



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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ISRD 238/09

MINUTES FOR THE MEETING OF TUESDAY, September 22, 2009

Time: 4:30pm
Place: Bush Asia Center
409 Maynard Avenue S.
Basement meeting room

Board Members Present

John Bisbee
Weng Chan
Robert Ha
Bill Lee
Rich Murakami

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Misun Chun Gerrick
Joshua Osborne-Klein

Chair Robert Ha called the meeting to order at 4:38p.m.

092209.1 APPROVAL OF MINUTES

August 11, 2009
MM/SC/RM/BL

4:0:0 Minutes approved.

Mr. Chan arrived at 4:40 p.m.

August 25, 2009
MM/SC/RM/JB

5:0:0 Minutes approved.

092209.2 CERTIFICATE OF APPROVAL

The Board decided to change the order of the agenda since the representative for the first scheduled application was not present.

092209.21 Daiso Japan
700 6th Ave. S.

Summary of proposed changes:

Proposed installation of two temporary business identification banners to be displayed above the business on the North and West facades.

Ms. Frestedt presented the Staff report and provided drawings, a floor plan, mock up of the proposed banner and photographs.

Susan Oki, representing the property owner (Nikkei Concerns), presented the application. Ms. Oki explained the previous change of use that had been approved for a separate tenant (the Susan G. Komen Foundation) but stated that they never moved in; the use needs to be changed back to retail. Ms. Frestedt confirmed that updated the change of use administratively and said that the Board did not need to take action on the change to revert the space back to retail. Ms. Oki said the lease for Daiso will be four months and will then go month-to-month. She said they have not yet confirmed long term plans for the space.

Ms. Frestedt advised that if they plan to stay beyond the temporary period more permanent signage would require Board approval. She said that temporary signage is allowed for up to 54 days in a calendar year, pursuant to SMC 23.66.338.

Public Comment: There was no public comment.

Board Discussion:

In response to clarifying questions Ms. Oki pointed out on the photo the proposed location of the banners and said Asian characters are not planned.

Action: I move that the International Special Review District Board approve a Certificate of Approval for temporary signage, as proposed.

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

SMC 23.66.030 – Certificates of approval – Applications, review and appeals

SMC 23.66.338 – Business identification signage

F. Exceptions for Miscellaneous signs

3. Temporary signs

**International Special Review District Design Guidelines
Design Guidelines for Signs**

MM/SC/RM/WC

5:0:0 Motion carried.

092209.22

Iglesia de Dios

620 Maynard Ave. S.

Applicant: Gabino Carrera

Summary of proposed changes: Proposed change of use from warehouse to assembly room.

Ms. Frestedt presented the Staff Report and on behalf of the owner who was not in attendance. She summarized the application for change of use and said the building is a one-story warehouse south of Bush Garden. She said that the applicant, Gabino Carrera, explained during a site visit that the group of 20-25 people meets Friday and Saturday. She said the north half of the current space is used for storage. She noted that the use is allowed by Code. She said the building has been part of the neighborhood since 1904; it is in neither the National Register nor the Asian Design Character districts. She went on to explain that there has been no official determination on whether or not it is contributing but it is in the period of significance. She noted that minor modifications to the building have been made including stairs and a door for fire exiting and there is a plan to improve the back exit as part of a separate application. She explained that the recessed drive into the building is below grade and noted the area at grade where there were parking spaces.

Ms. Frestedt said that she would attempt to answer Board questions, but that the Board may need to defer action on the application if there were questions that she could not answer. She noted that she had been working with DPD to ensure that any other related building codes are met. She said she was told that the proposed use is for day time and said that the church group has no current plans to expand. A Board member asked about the Code requirements for storing paint and other materials in an assembly space. Ms. Frestedt said that the Board's jurisdiction oversees the change of use and that DPD would consider have to review the application in light of other building Code requirements.

Discussion ensued about the current parking configuration in front of the building. Board members expressed concern about the impact on the pedestrian environment and asked if approving the use would also approve the parking configuration. Ms. Frestedt stated that SDOT could determine whether or not parking is officially permitted in front of the building, but that she wasn't aware of any special agreements between the City and the property owner regarding parking. Ms. Frestedt added that it is reasonable, given the applicant's absence for the Board to request additional information from the applicant.

Action: I move to defer a change of use request based on lack of details about the current parking configuration and specific hours of use. Additionally, the Board requests additional photographs that show the relationship between the parking and the sidewalk.

MM/SC/JB/RM

5:0:0 Motion carried.

092209.3 BOARD BUSINESS

Ms. Frestedt explained that election notice had been distributed to the community and summarized key deadlines. She reminded Board members whose terms are up that they are each eligible to run again but will need to submit an updated nomination form.

Adjourn

Rebecca Frestedt, Board Coordinator
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