

MHC STAFF REPORT SUMMARY: 06/26/24

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.

062624.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

062624.11 Mee Sum Pastries
1520 & 1528 Pike Pl, Triangle Building

Proposal to increase the existing business space (1520 Pike Pl) by expanding to the adjacent business (1528 Pike Pl).

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Current use for Mee Sum Pastries: Food (c) – no requested change.
- Current use for 1528 Pike Pl: Food (c) and (f) – Juice Emporium.
- Existing Mee Sum Pastries space is 322 sf. Proposed expansion would make a combines total space to approx. 650 sf.

Exhibits:

- Site plan.
- Floor plan.
- MHC approval establishing use for Mee Sum Pastries – forthcoming.

Relevant guidelines cited by staff:

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

URC recommendation: To be determined June 20.

062624.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

062624.21 MarketFront Outdoor Public Seating
1901 Western Ave, upper and lowers outdoor decks, MarketFront Building
Zack Cook, PDA

Use: Proposal for temporary use of space for outdoor public seating. The spaces are adjacent to and above Suite E (Old Stove Brewery).

Additional information:

- Will need to identify the requested duration of the temporary request.

Exhibits:

- Site plan.
- Floor plans.

Relevant guidelines cited by staff:

- 1.5 Application for Certificate of Approval
- 1.6 Landlord Responsibilities and Obligations
- 2.3 Pedestrian Qualities
- 2.9 Temporary Uses

URC recommendation: To be determined June 20.

Design: Tables, umbrellas, stanchions for outdoor public seating.

Exhibits:

- Site plan.
- Floor plans.
- Color and materials information.
- Equipment details.

Relevant guidelines cited by staff:

- 3.7 Sidewalk Dining
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined June 20.

062624.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

062624.31 Aditi Chai
1500-A Pike Pl, Corner Market Building
Aditi Master, Business Owner

Proposal to add food storage and preparation equipment, lighting, displays, and signage.

Exhibits:

- Description of scope of work.
- Floor plans, existing and proposed.

- Elevation drawings.
- Photos of existing space.
- Color and materials information.
- Signage details.
- Lighting details.
- Site plan.
- Renderings.

Relevant guidelines cited by staff:

- 1.5 Application for Certificate of Approval
- 1.6 Landlord Responsibilities and Obligations
- 3.4 Design of Individual Business Spaces
- 3.5 Lighting
- 3.6 Signs

DRC recommendation: To be determined June 20.