



The City of Seattle

Pike Place Market Historical Commission

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MINUTES

MHC 16/22

Wednesday April 13, 2022
4:30 p.m.
Virtual meeting via WebEx

COMMISSIONERS

Chris Bown
Sam Farrazaino
Grace Leong
Golnaz Mohammadi
Lisa Martin, Chair
Lauren Rudeck, Vice Chair
Christine Vaughan
Stephanie Young

Staff

Minh Chau Le
Melinda Bloom

Absent

Chair Lisa Martin determined that a quorum was present and called the meeting to order at 4:30 pm.

She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation was limited to access by the WebEx Event link or the telephone call-in line provided on the agenda.

041322.1 PUBLIC COMMENT

Ms. Le: usually people sign up for public comment via a website. I am locked out of that website right now with tech issues. So what I'm going to do is just go person by person. Every person who is in this meeting and going to go straight down the list. And unmute them and ask them if they are here for public comment. So, I have not received public comment via email or phone. So that means today we have three public commenters and I'll just call them back on the stage one at a time in the order that we identified them.

Ernie Dornfeld: I'm President of Friends of the Market, and I have a, what I'm going to do today is read a letter that we have a friend sent to Sarah Sodt, the historic preservation officer in it. It's almost entirely about the Market Historical Commission and its authority and issues that we're concerned about:

'Dear Sarah:

This letter is intended to follow up on and memorialize our discussion of March 30, when you met with Sara Patton and me of Friends of the Market, together with Sara Belz of DoN. We requested the meeting to talk about the operations and authority of the Market Historical Commission, as well as proposed legislative changes to its authority.

We asked about any news regarding delayed appointments to the Market Historical Commission (MHC), and you told us that the appointments of Stephanie Young and Leslie Buker have been transmitted to the City Council for approval. We were glad to hear this. We believe it is important to get MHC up to its full membership.

We discussed issues with restricting public comment at MHC meetings to the beginning of the meeting. You indicated that this has been done because of constraints in conducting remote meetings. We suggested that perhaps public comments could be allowed both at the beginning of the meeting, and again with agenda items. This would allow public comment to be more focused after staff has made its presentation. We also asked that the Commission's Design and Use Committees meet again, and that the Commission meet in person. You indicated that plans for both were in the works. We urge those plans be brought to fruition promptly.

We discussed our concerns that DoN has exceeded its authority under the temporary ordinance which allowed administrative approval of certain changes in the Historical District. Ordinance 126188 allows Certificates of Approval to be issued by staff for a specified list of changes. We had identified nine instances in which changes had been approved administratively that were beyond staff authority and were required to be approved by the MHC. These involved use, new businesses, changes in ownership, changes in use, expansions in use or business area, or interior alterations. (It has since been brought to our attention that there were other administrative approvals as well which were not in the scope of the emergency ordinance.)

You acknowledged that changes in use had in fact been approved by staff, and that the ordinance did not authorize these approvals. You indicated that you plan to submit these changes to the MHC. At this point we have two primary concerns. The first is that any staff approvals beyond the scope of the temporary ordinance stop immediately. DoN will have to find a solution for the approvals that have been given incorrectly, however we want to be sure that there are no more improper approvals granted. The second is that we want to be sure that any improper approvals do not become precedent for future decisions. Mistakes happen. But they should not become justification for future decisions.

Finally, we reiterate our concern that any legislation to make permanent the staff approval process authorized during the COVID pandemic not include the Market Historical District or the MHC. The Pike Place Market Historical Commission's role and authority in preserving the Market were created by public initiative that saved the Market. The initiative gave the MHC a far greater, more nuanced role in decisions about not just the "look" of the Market, but about the character of who can sell there and what they can sell. The public initiative was necessary to protect the Market from repeated attempts to redevelop it. It is that detailed and nuanced review that has, 50 years later, made the Market one of the most authentic and special places in Seattle. That was intended to last for all time. The need for public oversight of the decisions vested by the people in the MHC cannot be overstated.

We understand that there are some citizen review processes in Seattle that have arguably become cumbersome and that there are parts of the city where development is being sought, and where Commission review may be an impediment. Those complaints are not valid as to the Market. Compared to the other historic districts in Seattle, the Market Historical District is small - just a few blocks long, and with shorter buildings and very little development opportunity. For that reason, changes that might be considered minor in the larger historic districts, such as lighting and signage, have more impact on the character of the Market. We understand that Pike Place Market Historical District

Section 25.24.070 C was modified by the emergency COVID ordinance, Ordinance 126188, to allow administrative review of a select list of changes in the District while the emergency ordinance is in effect. We believe that the administrative review section added by the emergency ordinance should expire with the ordinance and not be renewed in new legislation, in order for the Commission to continue reviewing changes to the Market, and to ensure that public oversight is maintained.

Finally, you asked us what sorts of changes or projects we thought would be appropriate to approve administratively. We will discuss this and let you know our suggestions. Thank you for meeting with us. We look forward to working with you going forward. Thanks very much for this opportunity to put that record. Thank you.'

Heather Pihl: Yes, okay. So I wanted to speak to the letter that Ernie sent to Sarah Sodt. And, um, first of all, I wanted to just correct that he said April 30th is when Friends of the Market met with Sarah Sodt and that's incorrect. It was March 30th but there are two points that I would like to make first of all. I want the Commission to know, and to be empowered, . In its own authority in two points. Number one as Ernie spoke to, in the letter, the Commission's authority is from the public initiative. No, such historic district in Seattle was created that way and it was truly because of the will of the people, the ordinance that created the role, and the authority, the Commission and overseeing and approving or disproving, as a case, may be changed in the historic district was established by that public initiative.

Heather Pihl: Second of all the Commission's relationship with department of neighborhoods is unique. With exception of landmarks board, all of the other historic district boards in Seattle are advisory to either the historic preservation officer or to landmarks board. The Commission is not. And so I want, you, I want the Commission to understand the importance, the gravity of its role, and the importance of public oversight. I am really very glad to know that you some designers view committees will likely be resuming soon. And that brings me to the next topic and that has to do with.

