

MHC STAFF REPORT SUMMARY 09/23/26

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.

092326.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

092326.11 The Nikkei
1525 1st Ave, First and Pine Building
Ed Kashiba, Business Owner

Proposal for a new restaurant business specializing in sushi, to be operated by The Nikkei, LLC owned by Ed Kashiba (100%).

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Former use: Food (e) and Retail (e). (Shug's).
- Current use: vacant.
- Proposed use: would be Food (e).
- Space is 1,285 square feet. No proposed change in size.
- Proposed ownership structure: LLC owned by Ed Kashiba (100%).
- Owner affiliations: No other business ownership reported.
- Owner operator: Ed Kashiba to be onsite regularly for day to day operations.
- Business hours: 11:30 a.m. – 6:00 p.m. seven days per week.

Exhibits:

- Site plan.
- LLC Certificate of Formation.

Relevant Guidelines:

- 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 September 16, 2026.