MHC 63/22

**MHC Staff Report SUMMARY: 07/06/22**

Pursuant to SMC 25.24.070, the Commission shall consider whether the proposal proposed in an 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.

**070622.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL - USE**

070622.11 Le Pichet

1933 1st Ave, Livingston Baker Building

Michael Chick and Marcel Boulanger, Prospective Business Owners

Proposal for change of ownership only for existing business; to be operated by Milk Carton Mimes LLC owned by Michael Chick (50%) and Marcel Boulanger (50%).

Relevant Background:

* + - Zone 3, street level, all uses permitted
    - Current use: food (e)
    - New use: food (e)
    - Space is 885 square feet
    - Proposed ownership structure: LLC
    - Owner financial affiliations: none
    - Owner operator: Michael Chick and Marcel Boulanger to be onsite regularly
    - Business hours: Mon – Thurs 10 am – 9 pm; Fri – Sun 9 am – 9 pm

Exhibits:

* Site plan
* Certificate of Approval that established current business use
* Current menu
* LLC documentation

Relevant Guidelines:

2.1 General Principles for Uses in the Market

All sections – no conflicts cited

2.6 Styles and Methods of Business Operations

All sections – no conflicts cited

2.7 New Uses and Businesses

Applies per guideline 2.10.4: Changes to Business Structure or Ownership

All sections – no conflicts cited

070622.12 Eclipse Hat Shop

1520 Western Ave, Fairley Building

Sharon Hagerty, Business Owner

Proposal to expand existing Eclipse Hat Shop business space (1518 Western Ave) into adjacent business space (1520 Western Ave).

Relevant Background:

* + - The two spaces were joined previously and have operated as combined spaces and separate spaces in the past
    - Zone 1, street level, food (a-b); retail (b) permitted
    - Current use: vacant
    - New use: retail (c) (no change to existing for Eclipse Hat Shop)
    - Space size: current 340 sf; addition 180 sf; proposed total 520 sf
    - Proposed ownership structure: Sole Proprietor (no change to existing)
    - Owner financial affiliations: none (no change to existing)
    - Owner operator: Sharon Hagerty (no change to existing)
    - Business hours: Tues – Sun 11 am – 5 pm

Exhibits:

* Site plan
* Photo of storefront
* Certificate of Approval that established current business use

Relevant Guidelines:

2.1 General Principles for Uses in the Market

All sections – no conflicts cited

2.6 Styles and Methods of Business Operations

2.6.6 New Businesses Preferred to Expansions; proposal is an expansion rather than a new business.

All other sections – no conflicts cited

2.8 Existing Uses and Businesses

2.8.1 Minor Change of Use; disqualifying factors a,b,c do not apply

070622.13 Tenzing Momo

93 Pike St #101, Economy Building

Erik Smith, Prospective Business Owner

Proposal for change of ownership only for existing business; to be operated by Tenzing Momo Inc owned by Erik Smith (100%).

Relevant Background:

* + - Zone 2, street level, food (a-e); retail (a-d) uses permitted
    - Current use: retail (a)(d)
    - New use: retail (a)(d)
    - Space is 700 square feet
    - Proposed ownership structure: Corporation
    - Owner financial affiliations: none
    - Owner operator: Erik Smith to be onsite regularly
    - Business hours: Mon – Sun 10 am – 5 pm

Exhibits:

* Site plan
* Business sales agreement

Relevant Guidelines:

2.1 General Principles for Uses in the Market

All sections – no conflicts cited

2.6 Styles and Methods of Business Operations

All sections – no conflicts cited

2.7 New Uses and Businesses

Applies per guideline 2.10.4: Changes to Business Structure or Ownership

All sections – no conflicts cited