Heather Pihl: As we understood from the meeting with Sarah, so the administrative approvals that were not allowed were not authorized by the emergency ordinance will be brought to the Commission. And I just wanted to put some history out there for you, I guess I want to reassure the Commission that this might sound really daunting. But it shouldn't be and that is because what you are trying to do when you are going through the applications with the applicants is to help them meet the guidelines, and this is where the use of the design view committee do a lot of work with the applicants, and it's going to be made easier. The Commission wants people to succeed it's not there to make it hard for people. It really is. Not. It's how do we get to Yes. So, for example, when the Commission learned that Roberto had painted a mural on the ceiling of his business of his restaurant and also had painted all the columns, which he was not allowed to do by the or discouraged by the guidelines to do the Commission approves that retroactively with the condition that all the paint be removed. And the wood's taken care of and that happened after he moved out.

Heather Pihl: There may be in a case of Elleno's yogurt, which opened without any approval at all in Corner Produce some years back. Um. The Commission found a solution whereby that business could be moved within the space of corner produce. We meet the guidelines. And so they were allowed to be approved retroactively. In the case where perhaps a business owner who comes to the market, has an ownership interest in another business use committee, may discuss this with the applicant and help them to find a solution to meet the guidelines. So. I'm sorry, so when, for example, if you have an ownership where someone has ownership interest and other businesses. They may have to divest from those other businesses to meet the guidelines. But the Commission does not ask ever where does the money come from. So, for example, in the case of there is a family ownership there, except there is one family member on the ownership of that business, which allowed other family members to open and operate businesses in the market historical district.

Heather Pihl: So that's just one example of that. But I just wanted to emphasize that the use of design review committees work is invaluable to working out the issues with the guidelines. Even the change of ownership of Pike Place Fish is a great example where there had been complaints about noise and crowding use review committee, made a site visit with the applicants and gave some feedback with the decibel meter and talking about these issues. And by the time it came before the Commission, this was worked out. And everybody came to the room to celebrate the new ownership of this business, turning over. And everybody agreed, it met the guidelines. So I just wanted to encourage you to follow your guidelines and to understand that it will work despite the

fact that these , various approvals were granted outside the authority of the emergency ordinance and that is my comment. Thank you.

Ms. Le: Thank you, Heather. And next, I'm going to call on our next person who wanted to provide public comment. That is John Turnbull.

John Turnbull: Well, I think I'm unmuted. Do you get to see my pretty face? I just wanted to say, welcome back. I mean, we have really missed having discussions with the Commission members about uses and design , working with the review committees. And, um, it's nice to have a chance to finally have some application back on the table. We have probably a dozen that we are queuing up to bring in. There's been a lot of rusty gears in the process of running the market. If you've walked around, you've noticed that there's been quite a few changes just in the last few months as people have retired and closed the shops. Um, we have a for us a record number of vacancies about eight or nine spaces right now and we have plans for either temporary uses or new tenants to come in. We have a number of tenants who are we investing in their space and want to come in and renovate and modernize and we're really looking forward to having a chance to talk with. You folks about it. We have been having to do as much as we can. Um. You know, sort of following how we understand the Commission guidelines, but having that public discussion with you and having a chance to interact. , with these committee meetings is really important, and we really look forward to doing that. We have a lot of work to do. We've got a lot of things to do to try to get ready for the summer of this year. And we hope we can very good, constructive process and get all these bugs worked out. And, um, enjoy meeting and hopefully face to face, besides on TV screens. So, I just want to say that, and we're looking forward to it. Thank you.

Ms. Le: Thank you, John. I do see, we have one person who joined and because I'm not able to see who signed on for public comment. I'll just call them on really quick, person whose initials MB are who joined the meeting recently.

Murad Habibi: this is Murad Habibi. I just wanted to provide some public comment for the support of the Cheesebox application. Well, I'll just keep this short and sweet. Hello? Commissioners. I get to see everybody, I know a few of these faces, as a former Commissioner, I've been in your shoes and had to do a lot of the difficult decisions that you're faced with, um, on a weekly basis, but I just wanted to give my support, , for this upcoming application, , the Cheese Box. , that is, um. Yeah, but to hand it over transfer of ownership Or, at least pending that, um, pending approval. Yeah, I think it's a great opportunity. , a woman owned business team, you know, transferred to people who have worked in the market for, you know, decades, , it's the market people taking over market businesses.

Which I think is a fantastic thing and, um, I just wanted to give my support for that. So, and, yeah, I just wanted to give that for our consideration. So, thank you.

Ms. Le: Thank you very much. And again, impeccable timing. So, with this, I will send you over to the audience stay as long as you like, but your speaking role ends now.

Ms. Martin: And so with that Minh Chau would you like to introduce the application this evening and give the staff report? Thank you again everybody for your patience both Commissioners, observers and commenters.

041322.2 APPLICATIONS FOR CERTIFICATE OF USE APPROVAL

041322.21 The Cheese Box (formerly Quality Cheese)
1508 Pike Pl
Corner Market Building
Mara McGowan and Ari Sturtevant, Prospective Owners

New business specializing in cheese (75%) and complimentary products: crackers, olives, olive oil, vinegar, preserves, wine, charcuterie boxes, honey, nuts, fruit, chocolate (25%). To be operated by MMC3 LLC owned by Mara McGowan (51%) and Ari Sturtevant (49%).

URC Staff Report: Ms. Le explained the application for use to be known as quality cheese New business specializing in cheese (75%) and complimentary products: crackers, olives, olive oil, vinegar, preserves, wine, charcuterie boxes, honey, nuts, fruit, chocolate (25%). To be operated by MMC3 LLC owned by Mara McGowan (51%) and Ari Sturtevant (49%). The space is located in Zone 1, street level, Food (a-e) and Retail (a-d) permitted. Previous use: Food (c); proposed use: Food (c). Space is 140 square feet. Ownership structure: MMC3 LLC owned by Mara McGowan (51%) and Ari Sturtevant (49%). Owner financial affiliations: None. Owner operator: Ari Sturtevant to be onsite regularly for day-to-day operations. Business hours: 9 am – 5 pm, seven days/week. Exhibits provided included site plan, LLC documentation, sample product list, and Certificate of Approval for Use of previous business (Quality Cheese). Guidelines that applied to this application included 2.1, 2.4, 2.6, 2.7, 2.7.1 with no conflicts cited.

Ms. Le: So you can get a sense of what is for sale. And the price ranges, and lastly, I have included the last certificate of approval for use. So last time this went before the Commission some decades ago. What was approved at that time in case it's helpful to compare and contrast what it was to what it seeks to be and then very quickly going through the guidelines and then I will bring the project team on.

