



The City of Seattle

Ballard Avenue Landmark District Board

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

BLD 65/25

MINUTES OF THE DECEMBER 4, 2025 MEETING

Location: Ballard Customer Service Center-Conference Room: 5604 22nd Ave NW.
Remote Access: WebEx phone number and meeting link as indicated on meeting agenda.

BOARD MEMBERS

Tommy Patrick, Chairperson
Anthony Salazar, Vice Chairperson
John Cashman
Max Genereaux
Miriam Hinden
Meagan Teutsch

STAFF

Minh Chau Le

Absent:

Philipp Koman

As a quorum was present, the meeting was called to order at 9:07 a.m. by Chairperson Tommy Patrick.

120425.1 PUBLIC COMMENT

None.

120425.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

120425.21 Situ Tacos
5239 Ballard Ave NW
Guadalupe Flores, Business Owner

Proposal for an exterior neon sign at the rear entrance of the building.

Staff provided: rendering of the proposed sign; elevation drawing; color, material, and attachment details; site plan; photo of the location. Staff cited guideline 13, Signs; (g) Neon Signs.

Guadalupe Flores presented the proposal.

The property owner was not in attendance.

The board found that the proposal did not fully conform with District guidance regarding neon signs. The board identified the following specific areas of non-compatibility: the proposed color of the neon is not adequately subdued; the illumination caused by a neon sign is not desirable in this location, the proposed sign would have an adverse visual impact to the District. The board cited guideline 13(g)-Neon Signs.

Action: Tommy Patrick made a motion to deny the application. Anthony Salazar seconded the motion.

5:1:0. Motion carried. Miriam Hinden opposed.

120425.3 APPROVAL OF MINUTES

Anthony Salazar made a motion to approve the minutes of October 2, 2025, as presented. Tommy Patrick seconded the motion.

4:0:2. Motion carried. Max Genereaux and Miriam Hinden abstained.

120425.4 REPORT OF THE CHAIR

None.

120425.5 REPORT OF THE STAFF

Recruitment for Board Position 5 - Architect had concluded and the estimated start date for incoming board member is January 2026.

120425.6 BOARD BUSINESS

Discussion of board's concerns regarding code compliance and enforcement. The board requested to have SDCI staff present information at a future board meeting.

Adjourn The meeting was adjourned at 10:29 a.m.

Submitted by:
Minh Chau Le
Board Coordinator