



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 25/26

MINUTES OF THE APRIL 2, 2026 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
Philipp Koman
Joe Krentz
Megan Teutsch

STAFF

Minh Chau Le

Absent:

Max Genereaux

As a quorum was present, the meeting was called to order at 9:19 a.m. by Chairperson Tommy Patrick.

040226.1 PUBLIC COMMENT

None.

040226.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

040226.21 Eyes on Me
5443 Ballard Ave NW
Denys Khasiiev, Business Manager

Proposal for storefront signage: a hanging marquee sign, lettering on the marquee, and window decal signs.

Phillip Koman disclosed that he works as the building manager of the property. The board determined recusal was not warranted.

Staff provided: site plan; photos of the existing storefront; renderings of the proposed signage; signage colors, materials, methods of application and attachment. Staff cited guidelines: 7, Transparency; 12, Awnings; 13, Signs.

Denys Khasiiev presented the proposal on behalf of applicant Feliks Matveev. He provided clarification on the following changes to the proposed plans being presented: the hanging sign will be stained cedar wood rather than wood painted black; the lettering on the hanging sign will be raised rather than engraved, a new version of the window decal sign plan was provided to the board. He provided physical materials samples of wood and raised lettering for the hanging sign.

The property owner was not in attendance.

The board found the proposal to be adequately consistent with district guidelines relating to signs and awnings. The board discussed the new window decal plan and found that the position of some of the decals obscured transparency. The board cited the following guidelines: 7, Transparency; 12, Awnings; 13, Signs.

Action: Phillipp Koman made a motion to approve the application under the following conditions: the hanging sign will be stained cedar; the lettering on the hanging sign will be the raised lettering that was presented in the physical material sample; the QR code decal will be moved from the window to the entry door, all window lettering currently between 4 – 6 ft from grade level will be moved upwards and cannot be 4 – 6 ft from grade level. Tommy Patrick seconded the motion.

6:0:0 Motion carried.

040226.3 APPROVAL OF MINUTES

Tommy Patrick made a motion to approve the minutes of March 5, 2026, as presented. Anthony Salazar seconded the motion.

6:0:0. Motion carried.

040226.4 REPORT OF THE CHAIR

Tommy Patrick reported on community concerns about non-compliance with Landmark District requirements.

040226.5 REPORT OF THE STAFF

Report on the timeline for the 2026 board member election.

040226.6 BOARD BUSINESS

The board discussed safety issues affecting the district including threats to personal physical safety and the presence of drug paraphrenia and human waste in public areas.

Adjourn The meeting was adjourned at 10:23 a.m.

Submitted by:
Minh Chau Le
Board Coordinator