Please feel free to direct Melinda when you're ready to turn the pages and, walk the Commissioners through the packet and then any other information that you feel you'd like to share. And then afterwards, the Commission will have the opportunity to ask questions of you.

Ms. Brems: Mara, do you want to explain your vision for the new space? The Cheese Box and you both have great background in working in the market a long time will make a great addition.

Mara McGowan: We plan on not making a lot of changes at the beginning, particularly with the aesthetic. There's nothing wrong with it, so I try to fix it. Our biggest change is that we would like to move into boxes? Bento boxes, cheese, platters, that sort of thing just, um, grow some. For the business more, um, with that in mind, um, we also would like to carry some wine to pair with that. We will try to get a liquor license as soon as we, the light the lease assigned if this, if that happens. But we're not doing huge changes.

Ari Sturtevant: Little things like right now the products aren't particularly geared locally and I'd like to bring in more local cheeses and preserves and things like that it turns out there's been this crazy boom of cheese manufacturing in Washington state in the last few years that's not super represented right now at this cheese shop, so we'd like to make that change but it's pretty negligible. That's something that we've been having a lot of fun going to different things and meeting different people, things that we might be able to like sell.

Susan Brems: Ari you have a great background. You have a culinary degree and were a previous restaurant owner and love to pair cheese with different items, and that is kind of the plan as well. Right?

Ari: That's the whole idea, we want to do little, boxes, little Bento boxes with cheese, some fruit nuts and maybe preserves. Compact and easy to take anywhere you can have it for lunch, or you can have it later strolling through the Market. It will be very convenient and reasonably priced.

Ms. Le: Bento refers to Asian food or is that a colloquial term?

Ari: The way we're using it is just a box with well, typically, there's, they have dividers in them. I can show you an example. We have one set up right behind our camera.

Ms. Le: Oh, I was just wondering, okay.

Ari: One of the boxes that we might use does have dividers. We have not landed firmly on that or not. They call it a Bento.

Ms. Martin: Is there anything else you'd like to say or present this evening?

Mara: Not particular, everything was in our package.

Ari: That's one of our one of our boxes, two ounces, different types of cheese, a local Quince paste, some candied pecans and grapes and crackers.

Mara: You know, and that can go from between 15 and 20 dollars. And you could carry it easily around the Market, but you could also there's a lid. In case you need to put it in a bag.

And we have several sizes. This is the smallest the one I assume we will sell on the daily more often.

Ms. Martin: Very good. Do Commissioners have any questions?

Ms. Vaughan: The shop at the moment is primarily bulk cheese. Is that correct?

Mara: Yes.

Ms. Vaughan: Yes, yes, what percentage of the business do you think will be put into Bento boxes and combinations?

Mara: We would like to see a lot of it go that way. We will have to see how that works out. This is a turnkey business, she's been making a really good living for years. We're just hoping to expand it.

Ari: Exactly.

Ms. Vaughan: I'm just referring to the specialty nature of the business that it still would be, primarily a cheese shop?

Mara: Yeah, yeah, I mean, certainly 75% for sure. Especially, she has established clientele that we definitely do not want to lose. My understanding is that there are regulars that come in weekly and get their chunk of cheese and take it home.

Ms. Vaughan: Okay, thank you. And there is no onsite seating for this shop as I recall.

Mara: No, it's all over the counter and take a take away.

Ms. Martin: Thank you very. Any other questions from Commissioners?

Ms. Young: So, if you mentioned that you're going after your alcohol license or opportunity to do that, when you do that, do you plan to serve on site or just take away?

Ari: No Yeah.

Ms. Young: Okay, bottles of beer or something just to purchase as well?

Mara: Mostly with the wine, ciders, meads, ports things that you would traditionally, go with cheese, we're thinking a price point of 20 and above . We would like to be represented by a local winery, cideries, meaderies, we don't have port locally.

Ms. Young: Another question I had goes a little bit to affordability, the prices that you have stated mostly on your attachment. A lot of those cheeses are those by the pound, I'm assuming.

Mara: This is actually taken off of what Pearl is selling , essentially currently, a little while ago.

Ari: Prices may have changed recently.

Ms. Young: But do you have minimums in terms of slicing or do slice on site?

Mara: We are hoping to slice on order, because we are also hoping at some point, we're hoping that it will take off long enough that we can have a 2nd person. But it will all be down to the math of course.

Ms. Vaughan: Stephanie's question, dovetails with mine in terms of the, the specialty nature we want this business to be successful. We want you to be able to expand on the other hand. The specialty nature is cheese. And to keep the focus on that. Not combinations or boxes, for the wine, additives.

Ari: Currently, Pearl has a variety of things that she sells other than cheese. The only real difference would be the, the addition of wine, but there's so many wonderful local wines. It's all cheese focused, just pairing things with cheese.

Ms. Vaughan: That's the reason for the question of what percentage is bulk. And what percentage is other items?

Mara: Ideally, we're not going to lose any of the bulk.

Ari: Exactly. we're hoping to just add on this other thing as a thing to provide to people and another revenue stream

Mara: The wines we're not planning. We're only going to carry a couple and they are specifically picked to only to just the, they pair well with cheese,

Ari: They elevate cheese, a cheese box might include a bottle of wine and some cheese and some crackers.

Ms. Leong: I have a question and clarification I guess so, if it's still primarily the bulk cheeses, it seems like that's more for a local audience and then potentially the boxes, which have kind of a carefully selected assortment of things, those would be more take away. And maybe for a traveler or a tourist, is that maybe a good way to describe that?

Ari: Currently Pearl does have an arrangement with one hotel where she may design cheese boards for them, and we would like to expand that as well. The boxes, I think primarily would be more for visitors.

Ms. Leong: Or gifts or something or if you're going someplace. My question is of the items that you're adding to the use application, you've already talked about wine. Um, but in addition, honey, nuts, fruit and chocolate and preserves are those all going to be in the boxes? Or are they also going to be, available for individual sale?

Mara: Both

Ari: And currently all of those things are being sold, at the current business.

Ms. Leong: So currently you could get a jar of honey.

Ari: Yes.

