

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