

MHC STAFF REPORT SUMMARY: 01/13/21

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.

011321.2 USE

MHC 1/21

011321.21 Kitchen & Market
1926 Pike Pl, Champion Building
Stephanie King, Business Owner

Proposal for new retail food business offering grocery items, meal kits, prepared foods, and cooking demonstrations To be operated by Salt & Pepper Take Two LLC.

Relevant Background:

- Zone 2, street level, food (a-e), retail (a-d) uses permitted.
- Current use: vacant
- New use would be food (c)
- Space is 5,176 square feet.
- Proposed ownership structure: LLC owned 100% by Stephanie King
- Owner financial affiliations: No similar businesses owned
- Owner operator: Stephanie King to be onsite for day to day operations
- Business hours: 9 am – 7 pm, 7 days/week

Exhibits:

- Storefront photo and location
- LLC Certificate of Formation
- LLC Operating Agreement
- Sample product catalog
- Proposed product list

Relevant Guidelines

- 2.1 General Principles for Use in the Market – no immediate conflicts cited
- 2.2 Prohibited Actions – no immediate conflicts cited
- 2.3 Pedestrian Qualities – no immediate conflicts cited
- 2.4 Market Zones – no immediate conflicts cited
- 2.5 Priority of Market Uses – no immediate conflicts cited
- 2.6 Styles and Methods of Business Operations – no immediate conflicts cited
- 2.7 New Uses and Businesses – no immediate conflicts cited

011321.3 USE/DESIGN

011321.31 Jungle Bean
1529 Western Ave
Kamille Barba, Business Owner

USE: Proposal for new retail plant shop selling indoor potted plants. To be operated by Jungle Bean LLC.

Relevant Background:

- Zone 3, street level, all uses permitted.
- Current use: vacant
- New use would be Retail (b)
- Space is 586 square feet.
- Proposed ownership structure: LLC owned 100% by Kamille Barba
- Owner affiliations: No similar businesses owned
- Owner operator: Kamille Barba to be onsite for day to day operations
- Business hours: 9 am – 6 pm. 7 days/week

Exhibits:

- Storefront photo and location
- Amended Certificate of Formation
- Sample product sheet

Relevant Guidelines

- 2.1 General Principles for Use in the Market – no immediate conflicts cited
- 2.2 Prohibited Actions – no immediate conflicts cited
- 2.3 Pedestrian Qualities – no immediate conflicts cited
- 2.4 Market Zones – no immediate conflicts cited
- 2.5 Priority of Market Uses – no immediate conflicts cited
- 2.6 Styles and Methods of Business Operations – no immediate conflicts cited
- 2.7 New Uses and Businesses – no immediate conflicts cited

DESIGN: Proposal to paint interior, install interior furniture and fixtures, install exterior signage, remove existing window tint film.

Exhibits:

- Photos of existing interior
- Proposed floor plan
- Mock up of proposed furniture configuration
- Color samples
- Shelving details
- Lighting details
- Furniture details
- Signage details

Relevant Guidelines:

- 3.1 General Principles for Design in the Market – no immediate conflicts cited
- 3.4 Design of Individual Business Spaces – no immediate conflicts cited
- 3.5 Lighting– no immediate conflicts cited
- 3.6 Signs– no immediate conflicts cited