Ms. Leong: I guess my question is sort of along the same lines of having the bulk cheese be more for local because, probably a tourist won't buy a pound of cheese. And then

having the ability to experience the products a lot of the Market experience is also the collaboration of the different businesses and sending folks to their specialties. So I guess I'm wondering how this enhances that.

Ari: We plan on getting some of the products, obviously from the Market so we have grapes in our in our box that we showed you, we'd get that at Frank's. I guess. Sunny honey, very locally sourced.

Ms. Vaughan: There is no design component to this particular application?

Ari: We wanted to get this through, unfortunately the design of the sign, I think is going to have to be something that we're going to have to talk about in the future.

Ms. Vaughan: the question is actually geared towards the reality of the shop itself actually displaying and keeping a specialty nature of a cheese shop and the fact that I've worked in the market for 30 years and didn't realize that all of these other products were available at this point in time indicates to me that the sense of that shop is as a cheese shop. And I guess I'm trying to ascertain that that perception, as well, as the reality will be maintained under new ownership, because specialty natures, of each shop is, as Grace indicated very important to the functioning of the whole of the Market.

Mara: Like I said, we don't plan on making any large changes. I mean, for instance, she has Spanish Quince paste and olive oil that's imported and a variety of things that are. I would I would like to change and make them more local, but we're just going to provide the same products you can get.

Mara: Balsamic vinegar, crackers, honey, chocolate, mustard., I mean, there's quite a lot other than cheese has been for sale at this location for quite some time.

Ms. Martin: Thank you very much. Is there any other questions by Commissioners at this time?

Mr. Farrazaino: Just have one question, just kind of part of the part of the goals of the guidelines, and the market is to provide products that are affordable to the local community noting that there's a lot of lower income folks that live and hang out around the market and just wanted to understand if you have an approach or a sensibility towards that, and where that might be reflected in your products.

Mara: I think that that is part of the imported cheeses, they are actually cheaper. So we are not going to get rid of those by any means. Like I said, we would like to not lose any of her regulars. We're going to keep cheeses that have kept them coming back. We also are looking into EBT cards too in case that is how someone has to pay. We would like their dollars any way we can get them. We've specifically tried to have a wide range of pricing so that everybody can get a cheese for their need.

Ari: while it's like the basic box that we showed you is under 20 dollars no, it's not it's not inexpensive.

Mara: Unfortunately, that's how much lunch is now many places.

Mr. Farrazaino: I hear that for sure, prices on everything are going up. But when I hear 15 dollars for cheese and crackers, thinking about also, you've made a choice to start at 20 dollars and go up from there. Just making sure and trying to think about how we're accessible to folks of lower income. So, maybe that's just a, a goal for y'all to think about, as to how you could achieve that. So that wine and cheese is not necessarily as an exclusive thing.

Ari: I think when Mara was talking about the price of the wine, she was responding to we have a sense that there was a fear that we were going to have inexpensive ones and have that be too accessible and so we're trying to struggle that way right.

Mr. Farrazaino: I appreciate that and believe me I'm not advocating for Boones Farm wine and Kraft singles in your shop. Just thinking about how I think for all of us thinking about how the market is accessible, especially in these times where everything is getting more expensive. If we can all think about being creative and finding those ways for nicer, more healthy, nutritional products and things that are traditionally more exclusive might become more accessible. So, just an opportunity. Thank you.

Ari: thank you

Ms. Vaughan: One other question with, looking at the 2.6.7 and 2.6.8, which deal with other ownerships do either one of you have ownership, interest in any business outside the market

Mara: No, we're both employed by other people.

Ms. Vaughan: Thank you.

Ms. Martin: All right Commissioners any other question. And does the landlord have anything else to say, Susan? Did you want to bring anything else?

Susan Brems, PDA: they do have a plan to improve or to help business on social media maybe. Do you want to touch on that? What your plans are for social media a little bit. And just connecting to the area. Maybe the different hotels and maybe concierge of local condominiums. Just to bring in more local business.

Mara: and celebrating different holidays, and different specials .

Ari: There's a theme for every day of the year, and we've had fun trying to figure out ways to tie cheese into that into them.

Ms. Brems: And just the category in general you mentioned earlier, Ari, it is booming, right? It's just one of the food categories that everybody is interested in.

Ms. Martin: All right, well, thank you. Sounds like you have a great marketing plan ahead of you and. So, now that the applicant and the landlord have, presented, let's go over the relevant guidelines that were listed in the staff report. And if there's any other relevant guideline that you feel should be addressed at this time, we can also discuss it. So. And with that, so looking at the market uses general principals for uses in the market. Um. I think that there's no immediate conflict at all. Um. Anyone have a comment on that, so it will be a place for persons of low and moderate and come. I know. That was something you brought up Sam that make sure that it was affordable local shoppers. And then. We look at 2.4 market zones, previously Quality Cheese was here. It does meet the guidelines for the zone in that particular area as far as retail. , priority market uses it is food related. , when we go to 2.6 in styles and methods of business operations. Has local clientele, regular hours, is open daily. A specialty by nature as we had discussed. Um, personal services, sales and practice display methods. Um, they do not own any other place within the market or ownership outside. Noise is a part of normal business. Um, when it goes to 2.7, new uses and businesses, this is a permitted use one, that conforms within the market zone. Um, I don't see it having any negative impact odors. Nor is it an undesirable mix? It was one that already existed. And it doesn't snow historic or a significant change the location. And so with that, um. Does anyone have any input or any other guidelines that I do? Not see that Should come before so that we should discuss.

Ms. Vaughan: Lisa, yeah, my only concern is this the 2.6.4 of the, the specialty nature. But I think that the main focus will be the cheese, and I think that if there is any change in that, it will be evident in design. And if the design application comes before us, that seems to dilute the specialty nature, we can deal with it at that time. So I'm convinced that the specialty nature of the and as far as the guidelines so, products for low income people. There are some cheeses there that are 6 dollars a pound. And if they're doing slicing per order, certainly small amounts of those cheeses would be available. Hopefully, there could be a Bento box that would be a little bit more affordable also for families that are that are wanting to share the share the goodness of the products,.

Mr. Farrazaino: I think also just a clarification for the applicant, the intention in the specialty business part there is not getting to that you're not turning into a grocery store with products that would compete with other specialty businesses, but that it's complementary and really something that can be specialty.

