

MHC STAFF REPORT SUMMARY: 09/09/26

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.

090926.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

090926.11 Herban Farm Collective
1509 Pike Pl Arcade #6, Fairley Building
Ras Peynado, Business Owner

Use: Proposal for a new business specializing in locally grown produce and crafted culinary products, to be operated by Herban Farm NW LLC owned by Ras Peynado (100%).

Additional relevant information:

- Zone 1, street level, Food (a-b) and Retail (b) uses permitted.
- Prior use: Food (a) and (b). (Temporary use as a Day Stall administered by the PDA; approved by the commission in June 2026, MHC 105/26).
- Proposed use: Food (a) and (c); Retail (b).
- Size: 99 s.f.
- Ownership structure: Herban Farm NW LLC, owned by Ras Peynado (100%).
- Ras Peynado to be onsite regularly for day-to-day operations.
- Business hours: Monday – Sunday, 9 a.m. – 6 p.m. with potential to extend up to 7 a.m. – 10 p.m. daily.

Exhibits:

- Site plan.
- Photo of storefront.
- Sample product list.
- LLC documentation.

Relevant Guidelines:

- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses
- 2.13 Highstalls

URC recommendation: To be determined September 2, 2026.

Design: Proposal for a temporary storefront business sign.

Additional relevant information: The proposed duration for the temporary sign is six

months. The applicant intends to submit a full design application following use approval, which will include a permanent sign.

Exhibits:

- Site plan.
- Photo of storefront.
- Sign specifications.
- Attachment details.

Relevant Guidelines:

3.4 Design of Individual Business Spaces

3.6 Signs

DRC recommendation: To be determined September 2, 2026.

090926.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

090926.21 Interpretive Signs for Totem Poles
1999 Western Ave, Victor Steinbrueck Park (VSP)
Heather Pihl, Applicant

Proposal to install two interpretive signs for the Victor Steinbrueck Park totem poles. To be installed on the railings near the totem poles.

Additional relevant information:

- 2019: An extensive renovation of VSP was approved by the commission (MHC 93/19).
- 2023: A proposal to permanently remove the totem poles from VSP was denied by the commission (MHC 1/24).
- 2025: The commission approved to re-open VSP to the public under the conditions that:
 1. The poles will either be restored or replaced in-kind.
 2. When the poles are returned, a community celebration consistent with Native American protocols will be held.
 3. A permanent sign will be installed with a QR code that will link to a City of Seattle website that will provide information developed jointly by Parks and Recreation, MHC, DON, and Friends of the Market.
- 2026: A system to mount and re-install the totem poles in VSP was approved by the commission. (MHC 66/26).
- Parks and Recreation's most recent time estimate for re-installation of the totem poles is September 2026.
- The applicant provided an onsite viewing to the DRC on August 4 and presented a briefing to the DRC on August 5, 2026, in preparation for submitting this application.
- Parks and Recreation has provided written permission for this proposal

under the following two conditions:

1. Signs must include “Authored by Friends of the Market”
2. Application must include approval of permanent removal of the original signs at the base of each pole.

Exhibits:

- Project description.
- Site plan.
- Photos of proposed sign locations.
- Sign specifications.
- Attachment details.
- Representative photo of proposed sign color, material, and style.
- Photos of the original plaque signs for the totem poles.

Relevant Guidelines:

- 2.12 Victor Steinbrueck Park
- 3.2 Major Structures and Architectural Elements
- 3.6 Signs
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined September 2, 2026.