

MHC STAFF REPORT SUMMARY JULY 22, 2026

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.

072226.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

072226.11 Ruby's
1501 Pike Pl #300, Leland Building
Alex Jackson, Business Owner

Use: Proposal for the placement of two offsite business signs.

Additional relevant information:

- The two proposed sign locations are in public areas outside of the business's individual space, warranting a review of "use".

Exhibits:

- Site plans identifying the proposed sign locations.
- Photos of the proposed sign locations.
- Renderings of the proposed offsite signs.

Relevant Guidelines:

2.3 Pedestrian Qualities
3.6.6 Off-Premises Signs

URC recommendation: To be determined July 15, 2026.

Design: Proposal for the design of offsite business signs, onsite business signage, furniture, and restaurant equipment.

Exhibits:

- Site plans identifying the proposed sign locations.
- Photos of the proposed sign locations.
- Renderings of the proposed offsite signs.
- Signage color, material, graphics, attachment details.
- Photos of the existing business space.
- Proposed floor plan.
- Information on furniture and restaurant equipment concepts.

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 July 15, 2026.