

MHC STAFF REPORT SUMMARY

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.

062426.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

062426.11 Jack's Fish Spot
1514 Pike Pl, Sanitary Building
Murphie Mathers, Business Owner Representative

Proposal to expand the existing use by adding beer and wine to the existing menu.

Additional relevant information:

- No proposed changes to the existing business's size, location, specialty nature, ownership, regular presence of an owner onsite, general operating hours, or design.
- Use was established in 1982. Certificate of Approval MHC 194/82 approved: "Fish Market selling fresh fish: additional uses; Crab Cooker and holding tank; the sale of fresh seafood for immediate consumption. All to go food will be made from fish or seafood at his market, and will include soups, cocktails and raw fish. No deep fried fish will be allowed."
- Use was expanded in 1989. Certificate of Approval MHC 98/89 approved: "Expansion of use to sell fish and chips as a secondary and supplemental product to fresh fish. The fresh fish counter is to remain at the front of the shop and the food counter at the back, where the fish and chips, soups, cocktails, and raw fish will be sold. It is expected that the prepared foods will be sold for immediate consumption. The primary emphasis of this business is on the sale of fresh fish."

Exhibits:

- Site plan.
- Floor plan.
- Existing menu.
- Summary of proposed menu additions.

Relevant Guidelines:

2.8 Existing Uses and Businesses

URC recommendation: To be determined June 17, 2026.

062426.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

062426.21 Tamra & Co.
1427 1st Ave, Economy Building
Razan Kattoo, Business Owner

Use: Proposal for a new artisanal food business which includes retail food, a café, and merchandise. To be operated by Tamra & Co. LLC owned by Razan Kattoo (100%).

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Former use was Retail (a), (J & J Gifts & Sportswear).
- New use would be Food (c)(e)(f) and Retail (d)(e).
- Space is 680 square feet.
- Proposed ownership structure: LLC owned by Razan Kattoo (100%)
- Owner affiliations: No other business owned.
- Owner operator: Razan Kattoo to be onsite regularly for day to day operations.
- Business hours: 10 a.m. – 10 p.m. on weekdays; 8 a.m. – 2 a.m. on weekends.

Exhibits:

- Owner's statement.
- Sample food and café menus.
- Sample merchandise.
- Business license.
- LLC Certificate of Formation.

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market
- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses

URC recommendation: To be determined June 17, 2026.

Design (temporary): Proposal for temporary window signage.

Design: Proposal for a hanging marquee sign, storefront sign, interior painting, floor replacement, lighting replacement, wall removal, and new shelving, displays, finishes, and food service equipment.

Exhibits:

- Renderings of proposed temporary window signage.
- Site plan.
- Photos of existing conditions.
- Concept board.
- Demolition details.
- Proposed floor plan.

- Proposed ceiling plan.
- Proposed interior elevations.
- Paint color information.
- Material details – shelving, cabinetry, flooring, counters, displays, tile.
- Marquee sign details – location, design, colors, materials, attachment details.

Relevant Guidelines:

- 3.2 Major Structures and Architectural Elements
- 3.4 Design of Individual Business Spaces
- 3.5 Lighting
- 3.6 Signs

DRC recommendation: To be determined June 17, 2026.