Ms. Martin: So, do we feel like we have enough information to make a decision? Would anyone like to make a motion? I'd also suggest that we try to at least put in some of the guidelines within the motion are, you know that we're approving for record.

Mr. Farrazaino: Are you saying in addition to the

Ms. Martin: just so that it shows that we've gone I guess that's already in the application yeah, no, just thinking,

Action: Mr. Farrazaino made a motion to adopt a resolution approving the application as presented.

Ms. Rudeck: I'll 2nd.

MM/SC/SF/LR 8:0:0 Motion carried.

Ari: Oh, I, as far as having things be affordable, the box that we weighed out, we were using premium cheeses. So there very well could be one with something more modest, it's just what we prepared for this presentation. All of the cheeses we have in this box are over 15 dollars a pound and so obviously we can go lower than that. So, anyway, I just wanted to say that.

Ms. Young: Taking what we had to say to our can I make that comment along the lines of affordability too? And I, I don't mean to say it to to interfere with the way you run your business, but if you don't place a high minimum amount of cheese if somebody buys if you're doing it by the pound, or by the slice because sometimes I've seen that done where someone says well. We'll slice it and you can buy an amount, but the minimum amount you must by is a pound or two, kind of defeats the affordability aspect of it.

Ari: So, I don't think that that's happening currently in that shop, but currently she has a minimum of a quarter pound that's pretty reasonable.

041322.4

APPROVAL OF MINUTES

August 25, 2021

Ms. Martin: All right, so. Minh Chau are we going to move now to looking approving the minutes of. Long overdue meetings that we've had from last year. My goodness, August 25th 2021 my goodness. Half a year. All right. Does anyone have any comments on this meeting on whether to approve these minutes?

Any deletion additions

Ms. Rudeck: I had asked if the video or the meeting audio had been posted because I remember the conversation a little bit differently than it has been noted. I believe we talked about the expiration of the administrative approval, and when we kind of debated that, if I remember correctly at this meeting about, the administrative approval expired once we were able to meet regularly. Which we have been doing on Webex. So. I can't verify that because I don't have any access to the audio, but that's what I remember. And if that's the case, I would like that added to the minutes that we discussed the expiration and us wanting to meet regularly. And approve all the applications or review all the applications.

Ms. Martin: And have you listened to it? I mean, is that verified or it's not verified? Is that what you're saying?

Ms. Rudeck: I emailed and no one responded. Minh Chau, is that available?

Ms. Le: Meetings are not posted on the website. They never have been and there are no plans to do so. But they are available upon request. Your options would be to make that as an amendment and have the Commission vote on it or to review the tape.

Ms. Rudeck: does anyone else remember that conversation? I think it was mainly Christine and I bringing that point up. But it's, it's hard to remember these when they're six months ago,

Ms. Martin: And we've discussed it several times. I know right?

Ms. Rudeck: Yeah. I only remember that specifically for this meeting, because we got a follow up email stating the ordinance because we asked specifically when this expired and what things were allowed to be approved administratively.

Ms. Martin: I thought it was always after it was lifted the emergency ordinance by the mayor, though, and then it was always 60 days after that, correct?

Ms. Rudeck: That's not in the guidelines or in the ordinance it said that it would and once we were able to meet regularly.

Ms. Vaughan: the original ordinance indicated, as I recall, not being attorney, but having read it as best I could was Lauren is correct that the original ordinance was going to do away with the administrative review once remote meetings have been set up, but that original ordinance was also renewed with some changes. And I never compared the changes, so, and I can't speak to that particular meeting because I double check my calendar. I couldn't remember whether I was at that meeting or not quite frankly. But my calendar says I was in Juneau, which makes it a pretty good guess I wasn't at the meeting. Frankly, my intention for both of these meetings is to abstain, because I simply cannot remember from my own memory as to whether these minutes are correct or not it's been 8 months since we had those meetings. And I'm not willing to say yes, they're correct without reviewing the tape. And being sure because I like Lauren, some of my memory of that of discussions, not in the August meeting, but in the September meeting don't coincide with what the minutes say. But I have no way to verify that and nor do I really want to take the time to listen to them to the minute. So I'm simply going to abstain on the on the vote for the minutes.

Ms. Rudeck: I feel like this one's an important one just so this can be on public record. That's the only reason I bring this up so part of me wants to listen to it, but I also think these meeting minutes need to go out. So that members of the public can read it as these decisions about administrative review are coming up. I agree, because I think it should be very clear that the Commission asks that. Applications come before us since we were regularly meeting and then since then quite a few things including full use and full design have been administratively approved which seems inequitable for anyone else who had to come before us.

Ms. Martin: So, would you like time to watch those meetings? I know the next on the next agenda, for sure we're going to be talking about administrative approval and I know that Sarah Sodt will be coming before us and there'll be some other things. Do you want to wait and table that and have time to watch this? And then do that, or how do you feel because we be talking about all those things at that time so I just was or is that

Ms. Rudeck: I, I would be okay approving this if we can add that there was the conversation about that expiration of the administrative approval based off of regular meetings.

Ms. Leong: How is an amendment handled Minh Chau?

Ms. Le: So, the person who is suggesting it in this case, Lauren would just say this is my proposed amendment.

Ms. Leong: that can be done after the approval of the minutes

Ms. Rudeck: that would be done before the approval.

Ms. Le: You know, we could add it if you want to be very clear about it. What you would like, in there. So, are you just wanting to say that, this particular topic was discussed, or do you feel like it was broken down further and you would like to listen to the tape and feel decide if that adequately covers it.

Ms. Rudeck: I would like to propose that it'd be added to the notes that a discussion amongst the Commission happened regarding the expiration of the ordinance based off of regularly meeting, or I should say the expiration of administrative approval once we were regularly meeting.

Ms. Le: Does everybody understand the amendment? Okay so. We would go around and see if there were more amendments and then the Commission would have the opportunity to vote to approve the minutes from August with the amendment.

Mr. Bown: what would the process be to get the tape what would that look like?

Ms. Le: You could just request it of me. We don't post them on the web, but they're freely available. And I do provide them to people all the time who ask, either Commissioners or from the public who are curious or legal matters or whatever. So, it's not that it's a secret by any means, but it's not something that we post on the internet as a practice.

Mr. Bown: Is it like a Dropbox file? How would you send it? You send it by email? Do you know, how does that part work?

