

## MHC STAFF REPORT SUMMARY: 09/08/21

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.

**090821.2**      **USE**      MHC 120/21

090821.21      Corner Produce and Rojo Juice  
1500 Pike Pl, Corner Market Building  
John Turnbull, PDA

Proposal to extend and expand temporary Use approval MHC 93/21. Proposed extension: through March 2022. Proposed expansion: addition of vegetable stocks, frozen juice items, fruit and vegetable purees, trail mix, sauces, condiments.

### Relevant Background:

- Currently operating under temporary Use approval that expires September 6, 2021
- Zone 2, street level, food (a-e), retail (a-d) uses permitted.
- Current approved use: food (a).
- New use would be food (c)(f)
- Space is 400 square feet.
- Ownership structure: Sublease by Rojo Juice owned 100% by Rhonda Faison as Sole Proprietor
- Owner financial affiliations: None
- Owner operator: Rhonda Faison to be onsite for day to day operations
- Business hours: 9 am – 6 pm, 6 days per week

### Exhibits:

- MHC 93/21

### Relevant Guidelines

2.1 General Principles for Use in the Market – no immediate conflicts cited

2.4 Market Zones – Ready to consume items are food(f) ; not a prioritized use within the Market Zone 2, Street level

2.6 Styles and Methods of Business Operations

2.6.6 New Businesses Preferred to Expansions – references support of independent startup businesses

2.7 New Uses and Businesses

2.7.2 (d) Non-Permitted Uses: – property owner and primary leaseholder report space is otherwise financially unviable

2.9 Temporary Uses

2.13 High Stalls – guidance regarding high stalls