

## MHC STAFF REPORT SUMMARY: 03/24/21

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.

**032421.2 USE**

MHC 31/21

032421.21 The Taproom at Pike Place  
1525 1<sup>st</sup> Ave #16, First and Pine Building  
Vuong Loc, Prospective Business Owner

Proposal for change of ownership of existing restaurant currently operated by The Taproom at Pike Place LLC owned 100% by Brian Stan. Business to continue operating under The Taproom at Pike Place LLC owned 100% by Vuong Loc.

### Relevant Background:

- Zone 2, street level, food (a-e), retail (a-d) uses permitted.
- Current use: food (e)
- New use would be food (e)
- Space is 1,690 square feet.
- Proposed ownership structure: LLC owned 100% by Vuong Loc
- Owner financial affiliations: No similar businesses owned
- Owner operator: Vuong Loc to be onsite for day to day operations
- Business hours: 11 am – 8 pm, 7 days/week

### Exhibits:

- Location and site plan
- Statements from prospective owner
- Sample menu offerings
- Previous Purchase and Sale Agreement
- Draft Assignment and Assumption document

### Relevant Guidelines

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

2.4 Market Zones – 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

2.10 Changes to Business Structure or Ownership — no immediate conflicts cited

**032421.3      DESIGN**

03242121.31 Eclipse Hat Shop  
1518 Western Ave, Fairley Building  
Sharon Hagerty, Business Owner

Proposal to install interior displays, lighting, and hat-making equipment; paint interior, install exterior blade sign, apply decal lettering to existing exterior canopy.

Exhibits:

- Location
- Photos, interior and exterior
- Color sample for interior paint
- Proposed floor plan
- Shelving details and display details
- Lighting 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