

MHC STAFF REPORT SUMMARY: 04/24/24

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.

042424.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

042424.11 Don and Joe’s Meats
85 Pike St. LaSalle Building
Jon Kiehnau, Prospective Business Owner

Proposal for change of ownership only for existing business, to be operated by 85 Pike LLC owned by Jon Kiehnau (48.5%), Barnaby Dorfman (48.5%), Ben Frey (3%).

Additional relevant information:

- Zone 1, street level, Food (a-b) and Retail (b) uses permitted.
- Former use was Food (a) and (b) – a meat market.
- No proposed change to use, will remain a meat market.
- No proposed change to size of space.
- Proposed ownership structure: LLC
- Owner financial affiliations: No similar businesses reported.
- Owner operator: Ben Frey to be onsite regularly for day to day operations.
- Business hours: 8:00 am – 5:00 pm seven days/week

Exhibits:

- Site plan.
- Floor plan.
- Statement by applicant.
- Co-owners’ bios.
- LLC information.
- Prior MHC use approval (MHC 19/24) and related meeting minutes.

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses
- 2.10 Changes to Business Structure or Ownership

URC recommendation: To be determined April 17.

042424.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

042424.21 Bottega Gelato (formerly Bottega Italiana)
1425 1st Ave, Economy Building
Kathy Choi, Prospective Business Owner

Use: Proposal for change of ownership and change of name only for existing business, to be operated by Olikai LLC dba Bottega Gelato owned by Kathy Choi (100%).

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Former use was Food (c) and (e) – gelato shop with onsite seating.
- No proposed change to use, will remain a gelato shop with onsite seating.
- No proposed change to size of space.
- Bottega Italiano (the seller) is affiliated with a multi-state chain. This proposed change of name and ownership would sever that association.
- Proposed ownership structure: LLC
- Owner financial affiliations: No similar businesses reported.
- Owner operator: Kathy Choi to be onsite regularly for day to day operations.
- Business hours: 9:00 am – 5:00 pm seven days/week

Exhibits:

- Site plan.
- LLC information.

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 2.8 Existing Uses and Businesses
- 2.10 Changes to Business Structure or Ownership

URC recommendation: To be determined April 17.

Design: Signage to be hung from building marquee.

Exhibits:

- Site plan.
- Photos of site.
- Scale, color, material details.

Relevant guidelines:

- 3.6 Signs

DRC recommendation: To be determined April 17.

042424.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

042424.31 Sisters European Cafe
1525 Post Alley, Post Alley Market Building
Babak Hodaie, Business Owner

Proposal to replace the existing roll-up door facing Post Alley with sliding doors.

Exhibits:

- Site plan.
- Floor plans.
- Photos of existing roll-up door.
- Attachment details
- Specifications for sliding doors.

Relevant guidelines:

- 3.1 General Principles for Design in the Market
- 3.4 Design of Individual Business Spaces

DRC recommendation: To be determined to be determined April 17.

042424.32 PDA Guest Vendor Program
93 A Pike St, Economy Building
Zack Cook, PDA

Proposal to install attached tables for use by program vendors.

Exhibits:

- Site plan.
- Floor plans.
- Scale drawings.
- Renderings.
- Attachment details.
- Color and material details.

Relevant guidelines:

- 3.1 General Principles for Design in the Market
- 3.4 Design of Individual Business Spaces

DRC recommendation: To be determined to be determined April 17.

042424.33

Raven's Nest Treasure

85 Pike St, LaSalle Building

Conrad Steinbrueck, Business Owner

Proposal to renovate the partition wall that separates the retail and office areas.

Exhibits:

- Project description
- Site plan.
- Floor plans.
- Photos of existing space.

Relevant guidelines:

- 3.1 General Principles for Design in the Market
- 3.4 Design of Individual Business Spaces

DRC recommendation: To be determined to be determined April 17.