



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

MINUTES

MHC 40/19

Wednesday March 27, 2019

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Sam Farrazaino

Bob Hale

Michael Hammond

Rachael Kitagawa

John Ogliore, Vice Chair

Lauren Rudeck

Christine Vaughan, Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:40 pm. She acknowledged that we are on Duwamish and Coast Salish land. She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

032719.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

032719.11 Sisters European Café
1525 Post Alley #2, Post Alley Market
Babak Hodaie

Staff Report: Ms. McAuliffe explained the application for expansion of use for a café serving breakfast and lunch, specializing in a variety of grilled European sandwiches and soups from around the world, and vegetarian gourmet salads and beverages. Expansion of use for the sale of European beers. She said the existing use is Food #. Exhibits reviewed included a site plan and list of beers with prices. Guidelines that applied to this application included 2.8.

URC Report: Ms. McAuliffe said the Committee cited 2.8.1 and recommended to approve.

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

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Applicant Comment:

Babak Hodai said he has been there 19 years and they have received lots of requests for sandwiches. He said they want to expand to provide mostly European sandwiches and European beer.

Landlord Comment:

Matt Holland, PDA, said it is a small café, a contained space that is easy to control. He said it is consistent with other businesses that serve beer / wine. He noted support for the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said the URC had no problem with the expansion and recommended approval.

Ms. Winant said they asked for a list of beers and prices.

Mr. Ogliore said they recommended beer be European beer.

Mr. Hale supported.

Action: Ms. Kitagawa made a motion to adopt a resolution approving the application as presented.

MM/SC/RK/JO 8:0:0 Motion carried.

032719.12

Mexican Grocery
1914 Pike Place, Soames/Dunn Building
Andrew Tonkin

Staff Report: Ms. McAuliffe explained the application for change of ownership to an LLC owned 100% by Andrew Tonkin. No change in use. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Use is 2.5.1 c. Space is 450 square feet. Proposed ownership structure: LLC. The applicant is the only owner. Owner financial affiliations: The applicant owns a tortilla production center in White Center. Owner operator: The applicant will be onsite regularly operating the business. Business hours: 9:30 a.m. to 6:00 p.m. Monday – Saturday. Exhibits reviewed included a site plan and written statement of ownership and role in the business operation, letter from attorney, menu with prices – Mexican Grocery, menu with prices – Taco Time. Guidelines that applied to this application included 2.10, 2.1, 2.4, 2.5, 2.6, 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.10.2, 2.10.3, 2.1.2, 2.1.3, 2.1.4, 2.4, 2.5.1 c, 2.6.1, 2.6.2, 2.6.3, 2.6.4, 2.6.5, 2.6.7, 2.6.8, 2.6.9, 2.6.10, and s.7 and recommended the full Commission should discuss the application per 2.6.8.

Applicant Comment:

Andrew Tonkin explained he purchased the La Mexicana business in White Center from Keith Bloxum; the grocery came along with the purchase. He said his intent is to revive it; he has no intent to change anything, just give it more attention. He said he supports the Mexican community and the workers already there. He explained his ownership at Taco Time is passive and was inherited from his father. He said he has no involvement and keeps the stake for sentimental reasons.

Landlord Comment:

John Turnbull, PDA, said La Mexicana was one of the first tenants in the Market after the renovation. He said Bloxum owned at the time and created a retail opportunity in the Market; the Commission was not as attuned to cross ownership at the time. He said this business came with the La Mexicana purchase. He said they will make sure there is no infection of this business by the larger operation and people; he said they agreed on that in lease. He said Tonkin signed the lease as an individual and will follow MHC Guidelines. He said Tonkin has energy, passion and capital and will keep the employees. He said it is a rare occasion that an owner has such good separation between businesses.

Ms. Vaughan asked what the relationship between Rojo and Mexican Grocery is that has existing since the 1970s.

Mr. Tonkin said Rojo is Taco Time. He said La Mexicana is legally separate; all businesses are separate.

Mr. Hammond noted that Tonkin is the only owner operator of the business.

Mr. Ogliore said that Tonkin was not forthcoming with Taco Time information and only shared the tortilla production facility information. He appreciated getting all the information.

Ms. McAuliffe reminded Commission members to follow procedures; ask questions, have public comment, and then discuss.

Ms. Winant asked how the PDA knew about the ownership.

Mr. Turnbull said they knew there was a relationship between of La Mexicana and Taco Time; they didn't accept the application until they had a clear information showing a clear separation.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Winant said the ownership information should have been disclosed at the time of application; it was left out and the Commission is uncomfortable with that. The Commission is uncomfortable with other ownership. She said the information was not made clear to the Commission.

