

MHC STAFF REPORT SUMMARY: 06/09/21

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.

060921.2 USE

MHC 84/21

060921.21 Chukar Cherries
1529-B Pike Pl, Fairley Building
Pam Montgomery, Business Owner

Proposal to add proprietary Chukar Cherries wines to existing product offerings.

Relevant Background:

- Administrative approval granted in 2020 on a temporary basis, and on the condition that permanent wine sales would require Commission review and approval.
- Zone 1, street level, food (a-b), retail (b) uses permitted.
- Current use: food (c)
- New use would be food (c)
- Space is 187 square feet.
- Proposed ownership structure: No change
- Owner financial affiliations: No similar retail outlets owned
- Owner operator: No change, owner to remain involved in daily operations
- Business hours: 10 am – 4 pm, 7 days/week

Exhibits:

- Existing temporary Certificate of Approval
- Location
- Statements from owner
- Sample wine offerings

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

2.8 Existing Uses and Business

2.8.1 (b) – Chukar Cherries located near wine shops Truffle Queen, Pike and Western Wine

2.7 New Uses and Businesses – no immediate conflicts cited

060921.3 DESIGN

060921.31 The Can Can
95 Pine St, First & Pine Building
Chris Snell, Business Owner

Proposal for interior alterations, exterior signage and alterations, window replacement.

Exhibits:

- Location and site plan
- Photos, interior and exterior
- Floor plans, existing and proposed
- Color samples and materials information
- Stage details
- Furniture details
- Signage details
- Canopy details

Relevant Guidelines:

3.1 General Principles for Design in the Market

3.1.2 Any additions or changes to buildings shall maintain the character of the Market.

3.2. Major Structures and Architectural Elements

3.2.9 Awnings and/or sunshades shall relate to the building façade and architectural elements. Design considerations should include uniformity, color, size, scale and materials.

3.2.12 Exterior building surfaces are key components in preserving the historical quality of design in the Market...[see Guidelines for full text]

3.4 Design of Individual Business Spaces

3.4.1 Shop fronts

(c) Shop fronts and stalls should not depart from the character of the building of which they are a part. Materials should be similar to those used throughout the building....

(d) The color of shopfronts should be neutral, although some color variety is acceptable...[see Guidelines for full text]

3.6 Signs

3.6.1 Signs should be simple, clear, of modest size, and painted with plain lettering styles. Lighting should be subdued, incandescent or neon.

3.6.2 Signs shall relate physically and visually to their location....[see Guidelines for full text]

3.6.3 Where possible, signs should reflect the character and use within the structure. Symbolic three-dimensional signs such as a barber pole, or other symbols illustrating the product or service being sold within are acceptable.

3.6.5 Signs that blink, flash, revolve, appear to be in motion, or have internal lighting are prohibited.

060921.311 Western Avenue Shopfronts
1522, 1520, 1518, 1516, 1514, 1508, 1500, 1430 Western Ave, Fairley Building
Zack Cook, PDA

Proposal for painting of multiple storefronts on Western Avenue.

Exhibits:

- Location
- Building elevation
- Photos of existing storefronts
- Color samples

Relevant Guidelines:

- 3.1 General Principles for Design in the Market – reference to “humble and anonymous” characteristics
- 3.2. Major Structures and Architectural Elements
 - 3.2.1 – Western façade of Fairley building and row of shopfronts is prominent and highly visible
- 3.4 Design of Individual Business Spaces
 - 3.4.1 Shop fronts
 - (c) Shop fronts and stalls should not depart from the character of the building of which they are a part.....[see Guidelines for full text]
 - (d) The color of shopfronts should be neutral, although some color variety is acceptable....[see Guidelines for full text]