

MHC STAFF REPORT SUMMARY: 12/10/25

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.

121025.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

121025.11 Baiana Kitchen
1505 Pike Pl, Fairley Building
Emme Collins, Business Co-Owner

Proposal for a new food business specializing in Afro-Brazilian cuisine. To be operated by Baiana Kitchen LLC owned by Emme Collins (50%), Maria Ribeiro (25%), Antonio Ribeiro (25%).

Additional relevant information:

- Zoning: Zone 1, street level, Food (a-b) and Retail (b) uses permitted.
- Prior use: Food (e) (Pike's Pit BBQ).
- Proposed use: Food (e).
- Size: 600 s.f.
- Proposed ownership structure: LLC.
- Owners onsite: All three co-owners to be onsite regularly.
- Ownership in another business: None of the three co-owners have ownership in another business.
- Proposed business hours: 11 am – 6 or 7 pm, seven days per week.

Exhibits:

- Site plan.
- Description of proposed business.
- LLC documentation.

Relevant Guidelines:

- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses

URC recommendation: To be determined December 3, 2025.

121025.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

121025.21 Tarot Crow
1501 Pike Pl #512, Fairley Building
Andrew Schepers

Use: Proposal for a new retail business specializing in apothecary and tarot-related products. To be operated by Tarot Crow LLC owned by Andrew Schepers (100%).

Additional relevant information:

- Zoning: Zone 1, below street level, Food (a-e) and Retail (a-b) uses permitted.
- Prior use: Retail (d) (Afghani Crafts).
- Proposed use: Retail (d)
- Size: 98 s.f.
- Proposed ownership structure: LLC.
- Owners onsite: Andrew Schepers to be onsite regularly.
- Ownership in another business: None.
- Proposed business hours: 10 am – 6 pm, seven days per week.

Exhibits:

- Site plan.
- Description of proposed business.
- LLC documentation.

Relevant Guidelines:

- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses

URC recommendation: To be determined December 3, 2025.

Design: Proposal for signs: storefront sign and hanging sign in walkway adjacent to the store.

Exhibits:

- Site plan.
- Renderings of signs.

Relevant Guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined December 3, 2025.

121025.22

Offsite Freezer Unit

Right of way adjacent to: 1509 Pike Pl
Zack Cook, PDA

Use: Proposal for temporary placement of a freezer in the right of way December 2025 – May 2026. Freezer to be used by Maximilien Restaurant.

Additional relevant information:

- Maximilien Restaurant's existing onsite freezer will be disrupted while the LaSalle Building undergoes elevator repair. This proposed offsite freezer will be used by Maximilien during the repair period.

Exhibits:

- Site plan.
- Description of proposed use.

Relevant Guidelines:

- 2.8 Temporary Uses
- 2.9 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined December 3, 2025.

Design: Proposed freezer unit.

Exhibits:

- Site plan.
- Photos of existing condition.
- Rendering.
- Freezer specifications.

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined December 3, 2025.