

MHC STAFF REPORT SUMMARY: 10/28/26

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.

102826.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

102826.11 El Callejon

Right-of-way adjacent to: 1914 Post Alley, Alaska Trade Building
Julio Rodriguez, Business Owner

Use: A retroactive proposal to use the public right-of-way for an outdoor dining area for El Callejon.

Additional relevant information:

- El Callejon was approved to operate inside the Alaska Trade Building at the commission's meeting of July 28, 2021 (MHC 107/21).
- El Callejon's unapproved use of the adjacent outdoor space in Post Alley began in approximately 2022.
- The space is in the right-of-way, for which SDOT is considered to be the property owner.
- SDOT has consented to this proposal advancing to the commission for its review and decision.
- Size of outdoor dining area: 165 s.f.

Exhibits:

- Site plan.
- Photos of the space.
- Summary of application.
- Proof of property owner consent (SDOT).
- Abutting building owner consent form (Alaska Trade Building).
- Proof of payment for application fee.

Relevant guidelines:

- 1.5 Application for a Certificate of Approval
- 1.6 Landlord Responsibilities and Obligations
- 2.3 Pedestrian Qualities
- 2.8 Existing Uses and Businesses
- 2.11 Street Use, Street Vendors and Sidewalk Cafes

URC recommendation: To be determined October 21, 2026.

Design: A retroactive proposal for a covered dining structure and dining furniture.

Additional relevant information:

- The unapproved structure was built in and has been in use since approximately 2022.

Exhibits:

- Site plan.
- Photos of the space, dining structure, and furniture.
- Description of the work.
- Description of materials.
- Section drawings.
- Proof of property owner consent (SDOT).
- Abutting building owner consent form (Alaska Trade Building).
- Proof of payment for application fee.

Relevant guidelines:

- 1.5 Application for a Certificate of Approval
- 1.6 Landlord Responsibilities and Obligations
- 3.4 Design of Individual Business Spaces
- 3.7 Sidewalk Dining
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined October 21, 2026.