



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISRD 244/19

MINUTES FOR THE MEETING OF TUESDAY, November 26, 2019

Time: 4:30pm
Place: Bush Asia Center
442 S. Main St.
Donnie Chin Community Room

Board Members Present

Yuko Kunugi
Sergio Legon-Talamoni
Russ Williams
Tanya Woo
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Stephanie Hsie, Chair

Vice-Chair Andy Yip called the meeting to order at 4:30 pm.

112619.1 APPROVAL OF MINUTES
May 28, 2019
MM/SC/SLT/TW 5:0:0 Motion carried.

June 11, 2019
Deferred.

112619.2 CERTIFICATES OF APPROVAL

112619.21 502 S. King St.
Applicant: HyeJung Hong, business owner

Staff Report: Ms. Frestedt explained the application for proposed formula fast food restaurant serving Korean rice hot dogs. Proposed replacement of vinyl decal signage on the canopy and installation of window signs. Exhibits included plans, photographs and sample. This one-story commercial building was constructed in 1926. It is located the Asian Design Character District.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Ms. Frestedt cited the land use code definition for “fast food, formula”, noting that this is a use subject to Special Review under SMC 23.66.324.

Applicant Comment:

HyeJung Hong proposed window signs that follow what the neighbors have. He said that they will have more color. He said they will use vinyl stickers for the letters and hot dog sign.

Mr. Legon-Talamoni asked if it will be clear on top.

Mr. Hong said it will be.

Mr. Legon Talamoni asked if this is an international food chain.

Mr. Hong said it is an international chain that started in Korea. He said it is a rice dog made of grain, rice, and is like a corn dog, but healthier.

Ms. Hsie asked if the kitchen glazing and door will be clear, noting that it’s the west bay of the storefront.

Mr. Hong said they are interested in installing blinds.

Ms. Frestedt noted the challenge of transparency requirement and said that 50% of the window area must remain clear. She asked if they had selected the material or style yet.

Public Comment: There was no public comment.

Board Discussion:

Ms. Woo asked if the sign will be lit.

Mr. Hong said no, it will not be lighted.

Mr. Williams asked why screening is necessary.

Mr. Hong said from outside you can see the kitchen.

Mr. Yip noted the 50% transparency requirement.

Ms. Frestedt read the Code section on transparency and signage.

Mr. Hong said the characters are in Chinese, Korean, and English and mean ‘rice hot dog’. He said the roller shade he’s proposing is 20-30% transparent. The awning is already there and they will just change the sign on top.

Ms. Frestedt said that signage could be considered, with applicant coming back with shade for review. She read the criteria for consideration of formula fast food under SMC 23.66.324.

Mr. Williams asked if there are franchise requirements for the signage.

Mr. Hong said no more than what is currently proposed.

Mr. Legon-Talamoni said because of the nature and origins of the business do not present concerns; the inclusion of translated characters contributes in a positive way to the culture of the neighborhood.

Action: I move that the International Special Review District Board recommend conditional approval of a Certificate of Approval for Use and Signage, as proposed, with applicant coming back for review of coverage of door and storefront kitchen screening.

MM/SC/SLT/

There was no second.

Ms. Frestedt said she heard that the board supported the proposed use and signage, and suggested the Board consider a revision to the motion to have the applicant come back with details on screen at subsequent submission.

Applicant said he would withdraw the request for blinds.

Ms. Kunugi suggested applicant provide kitchen layout, so the board knows what is visible.

Mr. Legon-Talamoni withdrew his motion and made a new motion.

Action: I move that the International Special Review District Board recommend conditional approval of a Certificate of Approval for Use and Signage, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the November 26, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed use and signage meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.324 – Uses subject to special review

A. Uses subject to special review require approval of the Department of Neighborhoods Director after review and recommendation by the Board. Approval may be granted, conditioned, or denied based on consideration of the recommendation and the criteria in this Section 23.66.324 and in Section 23.66.326, if applicable. The following uses are subject to special review by the Board:

1. Formula fast food restaurants;

2. Hotels;
3. Planned community developments;
4. Flexible-use parking garages;
5. Street-level uses subject to special review as provided in subsection 23.66.326.C; and
6. Accessory surface parking areas, if located in a Downtown Mixed Residential zone within the International Special Review District.

B. Nature of review

1. The evaluation of applications for uses subject to special review shall be based upon the proposal's impacts on the cultural, economic, social, historical, and related characteristics of the International District, particularly those characteristics derived from its Asian heritage; existing and potential residential uses; the pedestrian environment; traffic and parking in the District; noise and light and glare.
2. In addition to the criteria in subsection 23.66.324.B.1, in reviewing applications in a Downtown Mixed Residential zone for flexible-use parking garages or accessory surface parking areas, the Board shall also consider the potential of the proposal to serve the particular parking needs of the International District. The Board shall encourage participation in an area-wide merchants' parking association.

