

MHC STAFF REPORT SUMMARY: 7/9/25

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.

070925.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

070925.11 Mick's Peppouri
1531 Pike Pl, Fairley Building
Tadd Mick, Current Owner
Kristina Kelly, Prospective Owner

Proposal for change of ownership only of an existing business. To be operated by Mick's Pepper Jelly LLC owned by Kristina Kelly (100%).

Additional relevant information:

- No other proposed changes to existing use or design.
- Kristina Kelly to be onsite regularly for day-to-day operations.
- No other related business ownership reported by K. Kelly.
- Mick's Pepper Jelly LLC to be formally established after MHC approval is made.

Exhibits:

- Most recent MHC approval for use at this business.

Relevant guidelines:

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

URC recommendation: To be determined July 2, 2025.

070925.12 Karoo Café
Right-of-Way adjacent to: 1921 1st Ave, Butterworth Building
Patrick McAleese, Property Owner
Olivia Vermaak, Business Owner

Proposal for a seasonal outdoor café.

Additional relevant information:

- Duration: temporary through October 2025.
- The A-frame signs and red carpet have not been approved; commission to advise on next steps.

Exhibits:

- Photos of existing storefront.
- Site plan.

Relevant guidelines:

- 1.5 Application for Certificate of Approval
- 2.8 Existing Uses and Businesses
- 2.9 Temporary Uses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined July 2, 2025.

070925.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

070925.21 Karoo Café

1921 1st Ave, Butterworth Building (adjacent right-of-way and building exterior)
Patrick McAleese, Property Owner
Olivia Vermaak, Business Owner

Proposal for demarcations and furniture for a seasonal sidewalk café (070925.12).
Additionally, a retroactive proposal for a storefront business sign.

Additional relevant information:

- The three flags/signs have not been approved and are included in the current application.
- The A-frame signs and red carpet have not been approved; commission to advise on next steps.

Exhibits:

- Photos of existing storefront, including the unapproved flags/signs.
- Site plan.
- Photos of tables, chairs, stanchions, chain-style railings.

Relevant guidelines:

- 1.5 Application for Certificate of Approval
- 3.4 Design of Individual Business Spaces
- 3.6 Signs
- 3.7 Sidewalk Dining
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined July 2, 2025.

070925.22

Le Panier

1902 Pike Pl, Stewart House Building

Kristi Drake, Business Owner

Retroactive proposal for interior renovation: painting and replacement of cabinetry, displays, counters, flooring.

Exhibits:

- Project overview.
- Floor plans.
- Cabinetry, furniture, display details.
- Colors, materials, finishes, flooring information, flooring information.

Relevant guidelines

- 1.5 Application for Certificate of Approval
- 3.4 Design of Individual Business Spaces
- 3.5 Lighting

DRC recommendation: To be determined July 2, 2025.