Ms. Le: Webex has a way to do it, so these are enormous files. It's 2 plus hours of sound plus video and so you'll get an email from Webex that says this file is being shared with you.

And I do it frequently upon request, but as far as where are they on the web? They're not posted on the web.

Ms. Vaughan: I requested a copy of the last meeting, and it was very easy to access. Minh Chau sent me a link and I used the link and could listen to the whole meeting.

Ms. Le: It's, it's public information.

Ms. Rudeck: Yeah, requested it on Monday. I know you were out of the office, Monday and Tuesday, but it would have been helpful to have today.

Ms. Le: So I could have verified that. Sorry I misunderstood Lauren. I thought your question was where are they posted on the web?

Ms. Leong: Well, it seems that if we table it, it's not it's I mean, it's already been since August that we had this meeting, so we could postpone it a little bit more and have the chance to review the tapes.

Ms. Rudeck: I think it's important that we put it out so that there's public record of it. So if anyone wants to comment at the next meeting, they can see those meeting minutes.

Ms. Vaughan: I'm going to move that we table the minutes until the next meeting.

Ms. Leong: seconded.

Ms. Martin: All right let's take a vote, Chris.

Mr. Bown: I agree.

Ms. Martin: Sam

Mr. Farrazaino: I was actually at neither meeting, so I'll need to abstain.

Ms. Martin: Okay, Stephanie

Ms. Young: I agree to postpone.

Ms. Martin: Grace

Ms. Leong: I agree

Ms. Martin: Lauren.

Ms. Rudeck: Okay, I agree.

Ms. Martin: And Christine yes, and I agree as well.

Ms. Rudeck: So. Minh Chau, can you send us the Audio or the, the meeting

Ms. Le: yes, I can. So all the Commissioners would like to receive access to those August meeting. Yes, of course

Ms. Vaughan: I looked at I would like access to the September as well please.

Ms. Martin: Anyone else.

Ms. Le: I guess we should go one by one so we have a decision to table the August minutes for a second time. So we can just go through the same process with September.

Ms. Martin: Okay, so the September meetings. Does anyone have any additions deletions approvals or is

Ms. Vaughan: actually the mo the motion was to table both months and the motion passed, so if we want to amend the motion, we can do that. The motion was to postpone both.

Ms. Martin: I didn't know. I thought it was talking about August.

Ms. Vaughan: Without the tape, I wouldn't be able to confirm from that.

Ms. Leong: Yeah, I also thought we were talking about just August.

Ms. Martin: I thought it was just August.

Mr. Bown: Yeah

September 8, 2021

Ms. Martin: Okay, so September meeting. Does anyone have any comments in regards to that one or being able to approve Sam? You weren't there correct?

Ms. Martin: Okay, Lauren, was there anything on that one

Ms. Rudeck: that I wasn't there either

Ms. Martin: And Grace

Ms. Leong: I was not there.

Ms. Martin: Michael's gone it's Stephanie

Ms. Young: I would say what's the question? Sorry?

Ms. Martin: Whether we can approve the minutes for this meeting, or whether we need to listen to the audio, or if there's deletions.

Ms. Young: I need to listen to the audio but I was there.

Ms. Martin: Okay and you feel comfortable with the minutes that were posted then.

Ms. Young: For that meeting yes.

Ms. Martin: Okay. And Chris

Mr. Bown: for September yes.

Ms. Martin: And Christine, you are not comfortable with them.

Ms. Vaughan: I'm going to stay on. There's a question that I have with regarding the vote but to listen to 2 hours in order to confirm.

Ms. Martin: So, you are abstaining from that one is that correct?

Ms. Le: I just wanted to clarify that this is the second time that those minutes have gone out. So the first time around there was an amendment which I addressed.

Ms. Martin: So, I'm going to approve, so Christine is abstaining. Stephanie approved and Chris approved and everyone else that's present was not there. So. The minutes are approved and we'll go forward for September 8th 2021 is that correct?

Ms. Le: Um, can we run that through again? Let's just take a vote.

Ms. Martin: Okay, so I'm making a motion Yeah, I make a motion to approve the minutes for September 8th 2021.

Ms. Martin: Chris

Mr. Bown: approve

Ms. Martin: Lauren.

Ms. Rudeck: Abstain

Ms. Martin: Stephanie.

Ms. Young: Approve.

Ms. Martin: grace

Ms. Leong: abstain.

Ms. Martin: Sam

Mr. Farrazaino: abstain

Ms. Martin: and Christine

Ms. Vaughan: abstain.

MM/SC/LM/ 2:0:4 Minutes approved. Mmes. Rudeck, Leong, Vaughan, and Mr. Farrazaino abstained.

Ms. Young: if you need a 2nd for that and then show you could put me down for that. Sorry I don't know if anybody did, but I, I do

Ms. Martin: I appreciate that. Okay, so with that it passes, correct?

041322.5 REPORT OF THE CHAIR

Ms. Martin: Okay, and so now we're on to the report of the chair. I was just letting everybody know that the next meeting we will go the emergency approval discussion will be on the next agenda. I know Ernie read a letter today, and that will be included in the next agenda as well for your reference, just a reminder that any litigation questions we're going to keep that with time with our lawyer and not to discuss that any other time. And, and also remind her to turn in your financial interest by the 15th. If you haven't already the email that Minh Chau had sent.

041322.6 NEW BUSINESS

Annual election of Commission officers
Resumption of Use Review Committee (URC)
Resumption of Design Review Committee (DRC)

Ms. Martin: Minh Chau would you like to go over new business?

Ms. Le: So as noted in the application, it's that time of year to take care of the annual elections for officers. So, again, the officers and this Commission or the chairperson currently filled by Lisa and the vice chair currently filled by Lauren. And so every year we go through a process of nominating and voting for those positions, and now is the time it's been about 12 months since we last did this. I had requested people to go ahead and nominate themselves or another person, either at this meeting or to me ahead of time and I did not get any nominees ahead of time. At this point, I will open it up for nominations for the chairperson of the MHC.

Ms. Leong: I nominate Lisa if she's willing to do it again.

Ms. Martin: I will do it again. Grace. Thank you.

Mr. Farrazaino: I second that nominations.

Ms. Young: I third it.