SMC 23.66.338 – Signs

MM/SC/SLT/TW 5:0:0 Motion carried.

112619.22 Right-of-Way adjacent to 201 5th Ave. S.
Applicant: Ben Davis, Crown Castle

Staff Report: Ms. Frestedt read from the staff report and noted the proposal for installation of a communication vault for minor communications utilities. Exhibits included plans and photographs.

Applicant Comment:

Ben Davis, Crown Castle, said they will come off Main, running line to a newly replaced pole, following SDOT guidelines. He said the line will go from one side of the street to the other.

Ms. Frestedt asked the height of the existing and replacement poles.

Mr. Davis said the replacement pole is part of a separate application; they can't attach to the existing pole – it isn't strong enough. He said this application is for the base work and route only, not the pole.

Ms. Woo asked if they will tear up the street.

Mr. Davis said they will; the street is asphalt and if they find brick they will save it. He clarified the right-of-way work and restoration is part of this project, but not the pole. They will dig a standard trench 24” wide.

Mr. Legon-Talamoni asked how long the work will take.

Mr. Davis said a day if there are no complications.

Public Comment: There was no public comment.

Board Discussion:

Mr. Legon-Talamoni said it is straightforward as long as it will adhere to SDOT standards.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Street Use, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the November 26, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed street use meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines**:

SMC 23.66.334 – Streets and sidewalks

MM/SC/TW/YK 5:0:0 Motion carried.

112619.23

621 S. Lane St. - Cathay Bank

Applicant: Brian Brosnan, Plumb Signs

Ms. Frestedt explained the proposed replacement of two illuminated wall signs with new logo and graphics. Exhibits included plans, photographs and samples. This building was constructed in 1970. It is located outside of the Asian Design Character District and Retail Core.

Applicant Comment:

Wanda Piccini, Plumb Signs, went over site map and indicated where the signs will go: A) put letters on larger background; B) channel letters, LED illuminated inside red top; C) ATM – leave as is; D) by parking structures, remove existing face and put new logo on pilon sign; E) remove existing door vinyl and replace with new logo and hours.

Ms. Frestedt noted updated materials have C and E crossed out.

Ms. Piccini said they are still replacing the door vinyl.

Ms. Frestedt noted that the canopy sign detail on attachment, the side view and dimension are not consistent with actual architecture, and the design of canopy is not accurately reflected on drawing.

Ms. Piccini agreed and said it is misleading. She said there is strong enough attachment on canopy. She said clarification on sign attachment is indicated on drawings. She said it is a larger board; technicians will assess if more attachment is needed.

Ms. Frestedt confirmed that the Certificate of Approval states that all work must be done in accordance with stamped plans, so a corrected section is needed. She said the board will determine if they have the information needed.

Public Comment:

Robert Lowman asked if they would remove Chinese characters.

Ms. Piccini said yes, that is what the bank requested.

Mr. Yip said that it seemed dramatically less Asian.

Mr. Williams asked if the intensity would change on illumination.

Ms. Piccini said it will be the same. There will be consistent brightness with LED. She said she thought the Kelvin would remain the same but wasn't sure.

Ms. Frestedt noted that the plans refer to 7,100K which is higher than the Board typically prefers.

Sign A) Ms. Woo requested a revised plan to staff reflecting correct details.

Sign B) Board members determined that they had the information they needed.

Mr. Legon-Talamoni asked if the drawings showed the exact proposed font.

Ms. Piccini said yes; they are changing logo and font.

Ms. Kunugi asked why the change; it seems drastically less Asian.

Ms. Piccini said they are changing brand everywhere.

Ms. Frestedt said the guidelines speak to lighting intensity and suggested discussion.

Margot Rosenberg, JW Architects, who was in the audience, said she is a lighting designer and explained color temperature range and the difference between Kelvin and lumens. She said the higher the Kelvin number the bluer the light.

Ms. Frestedt said the highest the Board has reviewed was 6000K. She said most historic lighting character tends to be more yellow, a warmer light.

Board Deliberation:

Mr. Legon -Talamoni said the proportion of white to non-white appears similar and said the board could propose the temperature remain the same.

Action: I move that the International Special Review District Board recommend conditional approval of a Certificate of Approval for Signage, with additional information on sign attachment on canopy sign provided to staff and keep brightness of pylon illumination as is, or similar.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the November 26, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed signage meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines**:

SMC 23.66.338 – Signs

MM/SC/YK/SLT 5:0:0 Motion carried.

Ms. Frestedt requested applicant submit four copies of scale drawings to her showing with accurate scale of canopy section.

112619.3 BOARD BUSINESS

Ms. Frestedt thanked Mmes. Woo and Kunugi for their service on the board. She welcomed Faye Hong and Matt Chan. She noted the high turn out (over 200 voters) and degree of community participation on election.

Adjourn

Rebecca Frestedt, Board Coordinator
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