

MHC STAFF REPORT SUMMARY: 12/11/24

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.

121124.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

121124.11 Earth, Wind, and Fire
1514 Pike Pl, Sanitary Building
Danny Nunez, Business Owner

Proposal for change of ownership structure only for an existing business. To be operated by Nunez Morales Group LLC dba Earth, Wind, and Fire owned by Danny Nunez (100%).

Additional relevant information:

- Danny Nunez is currently a co-owner; the proposal consolidates ownership to a single owner.
- Danny Nunez to be onsite regularly.
- No other changes to the existing business are being proposed.

Exhibits:

- Site plan
- LLC Documentation
- Prior Certificate of Approval for Use MHC 298/02

Relevant guidelines:

- 2.8 Existing Uses and Businesses
- 2.10 Changes to Business Structure or Ownership

URC recommendation: To be determined December 4, 2024.

121124.12 PDA Temporary Arcade Uses
85 Pike St, Arcades #2 and #4, Leland Building
Zack Cook, PDA

Proposal for temporary operation of the PDA Guest Vendor Program in arcade #2 and temporary operation of Daystall pop-ups in arcade #4.

Additional relevant information:

- Approval requested through December 31, 2024 to activate vacant spaces during the holiday season.
- Spaces to be operated according to the existing rules of the PDA's Guest Vendor and Daystall programs.

Exhibits:

- Site plan
- Project description
- Photos of sites

Relevant guidelines:

- 2.8 Existing Uses and Businesses
- 2.9 Temporary Uses
- 2.13 Highstalls

URC recommendation: To be determined December 4, 2024.

121124.13 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%).

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), approved used for this location.
- 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 December 4, 2024.

121124.14 Can Can
95 Pine St, First and Pine Building
Chris Snell, Business Owner

Proposal for a removable A-frame sign.

Exhibits:

- Site plan

Relevant guidelines:

3.6.6 Off-Premises Signs

URC recommendation: To be determined December 4, 2024.

121124.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

121124.21 Can Can
95 Pine St, First and Pine Building
Chris Snell, Business Owner

Proposal for removal of an existing window, installation of a service window for ticket sales and take-away food, neon and painted signage at the service window, and an A-frame sidewalk sign.

Exhibits:

- Site plan
- Photos of existing conditions
- Window specifications
- Construction details
- Signage details
- Color and material information

Relevant guidelines:

3.2 Major Structures and Architectural Elements
3.4 Design of Individual Business Spaces
3.6 Signs
3.8 Public Ways and Amenities

DRC recommendation: To be determined December 4, 2024.

121124.22 Neighorcare Health
1930 Post Alley, Livingston-Baker Building
Lingmei Kong, Miller Hayashi Architects

Proposal for removal of an existing railing, installation of a new security enclosure around the building's exterior stairwell, and replacement of two exterior doors.

Exhibits:

- Site plan
- Exterior building elevation

- Floor plan
- Photos and descriptions of existing conditions
- Door replacement details
- Renderings of proposed enclosure
- Scale drawings
- Color and material information
- Attachment details

Relevant guidelines:

- 3.2 Major Structures and Architectural Elements
- 3.4 Design of Individual Business Spaces
- 3.8 Public Ways and Amenities
- 3.9 Secretary of the Interior's Standards for Rehabilitation

DRC recommendation: To be determined December 4, 2024.

121124.23

Inn at the Market

86 Pine St, Inn at the Market Building
Shelley Wooten, Business Owner

Proposal to reconfigure a portion of the existing glass wall along the building's outdoor courtyard.

Exhibits:

- Photos of existing conditions
- Site plans, existing and proposed
- Elevations
- Color and material information
- Applicant comments and project description.

Relevant guidelines:

- 3.2 Major Structures and Architectural Elements
- 3.4 Design of Individual Business Spaces
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined December 4, 2024.

121124.24

US ATM Machines

MarketFront Plaza, next to elevator
Down Under common area, Fairley Building
Pike St Pergola, Pike St between 1st Ave and Pike Pl
Sky Bridge, next to elevator
Zack Cook, PDA

Proposal for the installation of four ATM cash machines at four public locations, and signage at the Pike St Pergola location only.

Exhibits:

- Site plan
- Photos of proposed locations
- ATM machine specifications
- Attachment details
- Signage details (for Pike St Pergola location)

Relevant guidelines:

- 3.6 Signs
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined December 4, 2024.