Mr. Tonkin said he wants to be clear, forthcoming and support the store.

Ms. Vaughan asked about the tortilla-making connection with Taco Time.

Mr. Tonkin said they are completely separate from the grocery store. He said he has ownership in La Mexicana, as Keith Bloxom did. He said he is proud of Taco Time but is not involved with it.

Mr. Hammond said URC discussed and noted that it had happened before.

Mr. Turnbull said he was actively involved with Pagliacci / DeLaurenti's; it was not obvious and not seen.

The Taco Time menu was circulated for comparison to La Mexicana per URC request.

Mr. Turnbull said there are a few others.

Ms. McAuliffe said there is no precedent; applications are reviewed on a case by case basis.

Mr. Tonkin said he has no intention to do Taco Time anything here; no merchandise or products.

Mr. Ogliore cited 2.6.8 which uses 'or / and'. He said Tonkin has his fingers in lots of pies / ownership. He worried about absentee ownership that would take away the personal day to day involvement.

Mr. Hale said the other businesses are related but he has a passive interest. The tortilla business is more concerning.

Mr. Farrazaino noted the applicant has minority shares and no active interest in Taco Time.

Mr. Ogliore said he was concerned about the tortilla business.

Ms. McAuliffe said the tortilla business comes with the business and is not relevant. She said it is pre-existing condition and it is not being added now.

Mr. Ogliore said his concern is that the applicant would be too busy at the tortilla factory.

Ms. Winant noted concern over franchises.

Ms. Kitagawa said the applicant has no control but ownership; she asked if he had active involvement in Taco Time.

Mr. Tonkin said he inherited his portion and that he has no active involvement. He said his background is in IT; this is an opportunity to invest in the community. He said he was just in Mexico looking for items for market.

Ms. Kitagawa asked if it is his intent to be onsite at the Market.

Mr. Tonkin said it is his plan to be at the store.

Ms. Rudeck cited 2.6.8 and noted discomfort with Taco Time connection; she said the Guidelines are clear. She noted concern that Taco Time would somehow makes its way in.

Mr. Tonkin said he would die if Taco Time was here. He said there would never be a Taco Time in the Market; he has no intent to do that.

Ms. McAuliffe said Taco Time and the Mexican Grocery both sell fast food; she asked Commission members to discuss any similarity.

Mr. Ogliore said the ownership has a similar business; overall that doesn't fit.

Mr. Turnbull said the prior owner did this 35 years ago; this is an opportunity to cut off the two. He noted when Starbucks bought SBC; they kept the label, but it became a stepchild business that was detrimental and not what we want to see. He said this is a separate retail business, a Mexican grocery, not fast food take-out (although there is a little). He said it is a retail establishment so is very different.

Ms. Vaughan noted the connection between grocery and tortilla factory but that the relationship has existed for 35 years. She said she is satisfied they are separate. She said you don't control your inheritance.

Mr. Hale said they are not similar; one is drive-in fast food and the other is a Mexican grocery in the Market. He said they are totally different.

Ms. McAuliffe suggested a straw poll as an opportunity for the applicant to withdraw.

Action: Ms. Kitagawa made a motion to adopt a resolution approving the application as presented.

MM/SC/RK/JO 6:0:2 Motion carried. Mr. Ogliore and Ms. Rudeck opposed.

Ms. Winant said the applicant should have disclosed ownership and the PDA knew. She said credibility would have engendered less discussion. She said full disclosure is the best policy.

Ms. Vaughan said proof will be needed going forward.

Mr. Turnbull said he accepted responsibility for not being here for URC meeting. He said when he heard the former owner sold both operations to Taco Time people, he would have cancelled the application if Taco Time were included here. He said they required complete separate; a completely different ownership is the only way they would support. He said they were convinced it was a separate business and didn't represent that. He apologized.

032719.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

032719.21 KK's Henna Tattoos
Victor Steinbrueck Park
Kulbir Kaur

Staff Report, Use: Ms. McAuliffe explained the application for temporary use approval requested for a business specializing in the application of temporary tattoos, from May 12 through December 31, 2016. The space is located in Zone 3, street level, all uses permitted. New use would be Other Uses b. Commission previously approved this application on a temporary basis in the Park. Proposed ownership structure: sole proprietorship. The applicant does not have a financial affiliation with another business. Business hours: 10:00 a.m. to 7:00 p.m. Monday – Sunday, unless it is rainy or windy. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, price list and supplemental information and photos of sample henna tattoos. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, and 2.9.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.5.5 d, 2.6, 2.7.1, 2.9.1 and recommended to approve.

Applicant Comment:

Kulbir Kaur said she has provided this service in the park before; pricing runs from \$10.00 to \$65.00.

