MHC STAFF REPORT SUMMARY: 11/12/26

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.

111226.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

111226.11 Lee Family Farm
1509 Pike Pl Arcade #2, Fairley Building
Christy Mua, Business Owner

Use: Proposal to add the sale of prepared salads to the existing Market business.

Additional relevant information:

- Lee Family Farm was approved to operate in its current location at the commission's meeting of February 12, 2025.
- Zone 1, street level, Food (a-b) and Retail (b) uses permitted.
- Current use: Food (a).
- Proposed use: Food (a) and (f).
- There are no proposed changes to other use characteristics such as the size of the space, ownership structure, the owner's level of onsite presence, or hours of operation.

Exhibits:

- Site plan.
- Sample product list.
- Summary of application.
- Proof of property owner's consent.
- Proof of payment for application fee.

Relevant guidelines:

2.5 Priority of Market Uses
2.8 Existing Uses and Businesses
2.13 Highstalls

URC recommendation: To be determined November 4, 2026.

Design: Proposal to add a hanging sign in the arcade walkway and a display cooler to the storefront.

Exhibits:

- Site plan.
- Photos of the existing storefront and arcade spaces.
- Renderings of the proposed changes.

- Scale drawings.
- Sign details: methods of attachment, materials, colors, graphics.
- Site plan.
- Cut sheet for the display cooler.
- Summary of application.
- Proof of property owner's consent.
- Proof of payment for application fee.

Relevant guidelines:

3.4 Design of Individual Business Spaces
3.6 Signs
3.9 Public Ways and Amenities

DRC recommendation: To be determined November 4, 2026.