Ms. Le: For the position of chair who does a whole range of things, including facilitating and running the meetings, coordinating with staff, and the finalization of agendas, being the point person for various City matters, appointing and selecting members of Committees, and shuffling around the agenda on an as needed basis, making a final call about things, such as conflicts of interest and ex parte communications as they are disclosed. So far we have one person nominated and that's Lisa. Are there any others? You can nominate yourself or another individual.

Ms. Le: I'm going to take that as a no. So let's go ahead and let's go ahead and make a vote. So, if anyone would like to vote for Lisa, as chairperson heading into the next year, please raise your hand so I see Grace Leong. I see Chris Bown. I see Lisa Martin. I see Lauren Rudeck. I see Sam Farrazaino

Ms. Vaughan said you can't see me because my screen it's frozen. I raise my hand quick.

Ms. Le: Okay, Christine Vaughan, and Stephanie Young. Great congratulations Lisa! Look forward to continuing working with you in the role of chair. Okay, and next would be vice chairperson currently filled by Lauren. Would anyone like to nominate themselves for another individual for that position?

Ms. Young: I nominate Lauren if she would agree to continue.

Ms. Leong: I'll 2nd, if she's okay with it.

Mr. Farrazaino: Okay with it all 3rd.

Mr. Rudeck: OK

Ms. Martin: Thanks Lauren

Ms. Le: Anyone else at this time? Okay everybody who would like to vote for and formally support Lauren as the vice chairperson. Please raise your hand. I see. Lisa Martin, Grace, Chris Bowen, Luran Rudeck Sam Farrazaino. And, um,

Ms. Vaughan: my hand is up you can't see it, but it's up.

Ms. Le: Christine Vaughan and Stephanie Young. Wonderful congratulations. What an overwhelming a show of support for the two of you. Thank you so much both of you.

Ms. Vaughan: Yes, I, I had only one reservation with Lauren as vice chair and that's because I'm hoping that committees will be reinstated soon. It seems to me that committee chairs would be best filled by people who have been on the Commission the longest which leaves Lauren Sam and me. Design is preferable to be an architect and that leaves Lauren and Sam is only two, prospects for chairing a design review committee once those committees start up again.

Ms. Rudeck I think Grace could easily chair it if we started up again and I would be happy to be on it to help out.

Ms. Martin: Well, Minh Chau is that not what we're going to do this evening is create the different review and use committees Use and design?

Ms. Le: Yes, Christne, is there a conflict as you understand it.

Ms. Vaughan: No, it's only the amount of work. And I just think that the design review committee chair in an ideal world would be an architect. And Grace is an architect, and has served on other boards. So it I think she'll be great if you want to do it Grace, you don't look too excited about it.

Ms. Leong: No, I will do it if no one else is dying to.

Ms. Martin: Are we still going to do 3? Are we going to do 2? There's only eight of us right now. One is absent.

Ms. Leong: It seems that we have to do three because if one person's missing and we're meeting.

Ms. Vaughan: we typically have done three because if one person is missing, and a lot of times if someone is missing, they'll ask someone else to fill in. So, it isn't set in stone. It has not in the past been set in stone. But Grace is right, that is one of the reasons is that it can go forward with two, but it's , yeah, it's not optimum with one.

Mr. Farrazaino: Is our intent to start up the committee meetings again and if so, will they be in person or will they be virtual.

Ms. Le: The intent is to start them up again. As soon as it works for people. For the time being, let's assume virtual, and as we all transition to in-person, they'll move over to in person.

Ms. Martin: And they'll be at 4 o'clock, instead of 4:30 like, before is that correct? On Wednesdays?

Ms. Le: The way that it used to go is the use at 4:00, and the design at 4:30. That also gives a sense of how long they take. 30 minutes according to that model.

Ms. Martin: Are we not optimistic that it would be 30 minutes? Virtually.

Ms. Le: I just want people to plan because for so many of our Commissioners, they've never experienced that cycle. Um. So, yeah, generally 30 minutes or so.

Ms. Martin: Are we starting these meetings like next week or what are you thinking.

Ms. Le: I am just opening the door to start them up whenever you would like. The things that needed to be in place on our end are now in place and I know that there's a

great interest in it. But of course, we don't want to do it if there are no committee members, or if people aren't ready to go just yet.

Ms. Martin: you have applications for it to us to start.

Ms. Le: Correct. We have many applications. Yes.

Ms. Vaughan: How many of them are actually complete and ready to go.

Ms. Le: None as of today

Ms. Young: Can I ask for clarification if there's so many applications and work to do, how can it be a 30-minute meeting. Just wondering. I've never attended one, so I just, I mean, it's just an honest question. I don't know what to talk about or how much review is called for.

Ms. Le: applications arrive on a rolling basis so they would come before the committee and the Commission also on a rolling basis. There's quite a few in the queue and I predict throughout the spring and summer, and beyond that, there will be consistent work to do. If we do resume committees, it would be something to think about incorporating into your life very regularly. So, for a committee member, that would be four meetings per month, every Wednesday afternoon. A virtual for the time being, but hopefully moving to in person when space availability and public health conditions, allow for that.

Ms. Le: It's two committee meetings and two full Commission meetings.

Mr. Bown: Okay, and so in person on the committee, we would come downtown for a half hour meeting. We couldn't do that virtual?

Ms. Vaughan: Not on Webex.

Mr. Bown: Oh, I see. I get it. okay, yeah,

Ms. Vaughan: So that's a personal opinion. I just find Webex not ideal.

Ms. Martin: but it can be done.

Ms. Vaughan: Yes, it can. We're doing it now.

Ms. Rudeck: I think even pre-Covid they lasted the goal was to have them last a half an hour, but they sometimes went longer, especially design.

Ms. Vaughan: Use would as well because John Ogliore was the chair of the use committee. One of the advantages of that committee was, especially with new merchants, he would go over the guidelines. What John would do is actually go through the guidelines with, especially in new merchants so that they got a feel of what the

market was. It's just like Sam reference last week when he talked about how the the market historical Commission is the opportunity to introduce people to the culture of the market and what it's about. So he would go over this little bit of the history and the way it worked.

Ms. Martin: if there was anything else that needed to be brought forward like, there are missing pieces or more information that would be helpful for the historical Commission to make a decision. It was always very helpful. I think.

Ms. Vaughan: and it also gave the merchants a chance to rectify anything that might be problematic when the application came before the whole Commission. So, in many ways, it made the Commission meetings go more smoothly because a lot of the roadblocks had been dealt with and removed.

