



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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MINUTES

MHC 102/23

Wednesday, June 28, 2023

4:30 p.m.

Hybrid meeting virtual location: Virtual access on the WebEx platform as provided in the meeting agenda.

Hybrid meeting physical location: Seattle City Hall, 600 4th Avenue, Boards & Commissions Room L2-80

COMMISSIONERS

Jonathan Cracolici

Sam Farrazaino

Grace Leong, Chair

Lisa Martin

Golnaz Mohammadi, Vice Chair

Elisa Shostak

Lance Wagner

Stephanie Young

Staff

Minh Chau Le

Melinda Bloom

Absent

Leslie Buker

Mark C. Childs

Chair Grace Leong determined that a quorum was present and called the meeting to order at 4:36 pm.

She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

Agenda reordered.

062823.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

062823.21 Pizza and Pasta Bar

Business Address: 1530 Post Alley # 7, Post Alley Market Building

Project Address: Public seating area: Post Alley, west side

Babak Ziraknejad, Business Owner

Ms. Mohammadi recused herself as she is co-owner of the business.

Ms. Le explained the proposal for signage, stanchions, planters for temporary offsite outdoor dining area. Exhibits reviewed included site photos, site plan, signage details, stanchion and planter details, and Use approval corresponding with this design application (MHC 100/22). Guidelines that applied to this application include 3.1, 3.6, 3.7, and 3.8. She said DRC reviewed the application and recommended to approve with the added condition that this design approval would be effective throughout the duration of use approval MHC 100/22 and any subsequent extensions.

Ms. Leong said DRC members had nothing further to add.

Landlord Comment:

Susan Brems, PDA supported the application and said she as been working with them on signage etc. She said the application is retroactive.

Applicant Comment:

Babak Ziraknejad, owner said the application is for the temporary signage, stanchions, and seasonal planters as shown in packet. He said the stanchions are to be in compliance with the liquor board requirements. He said the four planters would be hung from the steel structure that surround the space that is referred to as the patio. Proposed signage material is polycarbonate which is in line with their other signage.

Ms. Young clarified that the proposed condition for approval is: temporary approval was granted for use of the space and if there is an extension of this that they don't have to come back again.

Ms. Leong said the condition the DRC suggested would mean that this particular applicant wouldn't have to come back with another design application for temporary use.

Ms. Martin asked when temporary use was granted.

Ms. Leong said September 14, 2022 with September 30, 2023 end.

Ms. Martin asked if the application was retroactive.

Ms. Leong said yes.

Public Comment: There was no public comment.

Mr. Farrazaino said it was straightforward.

Action: Stephanie Young made a motion to adopt a resolution to approve the application with the condition that it does not need to come before the commission again if there is an extension of use and cited 3.1, 3.6, 3.7, and 3.8.

MM/SC/SY/SF 7:0:1 Motion carried. Ms. Mohammadi recused herself.

062823.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

062823.11 Glass Eye Studio
76 Pike St Stall #252, Leland Building
Piper O’neill and Billy O’neill, Business Owners

Ms. Martin recused herself.

Ms. Le explained the proposal for change of ownership only for existing business. To be operated by Shoreman’s Daughter LLC dba Glass Eye Studio owned by Piper O’neill (51%) and Billy O’neill (49%). Consolidation of ownership only; no other proposed changes to use. Piper O’neill and Billy O’neill to be onsite for regular day to day operations. Operating hours: 9 am – 5:30 pm seven days per week. Exhibits reviewed included location information, LLC documentation, and prior use approval (MHC112/20). Guidelines that applied to this application include 2.1, 2.10 and 2.10.4.

Ms. Young said URC recommended to approve.

Landlord Comment:

Aujanee Sessions, PDA said the application was straightforward.

Applicant Comment:

Piper O’neill said it was just a change of ownership.

Public Comment: There was no public comment.

Action: Ms. Young made a motion to adopt a resolution to approve the application as presented.

MM/SC/SY/JC 7:0:1 Motion carried. Ms. Martin recused herself.

062823.3 APPROVAL OF MINUTES

May 10, 2023

Mr. Cracolici expressed concern about the wording of the motion for Golesh Architecture and whether it allowed the applicant a grace period between opening at the Market and closing existing offices.

Ms. Leong said the motion is actually as stated in the minutes but the text of the minutes accurately captured the intent.

Ms. Young said the Commission did give the applicant a couple of weeks or a reasonable amount of time to shut the old office down, but the motion was as stated and was adopted. She said the text of the minutes captures the conversation about allowing a grace period.

MM/SC/SY/SF 7:0:1 Minutes approved as amended. Ms. Martin abstained.

May 24, 2023

MM/SC/SY/SF 7:0:1 Minutes approved as amended.

June 14, 2023

MM/SC/GL/JC 8:0:0 Minutes approved as amended.

062823.4 REPORT OF THE CHAIR

Ms. Leong said she and Ms. Le met with the Berk Consulting, PDA’s Master Plan consultants and Mithun who said they want to learn more about the Commission and have requested a meeting. She said the Commission would have more conversations with other Market organizations.

062823.5 REPORTS OF THE STANDING COMMITTEES

Use Review Committee No report

Design Review Committee No report

062823.6 REPORT OF THE STAFF

Ms. Le said the letter to district property owners about A-boards and general commission information should go out June 30, 2023.

Ms. Le noted upcoming expiration of temporary Certificate of Approvals including Old Stove, Fairley Arcade 2, Fairley Arcade 5, Fairley Arcade 6, and Pizza and Pasta Bar.

Ms. Le said 17 applications have been received.

Ms. Leong asked if the applications were still not complete.

Ms. Le said correct, that once they are submitted for review, they are processed and additional information if needed is requested.

Ms. Leong asked if expired temporary use applicants have been notified.

Ms. Le said they are notified a month in advance.

062823.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Committee

Ms. Leong said the Guideline committee sent Commissioners a draft of racial equity statement and comments from legal regarding suggested revisions.

Ms. Le said that legal comments are labeled attorney-client privileged and intended to be confidential. She said if discussion is desired, an executive session with legal counsel

can be arranged. She outlined the process going forward and asked Commissioners to advise her when the draft is ready to be posted.

Ms. Leong asked if Commissioners could talk about the comments from legal as a group.

Ms. Le said to preserve the attorney-client privilege, avoid comments like “the lawyer said” or “comments from legal...”.

Ms. Leong said the actual revisions have been publicly available and aren’t privileged. She went over suggested changes of ‘shall’ to ‘should’ to 2.6.10 and 2.9.1. 3.2.10 was discussed with focus on verbiage “light in color” and “public area”. 3.4.2 a was discussed. She said she would send email to Commissioners requesting suggested changes and reasons for it.

Discussion ensued about updating the A-board size to 24” x 36” – a 6” increase in width that will allow ‘off-the-shelf’ purchase. Concern about potential impact of larger size to sidewalks and pedestrian areas was noted. Proliferation of non-approved signs was noted.

Public Comment: There was no public comment.

062823.8

NEW BUSINESS

MHC Guideline revision

MHC coordination with PDA and community stakeholders

Ms. Leong requested agenda items for a potential future meeting with Mary Bacarella, PDA.

Ms. Shostak said she wanted to share a conversation she had with Friends of the Market at the next meeting.

Minh Chau Le
Commission Coordinator
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