

MHC STAFF REPORT SUMMARY: 02/26/25

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.

022625.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

022625.11 Magpie Mouse Studios
1516 Western Ave, Fairley Building
Sarah Meranda, Business Owner

Proposal for the permanent re-location of an existing Market business, currently located at 1517 1st Ave, Sanitary Building.

Additional relevant information:

- Zone 1, street level, Food (a-b) and Retail (b) uses permitted.
- Prior use: Retail (a) and (c) – Leolo Handmade Shoes
- Proposed use: Retail (c), an unapproved use for this location, for which there has been recent precedent (Leolo Handmade Shoes).
- No other proposed changes aside from location.

Exhibits:

- Site plan of current and proposed locations.
- Existing Certificate of Approval for Use, MHC 99/22.

Relevant guidelines:

2.8 Existing Uses and Businesses

URC recommendation: To be determined February 19, 2025.

022625.12 Triangle Building Tenant Re-locations
Mr. D's Greek Delicatessen to 1505 Pike Pl, Leland Building
Truffle Queen to 1509 Pike Pl Arcade #4, Fairley Building
Mee Sum Pastry to 1530 Pike Pl, Triangle Building
Copacabana to 1511 Pike Pl, Fairley Building
Susan Brems, PDA

Proposal for the temporary re-location of four existing Triangle Building businesses during the demolition and replacement of the Triangle Building balcony.

Additional relevant information:

- No proposed changes to the four existing businesses' established uses or their permanent locations.

- All proposed locations are currently vacant, from recent tenant departures.
- Expected duration: March – June 2025 (according to most recent SDOT street use correspondence regarding deck replacement).

Exhibits:

- Photos of existing and proposed locations.
- Site plans with existing and proposed locations.

Relevant guidelines:

2.8 Existing Uses and Businesses

2.9 Temporary Uses

URC recommendation: To be determined February 19, 2025.