Ms. Le: Taking in some of the experience shared by the seasoned members that the committee meetings can tend to go long, we don't know how long; for those looking at their calendars and considering joining and wondering what they sign up for. Is it safe to say that we know that use begins at 4? We don't know where it ends , design only starts when Use ends. Therefore we don't know when design will start reliably, nor when it will end?

Ms. Vaughan: That's accurate according to my experience.

Ms. Le: I know people are busy with kids, work and if we come in person, then there will be travel time. So just wanted to share that, and it's been a while for me as well. So thank you for that reminder.

Ms. Rudeck: Are there plans to switch to in person soon or, just when Covid dies down?

Ms. Le: I'm kind of planning around early June, I want to start planning so that when they say it's okay we're ready with some things, so I'm planning around June. Probably not sooner.

Ms. Rudeck: will there be options? Like, for me, personally, I'm in a pretty strict pod with my children, because my children cannot be vaccinated. They're not going to school right now I'm home schooling so I personally wouldn't be able to join in person. Is there any way to continue virtually for the people who can't go in person?

Ms. Le: I'm looking at that and I favor that hybrid model. For a whole host of reasons all people are not ready to go to a physical space yet. And I would like all of this participation to be fully open to anybody. In person for those who want that and virtual for those who don't.

Ms. Leong: And I appreciate that. And I do think that the city needs to deal with that situation because I think having the meetings available virtually really is an equity issue. I'm just thinking about the expense of coming in for a half hour meeting to downtown Seattle. That might not be feasible for everyone, or it might be a huge burden. And also, I think that we have more potential for public engagement if it's a virtual.

Ms. Martin: I agree

Ms. Vaughan: Another reason for moving off the platform of Webex and onto the platform of Zoom, especially for the committee meetings if it was a hybrid. To have the applicants to be able to be in the room the whole time and the members of public to be not only in the room but also indicate if they have something they'd like to say and I know that for city council meetings the public comment is at the beginning of meeting and that's it the rest of the time people are expected to sit down and listen but in the Commission meetings when they were in person there would be community members there. And if there was clearly something that somebody wanted to add, it was the prerogative of the chair to recognize them. Here people can say their piece in the 2 minutes that they've got, but there's no way for them to indicate or if there's somebody in the audience that had something they wanted to add, there's no way for them to indicate that they want to speak even. The participants that were here today if somebody had something they wanted to add, there'd be no way for them to signal it. So, I, I think a hybrid meeting would make a great deal of sense, especially for those of us that have to commute, but it has to be a platform that's easy for people to use. And, I don't find Webex to meet that. And I've had other members of the community say the same thing.

Ms. Rudeck: Is there anything preventing us from switching to Zoom? Or is this something that the City decided we have to do? Webex.

Ms. Le: The City decided we have to do Webex and there is a hard line on it. If we were able to switch to Zoom, we'd be on Zoom right now.

Ms. Vaughan: It made the exception for the International District, the International District was able to switch to Zoom because of the translation services. So. Exceptions have been made even though it's a hard line, sort of.

Mr. Farrazaino: I would also just like to flag that while there is a fair amount of equity in getting folks to be able to participate virtually also there is some equity for folks that lack virtual capacity to be able to come to an in person meeting. So, I think having both is our best chance at equity.

Ms. Le: I am very much in favor of hybrid because the more people, the better, and we can problem solve the how around that core value.

Ms. Martin: Okay, and so with that are we electing use and design committees this evening?

Ms. Le: That's definitely a possibility of people feel like they're ready to make those decisions and add those commitments to their calendar. I'll be ready to do the stuff that you need to have those meetings supported.

Ms. Martin: Okay, Commission, are people ready to commit to this start getting people through the Commission

Ms. Vaughan: I served under John who left a very comprehensive the outline that yeah.

Ms. Martin: You have that as well

Ms. Vaughan: I would be willing if no one else is to chair that meeting. But I I don't know how I do it under these circumstances. Simply because the tech, you know, my term is up, my replacement is in the City Council department. To go out and spend money to upgrade my equipment, for maybe a week, just doesn't make sense. The city can't won't provide the equipment to committee or Commissioner or board members.

Ms. Martin: So, you're willing to serve on the use committee?

Ms. Vaughan: I would be willing to chair the use committee for the for the week or month that I'm still on the Commission. Ideally, with somebody with two people that would then be, would then be willing to take it over when I'm replaced.

Ms. Martin: I would be willing to be on the use committee as well because I was on it before with John, so I could help whoever since you'll be leaving.

Mr. Bown: I'd be willing to serve on it.

Ms. Martin: Go ahead, Chris.

Mr. Bown: Yeah, I'd be willing to serve on it, but I, I need to drop off right now. I've got to go to another appointment so.

Ms. Martin: Okay, so Chris, you, you'd be willing.

Mr. Bown: Okay.

Ms. Martin: And design Grace is that correct that you would be willing to be on there since you're an architect?

Ms. Leong: I would be, but I'd like somebody to join me

Ms. Martin: And then Lauren?

Ms. Rudeck: Okay.

Mr. Farrazaino: I can do that as well.

Ms. Vaughan: If you have that outline, Lisa, do you want to chair the use as well since you have the technology?

Ms. Martin: Yes.

Ms. Vaughan: Would Stephanie be interested in being on the use?

Ms. Young: I can help out and use. That would be great.

So, Minh Chau how do you.

Ms. Le: People want to start right away there could be a committee meeting as early as the twentieth.

Agreement

Ms. Le: I also want to know if I'm adding the 20th and it sounds like people are ready to go.

Ms. Le: The next scheduled meeting is April 27th, there will be committee meetings, in some form or fashion on the 20th, and we'll just figure it out as far as noticing and getting the links out and everything.

Ms. Vaughan: I'd just like to say that I am glad to see that we're moving in this direction. Based on the based on the concerns of the public comment letter, my own embarrassment that we missed the fact that there were applications being administered, administratively approved, because we haven't read the ordinance. I'm glad that the Commission that's going to take the agency for protecting the market as not just be doing whatever it is we're given to do. I like the proactivity of getting back to the committee meetings.

Ms. Le: We're all in this together and we'll get there.

Ms. Martin: We're all in it together. All right. Thank you. So much have a great night. I call and end this meeting.

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