

**BEFORE THE HEARING EXAMINER
CITY OF SEATTLE**

In the Matter of the Citation Issued to

PNW SODO LLC,

by the Director, Seattle Finance and
Administrative Services.

CITATIONS:

AHNL 25-07-001, 002, and 007
(Wichers and Lopez)

MITIGATION

HEARING DECISION

The Director, Seattle Finance and Administrative Services (“Department”) served three separate After Hours Nightlife Lounge Citations on July 15 and 31, and on August 12, 2025, on PNW Sodo LLC, DBA Urban Hookah. The first citation assessed a **\$1,000** penalty, with the second and third citations each imposing a **\$5,000** penalty, per SMC 10.10.030(H). The citations were for SMC 10.10.020 violations regarding after-hours lounge activities occurring after 2:00 A.M.:

- **AHNL 25-001:** Operate without a valid liquor license with extended hours added activity; AHNL selling, giving, or supplying liquor to any person between 2:00 A.M. – 6:00 A.M.; AHNL allowing the consumption of liquor on the premises between 2:00 A.M-6:00 A.M. AHNL failed to obtain and comply with all required state and City permits and licenses necessary for operation.
- **AHNL 25-002:** Operate without a valid liquor license with extended hours added activity; AHNL failed to obtain and comply with all required state and City permits and licenses necessary for operation.
- **AHNL 25-007:** Operate without a valid liquor license with extended hours added activity; AHNL failed to obtain and comply with all required state and City permits and licenses necessary for operation.

PNW Sodo LLC appealed and requested a mitigation hearing for the three citations. Once PNW Sodo confirmed the citations were not being contested, by party agreement, the three matters were consolidated and a hearing was held remotely and in person on September 9, 2025. Abraham Maharie appeared for PNW Sodo LLC. Inspectors Chad Wichers and Christopher Lopez appeared for the Department.

The Department emphasized that the business has had ongoing violations and could have easily closed before 2:00 A.M. to resolve the cited issues, but chose not to. The three citations detail the background, documenting multiple police and Department after hours (after 2:00 A.M.) visits to the establishment where patrons were documented consuming alcohol.

Mr. Maharie explained that after the third citation, he closed the business. He noted he had not had time to address the new requirements and felt the business was targeted. Other than Ordinance 127202’s April adoption, extenuating circumstances or third parties preventing compliance were not identified.

DECISION

The citation was not contested. Per SMC 10.10.030(E), it is upheld. Penalty reduction is not warranted.

_____ The violation was caused by the act, neglect, or abuse of another.

OR

X The evidence presented at hearing does not support the request that the penalty be reduced.

OR

_____ The Appellant failed to appear at the hearing. The appeal is dismissed by order of default, under Hearing Examiner Rule 5.15.

PENALTY

The three penalties are upheld. The penalty for Cit. AHNL 25-07-001 is **\$1,000**, for Cit. AHNL 25-07-002 is **\$5,000**, and for Cit. AHNL 25-07-007 is **\$5,000**.

Entered September 15, 2025.



Susan Drummond
Deputy Hearing Examiner

NOTE: Payment information is on the Citations, which state: "Send a check or money order only, payable in US funds to the City of Seattle. Payment should be mailed or delivered to the Consumer Protection Division [for City of Seattle], PO Box 94785, 700 Fifth Avenue, Seattle, WA 98124-7085. Do not send cash. Print the citation number on the check or money order and remit with a copy of the citation. Only payments in full will be accepted."¹

¹ Emphasis removed. See original citations.

CONCERNING FURTHER REVIEW

NOTE: It is the responsibility of the person seeking to appeal a Hearing Examiner decision to consult Code sections and other appropriate sources, to determine applicable rights and responsibilities.

The decision of the Hearing Examiner is the final administrative decision of the City of Seattle. Any request for judicial review of the decision must be made by application to King County Superior Court for a writ of review as provided in Chapter 7.16 RCW.

If the Superior Court orders a review of the decision, the person seeking review must arrange for and initially pay for preparing a verbatim hearing transcript. Instructions for transcript preparation are available from the Office of Hearing Examiner PO Box 94729, Seattle, Washington 98124, (206) 684-0521, and on the Hearing Examiner's website: seattle.gov/examiner.

CERTIFICATE OF SERVICE

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **MITIGATION HEARING DECISION** to each person listed below, or on the attached mailing list, in the matter of **PNW SODO LLC** Hearing Examiner Files: **AHNL 25-001, 002, and 007** in the manner indicated.

Party	Method of Service
PNW SODO LLC Abraham Maharie urbansodo@gmail.com	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
Department Chad Wichers Chad.wichers@seattle.gov Christopher Lopez Christopher.Lopez@seattle.gov Tolley Sualoa Tolley.sualoa@seattle.gov Toner Eren Toner.Eren2@seattle.gov	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger

Dated: September 15, 2025.

/s/ Angela Oberhansly
 Angela Oberhansly
 Legal Assistant