



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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ISR D 71/18

MINUTES FOR THE MEETING OF TUESDAY, April 10, 2018

Time: 4:30pm
Place: Bush Asia Center
409 Maynard Avenue S.
Basement meeting room

Board Members Present

Eliza Chan
Sergio Legon-Talamoni
David Leong
Tiernan Martin, Chair
Russ Williams

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Tom Cheng
Stephanie Hsie, Vice Chair

Chair Tiernan Martin called the meeting to order at 4:30 pm.

041018.1 APPROVAL OF MINUTES

January 9, 2018
MM/SC/EC/DL 5:0:0 Minutes approved.

February 13, 2018
MM/SC/EC/SLT 4:0:1 Minutes approved. Mr. Leong
abstained.

041018.2 CERTIFICATES OF APPROVAL

041018.21 504 5th Ave. S., #107A - Publix
Applicant: Sonia-Lynn Abenojar

Mr. Legon-Talamoni recused himself.

Ms. Frestedt explained the proposed establishment of use for a restaurant/café (Hood Famous). She reported that the historic Publix Hotel was constructed in 1927. It is a contributing building located within the Asian Design Character District. A Certificate of Approval for use and signage for Evergreens was approved March 2018.

Applicant Comment:

Sonia-Lynn Abenojar explained the partnership to start up a food establishment.

Chera Amlag, co-owner of Hood Famous, explained they started as a pop-up in Beacon Hill that has grown into a wholesale business offering mainly cheesecake and desserts, including tropical, Filipino and Asian inspiration.

George (Geo) Quibuyen, co-owner of Hood Famous, said they have had a connection to the neighborhood for years and network with other business owners in the community. He said he is interested in the intersection of food and music, similar to the Night Market, and the pop-up grew out of that. He said they have history/experience as artists, designers, musicians and will build off of that. He said they will offer café space, Filipino desserts and coffee as well as community space.

Mr. Leong said it is a great concept. He asked about the type of exhaust hood proposed.

Ms. Amlag said that they still produce in Ballard but there will be some baking on site; they will have a Type 2 hood.

Mr. Martin asked about hours.

Ms. Amlag said they will be open 7:00 am – 8:00 pm on weekdays but are still working out their weekend hours, including a possibility of introducing brunch.

Mr. Leong ask if they are proposing a coffee bar or also a liquor license.

Ms. Amlag said they will also sell cocktails, beer and wine.

Public Comment:

Heidi Park, resident, supported the business and said there are many fine businesses in the district and this will be another good option and be a community space as well. She said this type of gathering space is really needed in the neighborhood.

David Della, said his father used to have a barber shop in the Eastern. He supported the application and was happy to support another Filipino business.

Board Discussion:

Ms. Chan said she had no issues with the application and she applauded the focus on the community gathering space.

Mr. Leong said they are established entrepreneurs and understand the work needed. He said he loved the family business and said it is a unique concept.

Mr. Martin said the café/restaurant is part of the fabric of the neighborhood. It will be great for 5th to have another active storefront

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, as proposed.

The Board directs staff to prepare a written recommendation of approval, with conditions, based on consideration of the application submittal and Board discussion at the April 10, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance and District Design Guidelines:**

SMC 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.320 – Permitted uses

MM/SC/EC/DL 4:0:0 Motion carried.

041018.22

504 5th Ave. S., #107B – Publix

Applicant: Ryan Suddendorf, Evergreens

Ms. Frestedt explained the installation of two (2) louvers, on the east and west facades, respectively. Exhibits included plans, photographs and samples. The historic Publix Hotel was constructed in 1927. It is a contributing building located within the Asian Design Character District. A Certificate of Approval for use and signage for Evergreens was granted in March 2018.

Applicant Comment:

Ryan Suddendorf explained where the two louvers would be installed: one over the front door for HVAC intake; the other above windows on back side of space for exhaust. He noted the sketched-in path indicating ducting will follow and said that transoms will remain clear. He said the louver will be painted to match façade to disappear and will match other louvers in color and size. He said what is proposed meets all City codes.

Mr. Leong said it sounds straightforward.

Mr. Martin asked how this will compare to what is at Dough Zone.

Mr. Suddendorf said that it will match the one on the historic building.

Public Comment: There was no public comment.

Board Discussion:

Mr. Legon-Talamoni said they had done a good job to locate on the back side so as not to impact the historic façade. He noted they are matching existing conditions.

Ms. Frestedt said the view of the transoms will not be impeded.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design, as proposed.

The Board directs staff to prepare a written recommendation of approval, with conditions, based on consideration of the application submittal and Board discussion at the April 10, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance and District Design Guidelines:**

SMC 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.336 – Exterior building finishes

- A. General Requirements**
- B. Asian Design Character District**

Secretary of the Interior’s Standards #9 & #10

MM/SC/SLT/EC 5:0:0 Motion carried.

041018.3 BOARD BUSINESS

Adjourn 5:00 pm.

Rebecca Frestedt, Board Coordinator
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