

**MHC STAFF REPORT SUMMARY: 10/22/25**

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.

**102225.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

102225.11 Virginia Inn  
1937 1<sup>st</sup> Ave, Livingston Baker Building  
Marisa Mohr, Proposed Business Co-owner

Proposal for change of ownership only for the existing business. To be operated by First and Virginia LLC owned by Marisa Mohr (25%), Jackelyn Batingan (25%), Amber Quezada (25%), Manuel de Jesus Sarabia Quinteros (25%).

Additional relevant information:

- Zone 3, street level, All Uses permitted.
- Prior use: Food (e)
- Proposed use: Food (e), no change.
- Size: 2,270 s.f.
- Proposed ownership structure: LLC.
- All four proposed co-owners to be onsite regularly for day-to-day operations.
- None of the four proposed co-owners reports ownership in another business.
- Proposed business hours: 10 am – 10 pm seven days per week.

Exhibits:

- Site plan.
- Description of proposed changes.
- Documentation of LLC.

Relevant Guidelines:

- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses

URC recommendation: To be determined October 15, 2025.

**102225.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN**

102225.21 Down Under Wayfinding Sign  
1501 Pike Pl Level 4, Fairley Building  
Talia Wu, PDA

Use: Proposal to use wall space above public walkway for a business wayfinding sign.

Additional relevant information:

- Zoning: N.A.
- Prior use: N.A.
- Proposed use: N.A.
- Size: N.A.
- Proposed ownership structure: N.A.
- Owners onsite: N.A.
- Ownership in another business: N.A.
- Proposed business hours: N.A.

Exhibits:

- Site plan.
- Description of location.
- Photos of location.

Relevant Guidelines:

2.3 Pedestrian Qualities

3.6.6 Off-Premises Signs

URC recommendation: To be determined October 15, 2025.

Design: Proposal for a wayfinding sign related to Down Under businesses.

Exhibits:

- Site plan.
- Description of location.
- Photos of location.
- Sign details.

Relevant Guidelines:

3.6 Signs

DRC recommendation: To be determined October 15, 2025.

102225.22

Pink Door

1919 Post Alley, Soames Dunn Building

Angelica Harris, Business Co-owner

Use: Proposal to increase the area of the restaurant's existing rooftop dining area.

Additional relevant information:

- Zone 2, above street level, All Uses permitted.
- Prior use: Food (e).
- Proposed use: Food (e), no change.
- Size: Existing rooftop dining space is 1,168 s.f. Proposed addition to rooftop dining space is 185 s.f. Total would be 1,353 s.f. No proposed change in size of interior tenant space of 4,776 s.f.
- Proposed ownership structure: no change from current.
- Owners onsite: no change from current.

- Ownership in another business: no change from current.
- Proposed business hours: no change from current.

Exhibits:

- Project overview.
- Site plan.
- Photos of existing rooftop space.
- Proposed floor plan.
- Demolition plan.

Relevant Guidelines:

- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses

URC recommendation: To be determined October 15, 2025.

Design: Proposal to adjust layout of the existing rooftop dining area, replace the existing structure, decking, doors, seating, and to add new lighting, fixtures, and a louvred roof system.

Exhibits:

- Project overview.
- Site plan.
- Photos of existing rooftop space.
- Proposed floor plan.
- Demolition plan.
- Ceiling plan.
- Roof plan.
- Elevation drawings.
- Construction details.
- Awning and roof system information.
- Color and material information.
- Renderings of proposed structure from: within the dining area, Post Alley, Pike Place.

Relevant Guidelines:

- 3.2 Major Structures and Architectural Elements
- 3.3 Energy Technology
- 3.5 Lighting
- 3.6 Signs
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined October 15, 2025.

102225.23

North Pergola Bench Removal and Vending

Right-of-Way: corner of Pike Pl (west side of street) & Virginia St (south side of street)

Katie Trent, PDA

Design: Proposal for the temporary removal of the existing bench under the pergola until September 2026. Retroactive proposal, the bench has already been removed.

Exhibits:

- Site plan.
- Background statement.
- Photos of site.
- Information on the Heritage Sign, which was to be installed on the removed bench.

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined October 15, 2025.

Use: Proposal to temporarily add PDA-administered vending under the pergola until September 2026.

Additional relevant information:

- Zone 1, street level, Food (a-b) and Retail (b) uses permitted.
- Prior use: Other (b) and (c).
- Proposed use: Retail (b) and (c).
- Size: 32 s.f. allotted for vending.
- Proposed ownership structure: not yet known.
- Owners onsite: not yet known.
- Ownership in another business: not yet known.
- Proposed business hours: not yet known.

Exhibits:

- Site plan.
- Background statement.
- Description of proposed uses.
- Photos of site.
- Site plan.
- Information on the Heritage Sign, which was to be installed on the removed bench.

Relevant Guidelines:

- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses
- 2.9 Temporary Uses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined October 15, 2025.

102225.31

Place Pigalle

81 Pike St, Leland Building

Lluvia Walker, Business Owner

Preliminary Use: Proposal to use an existing outdoor rooftop space as additional dining space for Place Pigalle restaurant.

Additional relevant information:

- Zone 2, above street level, All Uses permitted.
- Prior use: Food (e).
- Proposed use: Food (e), no change.
- Size: Proposed new rooftop dining space is approximately 1,400 – 1,500 s.f. No proposed change in size of interior tenant space of 1,600 s.f.
- Proposed ownership structure: no change from current.
- Owners onsite: no change from current.
- Ownership in another business: no change from current.
- Proposed business hours: no change from current.

Exhibits:

- Project overview.
- Site plan.
- Photos of the existing rooftop space.
- Renderings of the proposed structure from: within the proposed dining area, the north (Fairley Building upper levels), the building's interior hallway.
- Approximate size details.

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market
- 2.3 Pedestrian Qualities
- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses

URC recommendation: To be determined October 15, 2025.

Preliminary Design: Proposal for a rooftop dining structure with access points located within the existing restaurant and on the building's exterior façade.

Exhibits:

- Project overview.
- Site plan.
- Design and materials overview.
- Photos of the existing rooftop space.
- Renderings of the proposed structure from: within the proposed dining area, the north (Fairley Building upper levels), the building's interior hallway.
- Approximate size details.

Relevant Guidelines:

- 3.1 General Principles for Design in the Market