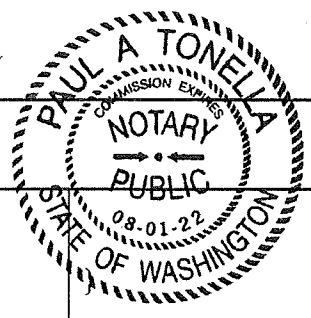
By: 

Name: Vincent Fei

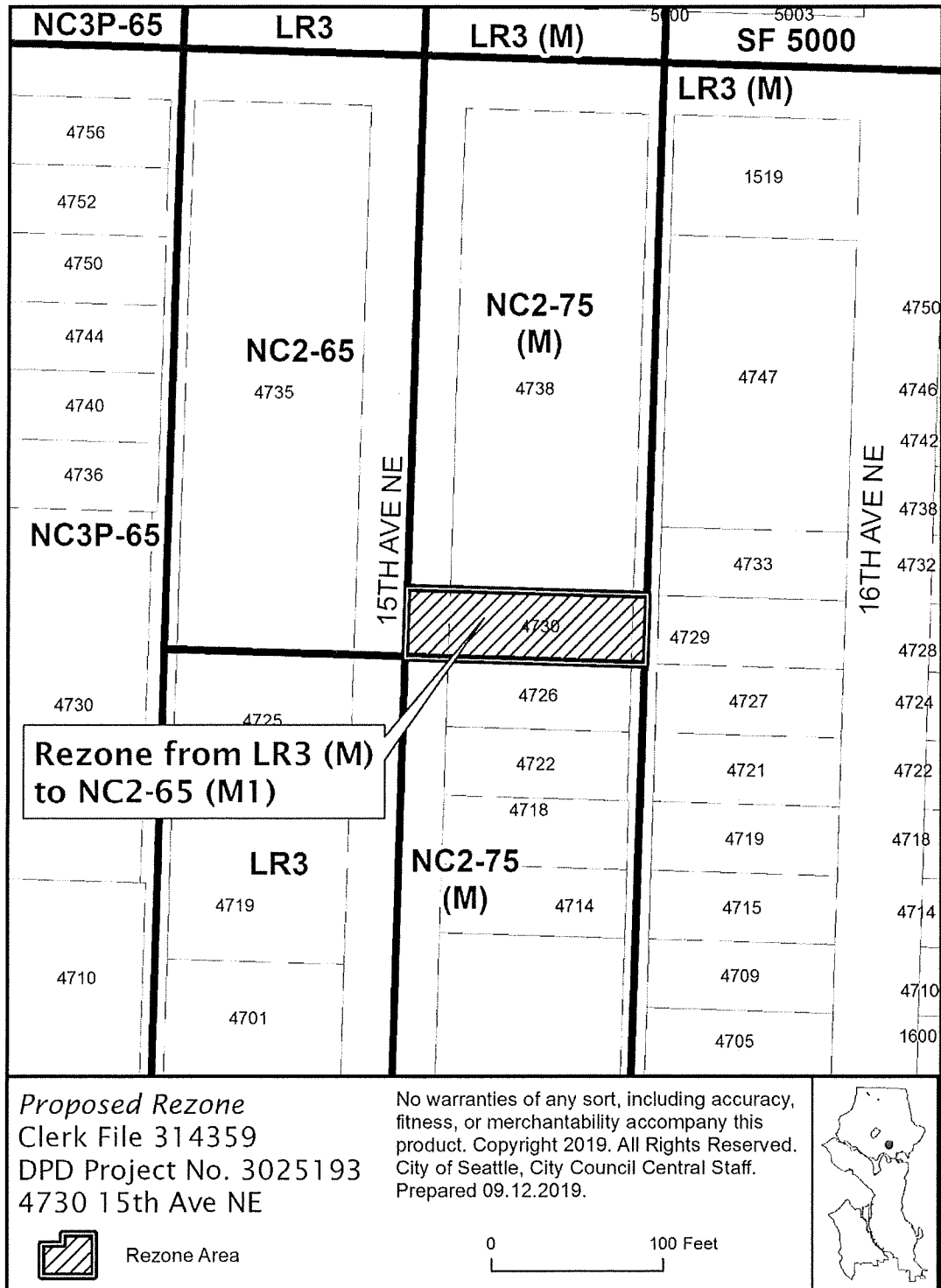
Title: Authorized Representative

On this day personally appeared before me Vincent Fei, to me known to be the Authorized Representative of Yuan's H&H Property, LLC, a Washington limited liability company that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of September, 2019.

