

MHC STAFF REPORT SUMMARY: 10/09/24

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.

100924.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**100924.11 City Fish**

1906 Pike Pl Unit # 6, Stewart Building
David Delafield, Business Owner

Proposal for an offsite storage and office space for existing Market business, City Fish.

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Current use: vacant.
- Proposed new use: Other (c), an unpermitted use for this location.
- Size: 225 sf.
- Office hours: 10:00 am – 5:00 pm seven days/week.

Exhibits:

- Site plan.

Relevant guidelines cited by staff:

- 2.7 New Uses and Businesses
- 2.8 Existing Uses and Businesses

URC recommendation: To be determined October 2, 2024.

100924.12 Jacobs Agro

1509 Pike Pl #7, Fairley Building
Mark Jacobs, Business Owner

Proposal for a new business specializing in fresh produce and value-added farm products. To be operated by Jacobs Agro LLC owned by Mark Jacobs (100%).

Additional relevant information:

- Zone 1, street level, Food (a-b) and Retail (b) uses permitted.
- Current use: vacant. Prior to vacancy: Food (a) and (b).
- Proposed new use: Food (a), (c). Food (c) represents the value-added goods and is a non-permitted use for this location.
- Size: TBA.

- Proposed ownership structure: LLC
- Owner financial affiliations: None reported.
- Owner operator: Mark Jacobs to be onsite regularly for day to day operations.
- Business hours: 7:00 am – 5:00 pm 7 days/week.

Exhibits:

- Applicant's statement.
- LLC information.
- Sample product list.

Relevant guidelines cited by staff:

- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses
- 2.13 Highstalls

URC recommendation: To be determined October 2, 2024.

100924.13

Rummage Hall

1530 Post Alley #4, Post Alley Market Building

Zack Cook, PDA

Proposal to re-locate the Rummage Hall to a new location.

Additional relevant information:

- Space is administered by the PDA; renters use the space to sell used goods.
- Rummage Hall has operated in lower Post Alley, Sanitary Market, upper Post Alley, and most recently in the Stewart Building.
- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Current use: TBA.
- Proposed new use: Retail (a), a permitted use for this location.
- Size: 320 sf.
- Business hours: 10:00 am – 6:00 pm 7 days/week.

Exhibits:

- Site plan.
- Photos
- Program information.

Relevant guidelines cited by staff:

- 2.7 New Uses and Businesses
- 2.8 Existing Uses and Businesses

URC recommendation: To be determined October 2, 2024.

