

MHC STAFF REPORT SUMMARY: 01/22/25

Pursuant to SMC 25.24.070, the Commission shall consider whether each application for a Certificate of Approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

012225.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

**Application was reviewed by a substitute URC on January 2, 2025 (Mark Childs, Grace Leong, Golnaz Mohammadi).*

012225.11 Pasta Casalinga *
93 Pike St #301, Economy Building
Michela Tartaglia
Presented by Shannon Hillard, PDA

Proposal for an office space for the existing Market business, Pasta Casalinga. (Postponed from the meeting of January 8, 2025).

Additional relevant information:

- Zone 2, above street level, all uses permitted.
- Previous use: Other (c), office for Pike Place Fish (not reviewed or approved by MHC).
- Proposed use: Other (c).

Exhibits:

- Site plan

Relevant guidelines cited by the URC: *

- 1.5 Application for a Certificate of Approval
 - 1.5.3 – The applicant was excused from attending the URC meeting of January 2.
- 2.8 Existing Uses and Businesses – no conflicts cited.

URC recommendation: Requires commission discussion with the applicant present. *

012225.12 Rachel’s Ginger Beer *
1530 Post Alley, Post Alley Market Building
Doh Driver, Rachel’s Ginger Beer

Proposal to expand the business’s existing food menu. (Postponed from the meeting of January 8, 2025).

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.

- Current use: Food (c) and (e).
- Proposed use: Food (c) and (e).

Exhibits:

- Description of proposed new menu.
- Previous use approval MHC 65/13.

Relevant guidelines cited by the URC: *

- 2.5 Priority of Market Uses
 - 2.5.1 Food (e).
- 2.8 Existing Uses and Businesses
 - 2.8.1 Minor Change of Use, factor (a) applies.

URC recommendation: Approve. *

012225.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

012225.31 Rachel’s Ginger Beer
 1530 Post Alley, Post Alley Market Building
 Doh Driver, Rachels’ Ginger Beer

Proposal to re-configure existing retail counter area, re-direct door of an existing bathroom to the adjacent public hallway, replace interior lighting fixtures (retroactive), and replace a shelving and display area (retroactive). (Postponed from the meeting of January 8, 2025).

Exhibits:

- Site plan.
- Photos, before and after retroactive changes.
- Description of changes, proposed and retroactive.
- Drawing and specifications for retroactive changes.
- Color and materials information.
- Rendering of proposed artwork.
- Floor plans, existing and proposed.
- Elevation drawings.

Additional information requested by the DRC on January 2:

- Provide details about the movable gate: location, times of use, cut sheet.
- Provide a site plan showing day and night access configurations.
- Provide a plan showing routes of exiting from the building.

Relevant guidelines cited by the DRC on January 2:

- 1.5 Application for a Certificate of Approval – regarding the retroactive design elements.

- 1.6 Landlord Responsibilities and Obligations – regarding the retroactive design elements.
- 3.4 Design of Individual Business Spaces
 - 3.4.1 No conflicts cited.
 - 3.4.2 No conflicts cited.
- 3.5 Lighting – lighting color temperature was confirmed by applicant as 2400 K.
- 3.8 Public Ways and Amenities – additional information needed regarding the movable gate that will limit access to the restroom door.

DRC recommendation made January 2: Approve.