

MHC STAFF REPORT SUMMARY: 05/11/22

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.

051122.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL - USE

051122.21 Kubode (previously Jungle Bean)
1529 Western Ave, Pike Place Parking Garage Building
Kamille Barba, Business Owner

Proposal to change name of existing business. New business to be operated by Kubode LLC owned by Kamille Barba (100%)

Relevant Background:

- Zone 3, street level, all uses permitted
- Previous use: retail (b)
- Proposed use: retail (b)
- Space is 507 square feet.
- Ownership structure: LLC owned by Kamille Barba (100%)
- Owner financial affiliations: None
- Owner operator: Kamille Barba to be onsite for day to day operations
- Business hours: Seven days per week, 10 am – 6 pm

Exhibits:

- Site plan
- LLC information

Relevant Guidelines Cited by URC: To be determined

URC Recommendation: To be determined

051122.22 Chicken Valley
1507 Pike Pl, Leland Building
Doris Yuen, Prospective Owner

Proposal to change ownership of existing business and expand existing menu. Existing operator Chicken Valley LLC to be transferred to new owner Doris Yuen (100%).

Relevant Background:

- Zone 1, street level, food (a-b) and retail (b) permitted
- Previous use: food (c), food (f)
- Proposed use: food (c), food (f)

- Space is 520 square feet.
- Ownership structure: LLC owned by Doris Yuen (100%)
- Owner financial affiliations: None
- Owner operator: Doris Yuen to be onsite for day to day operations
- Business hours: Wednesday - Monday: 10 am – 6 pm

Exhibits:

- Site plan
- Description of new menu items
- LLC information for existing LLC

Relevant Guidelines Cited by URC:

URC Recommendation:

051122.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL - DESIGN

051122.21 Kubode (previously Jungle Bean)
 1529 Western Ave, Pike Place Parking Garage Building
 Kamille Barba, Business Owner

Proposal for blade sign, storefront signage, and exterior plant displays.

Exhibits:

- Business location
- Photo of existing storefront
- Signage information
- Plan holder display information

Relevant Guidelines Cited by DRC: To be determined

DRC Recommendation: To be determined

051122.22 Overlook Walk Preliminary Work
 1901 Western Ave, Marketfront Plaza & Marketfront Garage
 1530 Alaskan Way, PC1-S Parking Garage
 Jessica Murphy and Richard Schleicher, Seattle Office of the Waterfront and Civic Projects

Proposal for demolition and other preparations related to implementation of Overlook Walk connecting Pike Place Market to Seattle waterfront area.

Exhibits:

- Project location
- Description of work
- Statements regarding demolition
- Photos of existing conditions
- Construction details
- Materials information

Relevant Guidelines Cited by DRC: To be determined

DRC Recommendation: To be determined