

**MHC STAFF REPORT SUMMARY: 09/14/22**

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.

**091422.1 APPLICATION FOR CERTIFICATE OF APPROVAL - USE**

091422.11 Alabaster Owl  
1532-B Pike Pl, Triangle Building  
Sarah Taylor, Business Owner

Proposal for new business specializing in wizard and magic themed secondhand items.  
To be operated by the Alabaster Owl LLC owned by Sarah Taylor (100%)

## Additional information:

- Zone 2 street level, Food a-e and Retail a-d permitted
- Vacant since November 2021
- Last active use was Other (b): Pike Place Naturopathic
- Proposed use: Retail (a)
- Size: 272 sf
- Proposed ownership structure: LLC owned by Sarah Taylor (100%)
- Prospective owner reports no other ownership interest in similar businesses
- Sarah Taylor to be onsite for regular day to day operations
- Hours of operation: Wednesday – Monday, 11 am – 6 pm

## Exhibits:

- Site plan
- Sample product and price list
- LLC documentation

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market- No conflicts cited
- 2.5 Priority of Market Uses - No conflicts cited, Retail (a) is a first priority permitted use.
- 2.6 Styles and Methods of Business Operations – No conflicts cited across all sections 1-10
- 2.7 New Uses and Businesses
  - 2.7.1 Proposed use is permitted according to Market zoning; a, b, c do not apply.

URC Recommendation: To be determined on September 7

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091422.21 Magpie Mouse Studios  
1517 1<sup>st</sup> Ave, Sanitary Market Building  
Sarah Meranda, Business Owner

Proposal for new business consisting of studio, retail, and workshop space for handmade enamel jewelry. To be operated by Magpie Mouse Studios Inc owned by Sarah Meranda (100%)

Additional information:

- Zone 2 street level, Food a-e and Retail a-d permitted
- Vacant since May 2022
- Last active use was Retail (c): Silver + Salt (handmade jewelry)
- Proposed use: Retail (c)
- Size: 592 sf
- Proposed ownership structure: Corporation owned by Sarah Meranda (100%)
- Prospective owner reports no other ownership interest in similar businesses
- Sarah Meranda to be onsite for regular day to day operations
- Hours of operation: Tuesday – Sunday, 11 am –5 pm

Exhibits:

- Site plan
- Sample product and price list
- Corporation documentation

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market- No conflicts cited
- 2.5 Priority of Market Uses - No conflicts cited, Retail (c) is a permitted use replacing a business of the same use (seller-made jewelry)
- 2.6 Styles and Methods of Business Operations – No conflicts cited across all sections 1-10
- 2.7 New Uses and Businesses
  - 2.7.1 Proposed use is permitted according to Market zoning; a, b, c do not apply.

URC Recommendation: To be determined on September 7

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091422.31 Pizza and Pasta Bar  
1530 Post Alley #7, First & Pine Building  
Babak Ziraknejad, Business Owner

Proposal for temporary exclusive use of existing outdoor public seating area.  
Clarification of business name only, previously approved as Seattle Pizza Company.

Additional information for dining area:

- Retroactive request; has been in operation for majority of Covid-19 pandemic.
- Design application to follow if use is approved.

Additional information regarding name clarification:

- Revision of business name only; no changes proposed regarding menus, hours of operation, ownership structure, owner operator status, etc.

Exhibits:

- Site plan
- Photos
- LLC documentation
- Certificate of Approval establishing Use for Seattle Pizza Company

Relevant Guidelines (for dining area):

- 2.1 General Principles for Uses in the Market- No conflicts cited
- 2.3 Pedestrian Qualities
- 2.3.1 Cites public eating and sitting areas, stating they should be publicly accessible. Proposal would limit public access, temporarily for the duration of the approval.
- 2.9 Temporary Uses
- 2.9 Provides a general timeframe of up to 12 months for temporary uses; this use had been in place for over 12 months at the time of application for approval.

Relevant Guidelines (for name clarification):

- 2.8 Existing Uses and Businesses
- 2.8.1 Appears to be a minor change of use; the business name is being revised without any other proposed changes to the nature of the business. Conditions a, b, c are met.

URC Recommendation: To be determined on September 7

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