

MHC STAFF REPORT SUMMARY: 05/22/24

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.

052224.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

052224.11 Yarn Dragon
1501 Pike Pl Unit 521-B, Fairley Building
Jonathan Berner, Business Owner

Proposal for a new business specializing in hand-dyed yarn, knit wear, and knitting supplies to be operated by Yarn Dragon LLC dba Yarn Dragon owned by Jonathan Berner (100%). Additionally, a request for placement of an A-frame sign adjacent to the business space.

Additional relevant information:

- MHC approved the division of the Ventures space in 2022, creating a new retail space. This would be the first tenant in the newly-created space.
- Design application is in process, to be scheduled for a later MHC meeting.
- Zone 1, below street level, Food (a-e) and Retail (a-b) uses permitted.
- Current use: vacant. Prior to vacancy: Retail (c), Ventures.
- Proposed new use: Retail (a), (c).
- Size: 496 sf.
- Proposed ownership structure: LLC
- Owner financial affiliations: None reported.
- Owner operator: Jonathan Berner to be onsite regularly for day to day operations.
- Business hours: 9:00 am – 5:00 pm 365 days/year.

Exhibits:

- Site plan.
- Floor plan.
- Photos.
- LLC information.
- Prior MHC use approval (MHC 47/22) establishing the creation of this space.

Relevant guidelines cited by staff:

- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses
- 3.6.6 Signs: Off-Premises Signs

URC recommendation: To be determined May 15, 2024

052224.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL -- DESIGN

052224.21 Ugly Baby
1430 Western Ave, LaSalle Building
Rosalie Gale, Business Owner

Proposal for alterations to second floor of existing business space: interior paint, shelving, fixtures and exterior window trim paint.

Exhibits:

- Site plan.
- Floor plan.
- Photos of existing space.
- Renderings.
- Colors and material information.
- Elevation drawings.
- Construction details.

Relevant guidelines cited by staff:

- 3.2 Major Structures and Architectural Elements
- 3.4 Design of Individual Business Spaces.

DRC recommendation: To be determined May 15, 2024.