	Printed Name <u>PAUL A. TONELLA</u>
	NOTARY PUBLIC in and for the State of Washington, residing at <u>Burien</u>
	My Commission Expires <u>8-1-22</u>
STATE OF WASHINGTON COUNTY OF KING	SS.

ATTACHMENT A
REZONE MAP



STATE OF WASHINGTON -- KING COUNTY

--SS.

378895

No.

CITY OF SEATTLE, CLERKS OFFICE

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:125932-948 TITLE ONLY

was published on

10/24/19

The amount of the fee charged for the foregoing publication is the sum of \$345.00.



Affidavit of Publication


Subscribed and sworn to before me on

10/24/2019


Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on September 23, 2019, and published below by title only, will be mailed upon request, or can be accessed at <http://seattle.legistar.com>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Ordinance 125932 Council Bill 119615

AN ORDINANCE relating to the Multifamily Housing Property Tax Exemption Program; amending Chapter 5.73 of the Seattle Municipal Code to renew and modify the Multifamily Housing Property Tax Exemption program.

Ordinance 125933 Council Bill 119651

AN ORDINANCE relating to land use and zoning, amending Chapter 23.32 of the Seattle Municipal Code at pages 60 and 61 of the Official Land Use Map to rezone property located at 4730 15th Avenue NE from Lowrise 3 (M) (LR3 (M)) to Neighborhood Commercial 2-65 (M1) (NC2-65 (M1)), and accepting a Property Use and Development Agreement as a condition of rezoning approval. (Petition by Matt Driscoll, C.F. 314359, SDCI Project 3025193-LU)

Ordinance 125934 Council Bill 119607

AN ORDINANCE relating to heating oil; imposing a tax on heating oil service providers; directing the expenditure of heating oil tax revenues; directing relevant City departments to create a plan for regulating the use of heating oil tanks; adding a new Chapter 5.47 to the Seattle Municipal Code; and amending Sections 5.30.010, 5.30.060, 5.55.010, 5.55.040, 5.55.060, 5.55.150, 5.55.165, 5.55.220, 5.55.230, and 6.208.020 of the Seattle Municipal Code.

Ordinance 125935 Council Bill 119657

AN ORDINANCE appropriating money to pay certain audited claims for the week of September 9, 2019 through September 13, 2019 and ordering the payment thereof.

Ordinance 125936 Council Bill 119519

AN ORDINANCE relating to surveillance technology implementation; authorizing approval of uses and accepting the 2018 surveillance impact reports for the Seattle Department of Transportation's use of closed-circuit television traffic cameras and license plate readers.

Ordinance 125937 Council Bill 119636

AN ORDINANCE relating to the sale and use of tobacco and marijuana products to and by minors; amending Sections 6.240.010 and 6.240.100 of the Seattle Municipal Code; and adding a new Section 12A.20.110 to the Seattle Municipal Code.

Ordinance 125938 Council Bill 119637

AN ORDINANCE relating to crimes and offenses concerning animals; amending Section 9.25.100 of the Seattle Municipal Code.

Ordinance 125939 Council Bill 119654

AN ORDINANCE relating to hotel employees' health and safety; repealing Chapter 14.25 of the Seattle Municipal Code; and amending Section 3.15.000 of the Seattle Municipal Code.

Ordinance 125940 Council Bill 119649

AN ORDINANCE approving and confirming the plat of "Raymond Place" in portions of the Southwest Quarter of the Southwest Quarter of Section 22, Township 24 North, Range 4 East, W.M., in King County, Washington.

