



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 124/24

Staff Report

Address: 303 12th Ave S.

Record #: DONH-COA-01375

Applicant Representatives: Robert Okunamlak, business owner representative

Change of Use: Proposed after-the-fact change of use to “Indoor sports and recreation” for a hookah lounge (“2 Sippz”).

Additional details:

This site is located in Little Saigon, east of I-5.

“Office” is not a preferred use within SMC 23.66.308 – International District preferred uses east of I-5. Therefore, it cannot be reviewed administratively.

PROPOSED MOTION

I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, per the submitted application materials.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the July 23, 2024 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance and relevant Standards:**

Seattle Municipal Code (SMC)

SMC 23.66.308 – International District preferred uses east of I-5

Preferred uses for that portion of the International District that lies east of Interstate 5 includes restaurants, retail shops, residential uses, and other small- and medium-scale commercial uses. Commercial businesses and uses with an Asian product service or trade emphasis are preferred. Preferred uses should contribute to the International District's business core or to the function and purposes of the International District east of Interstate 5.

SMC 23.66.320 – Permitted uses

- A. All uses shall be permitted outright except those specifically prohibited by Section 23.66.322 and those subject to special review under Section 23.66.324.