

**ATTACHMENT TO APPEAL OF DNS  
FOR LAND USE CODE AND LICENSING CODE TEXT AMENDMENTS  
RELATED TO SHORT TERM RENTALS AND BED AND BREAKFAST USES**

**Page 1, Question 1: Appellants**

Appellants are 621 Apartments LLC, Roy Street Commons LLC, Eric and Amy Friedland, and Raissa Renee Lyles (“Appellants”).

**Page 2, Question 1: What is your interest in the decision? (State how you are affected by it.)**

621 Apartments LLC, Roy Street Commons LLC and its members own and manage an apartment building containing short term rental units in the City of Seattle (“City”). Eric Friedland is a member of 621 Apartments LLC and Roy Street Commons LLC and Amy Friedland is his spouse. Raissa Renee Lyles is a regular tenant of short-term rental units in the City. The proposed Land Use Code and Licensing Code Text Amendments Related to Short Term Rentals and Bed and Breakfast Uses (“Proposal”) will prohibit or limit short term rentals. This will reduce housing maintenance, encourage neglect or demolition rather than renovation of existing housing, remove housing from the short and long term rental market, reduce housing affordability, reduce the availability of housing for some segments of the population, impact historic structures and increase traffic. These are significant adverse impacts to the built environment, including housing and aesthetics, relationship to existing land use plans and policies, and to transportation. These impacts will harm Appellants. Appellants’ interests are ones the City was required to consider in issuing the Determination of Nonsignificance (“DNS”). Judgment in Appellants’ favor would redress the harm to Appellants.

**Page 2, Question 2: What are your objections to the decision? (List and describe what you believe to be the errors, omissions, or other problems with this decision.)**

The City failed to comply with the requirements of the State Environmental Policy Act (“SEPA”). The specific errors in the decision are identified in 621 Apartments LLC’s comment letter on the DNS, which is attached and incorporated by reference as if fully set forth herein.

**Page 2, Question 3: What relief do you want? (Specify what you want the Examiner to do: reverse the decision, modify conditions, etc.)**

Appellants request that the Hearing Examiner reverse the DNS and order the City to: (1) provide additional public notice to affected stakeholders and opportunity to comment; (2) correctly describe the Proposal; (3) prepare an adequate Checklist; and (4) either (a) prepare an EIS addressing the significant adverse environmental impacts of the Proposal or (b) make modifications to the Proposal or adopt mitigation measures to eliminate these significant adverse environmental impacts.