Ordinance 125941 Council Bill 119648

AN ORDINANCE relating to Seattle Parks and Recreation; authorizing the Superintendent to amend the existing ten-year lease with Seattle Children's PlayGarden to add a third additional extended term of five years.

Ordinance 125942 Council Bill 119655

AN ORDINANCE relating to the Seattle Monorail; approving a letter of agreement between Seattle Monorail Services, LLC and the Seattle Center Department; authorizing the Seattle Center Director to negotiate and execute an amendment to the Monorail Concession Agreement previously authorized by Ordinance 124674, on terms consistent with the letter of agreement, which include but are not limited to implementation of One Regional Card for All ("ORCA") smartcard as a form of fare payment on the Monorail, alignment of the Monorail fare structure with ORCA and amendment of other fare types, establishment of a triennial schedule for future inflation based fare adjustments, extension of the term of the concession agreement through 2034, and extension of the concessionaire's right to pursue Monorail system non-fare revenues through 2039 conditioned upon concessionaire making privately-funded improvements to the Westlake Station; and ratifying and confirming certain prior acts.

Ordinance 125943 Council Bill 119647

AN ORDINANCE authorizing the General Manager/CEO of Seattle Public Utilities to execute a memorandum of agreement between The City of Seattle and the Muckleshoot Indian Tribe for the transfer and curation of the Chester Morse Collection; and ratifying and confirming certain prior acts.

Ordinance 125944 Council Bill 119653

AN ORDINANCE relating to the City's traffic code; conforming the Seattle Municipal Code with changes in state law; amending Sections 11.14.055, 11.14.184, 11.14.333, 11.14.360, 11.14.710, 11.20.347, 11.22.070, 11.22.160, 11.22.200, 11.30.040, 11.31.050, 11.31.115, 11.40.220, 11.44.120, 11.53.020, 11.53.230, 11.56.140, 11.58.198, 11.58.272, 11.60.130, 11.72.040, 11.80.080, 11.82.360, and 11.82.560 of the Seattle Municipal Code; and adding new Sections 11.14.321 and 11.14.378 to the Seattle Municipal Code.

Ordinance 125945 Council Bill 119652

AN ORDINANCE relating to citations and penalties in the Street and Sidewalk Use code; assessing citation penalties based on land use zoning and permit type; adding citation fee amounts to the Street Use Permit Fee Schedule; granting authority to annually adjust citation penalty fees; and amending Sections 15.91.016 and 15.91.030 and repealing Section 15.91.025 of the Seattle Municipal Code.

Ordinance 125946 Council Bill 119622

AN ORDINANCE relating to pedestrian and business interactions in the public place; making updates to regulations for cafés in the public place; making updates to pedestrian clearance standards to align with existing standards and amendments to clarify regulations; making technical corrections; and amending Chapter 15.16 and Sections 15.02.042, 15.02.044, 15.02.046, 15.02.048, 15.04.035, 15.04.060, 15.04.070, 15.17.005, 15.17.006, 15.17.007, 15.17.008, 15.17.009, 15.17.100, 15.17.120, 15.17.130, 15.17.150,

15.17.152, 15.17.200, 15.32.200, and 15.32.250 of the Seattle Municipal Code.

Ordinance 125947 Council Bill 119618

AN ORDINANCE relating to City streets; changing the name of the portion of NW 54th Street, generally located between NW Market Street and one block southwest at the entrance to the Ballard Locks, to NW Locks Place; and superseding any other prior ordinances to the extent inconsistent.

Ordinance 125948 Council Bill 119650

AN ORDINANCE relating to violations of and compliance with the Seattle Fire Code; establishing citation authority for the Seattle Fire Department; amending Sections 108, 109, 202, 901, and 902 and Appendix A of the 2015 Seattle Fire Code as adopted by Section 22.600.020 of the Seattle Municipal Code and as regulated and allowed by the State Building Code Act, Chapter 19.27 of the Revised Code of Washington; and amending Sections 3.02.125 and 3.16.320 of the Seattle Municipal Code.

Date of publication in the Seattle Daily Journal of Commerce, October 24, 2019.

10/24(378895)