



The City of Seattle

International Special Review District

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

ISRD 02/26
Meeting of 01.13.26

Staff Report -

Board Members Please Note: The citations from the District Ordinance, International Special Review District Design Guidelines, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

Address: 712 S. King St. – Dynasty Room at Uncle Bob's Place

Record #: DONH-COA-01986

Applicant Representatives: Yuko Kunugi, Suyama Peterson Deguchi

Proposed change of use from “restaurant/caf  ” to “event space”

Additional details:

“Event space” is not a preferred use within SMC 23.66.326 – Street-level uses. Therefore, it cannot be reviewed administratively.

Staff comments: It is the staff opinion that this use may be appropriate, so long as the transparency requirements of SMC 23.66.336 are met and there is pedestrian activity into/out of the storefront.

DRAFT MOTION

I move that the International Special Review District Board recommend approval of a Certificate of Approval for change of use, per the submitted application materials.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the January 13, 2026 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 relevant Standards:**

Seattle Municipal Code (SMC)

SMC 23.66.030 – Certificates of Approval – application, review and appeals

SMC 23.66.320 – Permitted uses

SMC 23.66.326 – Street-level uses

SMC 23.66.336 – Exterior building finishes

B. Asian Design Character District

4. Transparency Requirement