

MHC STAFF REPORT SUMMARY: 05/08/24

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.

050824.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

050824.11 Pike Place Chowder
1530 Post Alley #9 and #9B, Post Alley Market Building
Mike Hillyer, Prospective Business Owner

Proposal for change of ownership only of existing business, to Pike Place Chowder Dawgs LLC owned by Casey Hillyer (50%), Mike Hillyer (25%), Emily Hillyer (\$25).

Additional relevant information:

- Two non-contiguous spaces on the same floor of the same building.
- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Current use Food (c) and (e) – no requested change.
- No proposed changed to use form MHC 184/02.
- No proposed change to size of space.
- Proposed ownership structure: LLC
- Owner financial affiliations: Casey Hillyer, Mike Hilley each report partial ownership in a separate restaurant business.
- Owner operator: Mike Frey to be onsite regularly for day to day operations.
- Business hours: 10:00 am – 5:00 pm seven days/week

Exhibits:

- Site plan.
- Floor plan of building.
- Sample menu.
- LLC information.
- Prior MHC use approval (MHC 184/02) establishing current use.
- Prior use approval (MHC 5210) establishing current configuration of space: unit 9 as retail space and unit 9B as kitchen space.
- Forthcoming: prior approvals for use and design issued to Pike Place Chowder, for adjacent outdoor dining area.

Relevant guidelines:

- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses
- 2.10 Changes to Business Structure or Ownership
- 3.8 Public Ways and Amenities

050824.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL -- DESIGN

050824.21 Outdoor Vending Area

Pike Pl, west side of street, immediately north of the Fairley Building
Luke Wade (PDA), Applicant

Proposal to install vertical display grids to the existing brackets located on the horizontal concrete vending slabs.

Additional relevant information:

- The commission approved the permanent installation of brackets in 2015, for the purpose of holding removable display grids (MHC 31/15).
- The commission approved placement of the metal grids in the brackets, but with added conditions limiting them to intermittent (rather than continuous) placement (MHC 109/16).
- The applicant appealed the decision to the Hearing Examiner. The MHC decision was upheld.

Exhibits:

- Site plan.
- Photos of slab area from Pike Pl and Western Ave.
- Photos of grids.
- Grid specifications.
- Attachment details.
- Prior MHC design approval MHC 31/15.
- Prior MHC design approval MHC 1096/16.
- Findings and Decision of the Hearing Examiner R-16-003

Relevant guidelines:

- 3.2 Major Structures and Architectural Elements
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined May 1, 2024.