

Amendment 2 to CB 119769 – Reduce the term of the legislation from 6 to 2 months.

Sponsor: Herbold

This amendment would reduce the term of the temporary changes made by the bill from six months to two months. Changes are shown in [track changes](#).

Amend Sections 1, 2 and 30, as follows:

Section 1. The City Council finds and declares that:

M. The changes in this ordinance are designed to achieve that goal while still allowing for public input in the permitting process. The ordinance shifts projects that are subject to full design review (which requires meetings of the Design Review Board) to administrative design review for the ~~six~~ [two](#)-month duration of the ordinance or until such earlier time as the City has put in operation a system for the Board to hold such meetings virtually or the Board is able to resume meetings involving in-person contact. Administrative design review still involves opportunities for public input, but the design review recommendation is made by the Director of the Seattle Department of Construction and Inspections rather than by the Board.

O. The ordinance also provides an exemption from design review for certain affordable housing projects, if they can file a building permit application in the next ~~six~~ [two](#) months. The Office of Housing is funding a number of affordable housing projects that will serve populations particularly impacted by the COVID-19 pandemic, including seniors and people at risk of or exiting homelessness, and that are far into the permitting process. These projects are currently subject to administrative design review, which allows certain departures to be granted from provisions of the Land Use Code. Exempting these projects from design review and allowing limited departures to be granted outside of the design review process will shorten the time required for these projects to complete the permitting process, advancing the date by which they can be constructed, and the allowed departures seek to increase the number of affordable units

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created. Finishing these projects as soon as possible and maximizing the ability of vulnerable populations to access affordable housing is critical to the City’s recovery from the COVID-19 pandemic.

Section 2. Subsection 23.41.004 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.41.004 Applicability

D. Temporary provisions for shifting projects to administrative design review

1. The provisions of this subsection 23.41.004.D apply notwithstanding any contrary provision of this Title 23.

2. The provisions of this subsection 23.41.004.D apply from the effective date of this ordinance until the earlier of: (a) ~~180~~60 days after the effective date of this ordinance; (b) the date when the Department places in operation a system, consistent with applicable statutory requirements, for holding meetings of the Design Review Board that do not involve in-person contact; or (c) the date when the Design Review Board resumes meetings involving in-person contact consistent with applicable statutory and public health requirements.

3. While the provisions of this subsection 23.41.004.D apply according to subsection 23.41.004.D.2,

a. All projects that are subject to the full design review process according to Section 23.41.014 shall, if the applicant elects, be processed through the administrative design review process according to Section 23.41.016 if (i) a Design Review Board meeting for the

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project has been cancelled due to the need to avoid in-person contact, or (ii) the project is otherwise ready to be scheduled for a Design Review Board meeting but such a meeting cannot be scheduled due to the need to avoid in-person contact and the lack of an operational system for holding meetings of the Design Review Board that do not involve in-person contact.

b. If an applicant makes the election described in subsection 23.41.004.D.3.a, all early design guidance and recommendation processes, to the extent not completed under administrative design review, shall be shifted back to the full design review process at the time set forth in subsection 23.41.004.D.2.

c. An applicant may make the election described in subsection 23.41.004.D.3.a notwithstanding that this subsection 23.41.004.D became effective after the applicant's application vested according to Section 23.76.026.

Section 30. This ordinance shall be automatically repealed without subsequent Council action ~~180-60~~ days after it becomes effective.