

MHC STAFF REPORT SUMMARY: 11/12/25

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.

111225.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

111225.11 Shug's
1530 Pike Pl, Triangle Building
Colleen Wilkie, Business Owner

Use: Proposal to change the location only of the existing business, currently located in the First & Pine Building.

Additional relevant information:

- Zoning: Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Prior use: Food (c) (The Confectional).
- Proposed use: Food (c).
- Size: 479 s.f.
- Proposed ownership structure: No change from current.
- Owners onsite: No change from current.
- Ownership in another business: Shug's has a second location in Seattle (Mini Shug's), which opened after the Pike Place Market location.
- Proposed business hours: 10 am – 8 pm, seven days per week.

Exhibits:

- Site plan.
- Description of existing business.
- Photo of proposed location.

Relevant Guidelines:

2.6 Styles and Methods of Business Operations

2.8 Existing Uses and Businesses

URC recommendation: To be determined November 5, 2025.

Design: Proposal for temporary signage and an ice cream service cart in the new business location.

Exhibits:

- Site plan.
- Photos of site.
- Information about the sign and ice cream cart.

Relevant Guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined November 5, 2025.

111225.12 El Borracho
1521 1st Ave, Sanitary Market Building
Kathleen Davidovich, Business Owner

Use: Proposal to add foods branded as Pancho's Danger Dogs to the existing menu.

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Prior use: Food (e).
- Proposed use: Food (e).
- Size: No change from current.
- Proposed ownership structure: no change from current.
- Owners onsite: no change from current.
- Ownership in another business: no change from current.
- Proposed business hours: no change from current.

Exhibits:

- Site plan.
- Menu for Pancho's Danger Dogs.

Relevant Guidelines:

- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses
- 2.8 Existing Uses and Businesses

URC recommendation: To be determined November 5, 2025.

Design: Proposal for storefront window decal signs.

Exhibits:

- Site plan.
- Photos of existing storefront windows.
- Graphics, colors, materials of signs.

Relevant Guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined November 5, 2025.

111225.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

111225.21

Champion Building

1928 Pike Pl, Champion Building

Lisa Martin, Building Owner

Proposal for changes to the east side of the Champion Building that faces Post Alley: replacement of a garage door, two window guards, and two alcove security guards; installation of two signs.

Exhibits:

- Site plan.
- Photos of building façade.
- Sign design.
- Elevation drawings.
- Color and material information.
- Garage door specifications.

Relevant Guidelines:

- 3.2. Major Structures and Architectural Elements
- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined November 5, 2025.