Landlord Comment: Landlord signed the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said the DRC recommended approval.

Ms. Kitagawa asked if Park Use Guidelines apply for activation and how is this OK when others are not, such as “pop up” use. She read from the Guidelines for Victor Steinbrueck Park, 2.12, opening paragraph.

Mr. Ogliore said that each application stands on its own.

Ms. Kitagawa the guideline speaks to overactivation of the park.

Ms. McAuliffe said it was designed as a respite for shoppers.

Ms. Kitagawa said the Commission needs to discuss that and if others come, be aware of it. It needs to be discussed, especially with changes ahead.

Mr. Ogliore said the MarketFront has come in to play; maybe this should be in the Marketfront rather than in the park.

Ms. Winant said it could be overactivated and we could lose what the park was designed for; it is important to keep that in mind.

Ms. Kitagawa said she was concerned when the walk opens up. She said she had no concern about this use or this applicant but that she wants discussion of 2.12.

Mr. Hale agreed. He said Occidental Park is an example of so much going on there – it is almost too much.

Mr. Ogliore noted Parks’ classes that are scheduled.

Mr. Hale said over time, there could be more.

Ms. Vaughan said each application is reviewed on a case by case basis; that could address overactivation.

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

MM/SC/MH/AW 8:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application for proposed design of business and signage. Exhibits Reviewed included a site plan and photos. Guidelines that applied to this application included 3.1, 3.4, 3.6, and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.3 b & f, 3.6.1, 3.6.2, 3.8.7, 3.8.8 and recommended to approve, with request to change umbrella color and furniture from red to less bright color.

Applicant Comment:

Ms. Kulbir said she will use the same setup as before.

Landlord Comment:

Landlord signed application.

Public Comment: There was no public comment.

Ms. Kitagawa said this has been here multiple years and the setup is humble and anonymous; the DRC preferred the umbrella and accessories be more neutral.

Ms. Kulbir provided photo of new color and specifications.

Ms. Kitagawa said the proposed blue is just as bright as what was proposed before; she suggested a natural beige.

Ms. Kulbir agreed and said the chairs will match.

Action: Ms. Kitagawa made a motion to adopt a resolution approving the application as amended with Khaki color.

MM/SC/RK/JO 8:0:0 Motion carried.

032719.3 APPROVAL OF MINUTES: March 27, 2019 Deferred.

032719.4 REPORT OF THE CHAIR

Ms. Vaughan express concern about the Mayor not forwarding three candidates and wondered why.

Ms. McAuliffe said two candidates were interviewed, the third was not available. She said the candidates were forwarded, with preferred candidate noted, last summer. She said there is a new liaison in the position. She said the major declined the applications, requested a more diverse pool. She apologized that it was taking so long; five commission terms expired in December 2017 and they have still not been appointed. She noted the importance of institutional memory. She said the Mayor wants a Native American member on the Commission. She said it is difficult finding property owner for that position.

Ms. Vaughan said she drafted a letter, but it needs to be re-done. She talked with Laine Ross and David; they are discussing. She said it was brought up at the Friends of the Market meeting; they will write letter about incomplete board. She said that Friends of the Market, Allied Arts, and she, as Chair, would write letters.

Ms. McAuliffe said letter should be sent to her; it must be approved by DON first.

Mr. Farrazaino left at 5:50 pm.

032719.5 REPORT OF STANDING COMMITTEES:

032719.6 STAFF REPORT

Ms. McAuliffe said she has no new information on the Showbox but noted she and her supervisor have been identified by owner to be deposed.

Mr. Ogliore said he and Sara Patton met to discuss Hahn Building and the Showbox. He hoped they could find a musical entity to buy the Showbox. He said the alley came into play as well by Newmark residents.

Ms. McAuliffe asked what the issue is with the Hahn and Newmark.

Mr. Ogliore said Ms. Patton met with them about minor adjustment by Hahn regarding alley.

Ms. McAuliffe said anyone can submit comments as an individual, but the Commission has no jurisdiction.

Ms. McAuliffe thanked the Guidelines Review Committee for their work. She said she will review the guidelines; they will go back to Commission; there will be public notice; MHC will vote; if approved, then will go to City Clerk to be filed.

Ms. McAuliffe said the sandwich board letter was sent out and she has had one response.

032719.7 NEW BUSINESS

Ms. Vaughan said in the future with applications like the Mexican Grocery, if no landlord is in attendance, then postpone review. She said the Commission felt lied to.

Ms. Winant said she looked up the applicant's profile. She said they asked him three times if he had another business.

Ms. McAuliffe said that in the future, the landlord needs to be here.

Ms. Kitagawa made a motion to adjourn. Mr. Hale seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator