

MHC STAFF REPORT SUMMARY: 01/08/25

Pursuant to SMC 25.24.070, the Commission shall consider whether each application for a Certificate of Approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

010825.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**010825.21 Seattle Artisan Sandos (final business name TBD)**

1904 Pike Pl, Stewart Building

Scott Staples, Business Owner

Proposal for a new deli and diner business, to be operated by Seattle Artisan Sandos LLC owned by Scott Staples (81%) and Boris Castellanos (19%). Postponed from the meeting of December 11, 2024.

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Prior use: Food (c) and (e), Michou.
- Proposed use: Food (c) and (e).
- Scott Staples to be onsite regularly for day to day operations.
- One owner (Staples) reports partial ownership in food business Uneeda Burger.
- Business hours: 9 am – 5 pm seven days per week.

Exhibits:

- Site plan
- LLC Documentation
- Sample menu

Relevant guidelines:

2.6 Styles and Methods of Business Operations

2.7 New Uses and Businesses

URC recommendation: To be determined January 2, 2025.

010825.22 Pasta Casalinga

93 Pike St #301, Economy Building

Michela Tartaglia

Proposal for an office space for the existing Market business, Pasta Casalinga.

Additional relevant information:

- Zone 2, above street level, all uses permitted.
- Previous use: Other (c), office for the now-defunct news stand.
- Proposed use: Other (c).

Exhibits:

- Site plan

Relevant guidelines:

2.8 Existing Uses and Businesses

URC recommendation: To be determined January 2, 2025.

010825.23

Rachels' Ginger Beer

1530 Post Alley, Post Alley Market Building

Doh Driver, Rachels' Ginger Beer

Proposal to expand the business's existing food menu.

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Current use: Food (c) and (e)
- Proposed use: Food (c) and (e)

Exhibits:

- Description of proposed new menu.
- Previous use approval MHC 65/13.

Relevant guidelines

2.8 Existing Uses and Businesses

URC recommendation: To be determined January 2, 2025.

010825.3

APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

010825.31

Rachels' Ginger Beer

1530 Post Alley, Post Alley Market Building

Doh Driver, Rachels' Ginger Beer

Proposal to re-configure existing retail counter area, re-direct door of an existing bathroom to the adjacent public hallway, replace interior lighting fixtures (retroactive), and replace a shelving and display area (retroactive).

Exhibits:

- Site plan.
- Photos, before and after retroactive changes.
- Description of changes, proposed and retroactive.

- Drawing and specifications for retroactive changes.
- Color and materials information.
- Rendering of proposed artwork.
- Floor plans, existing and proposed.
- Elevation drawings.

Relevant guidelines:

- 1.5 Application for a Certificate of Approval
- 1.6 Landlord Responsibilities and Obligations
- 3.4 Design of Individual Business Spaces
- 3.5 Lighting
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined January 2, 2025.

