



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

MINUTES

MHC 99/22

Wednesday, September 14, 2022

4:30 p.m.

Hybrid meeting virtual location: See WebEx meeting link below

Hybrid meeting physical location: Seattle City Hall, 600 4th Avenue, Boards & Commissions Room L2-80

COMMISSIONERS

Chris Bown
Leslie Buker
Sam Farrazaino
Grace Leong
Lisa Martin, Chair
Lauren Rudeck, Vice Chair
Stephanie Young

Staff

Sarah Sodt
Sarah Morningstar
Maribel Stephens

Absent

Golnaz Mohammadi

Chair Lisa Martin determined that a quorum was present and called the meeting to order at 4:30 pm.

She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

Ms. Rudeck disclosed that she is friends with the applicant for Magpie Mouse and recused herself from that application.

091422.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL - USE

091422.11 Alabaster Owl
1532-B Pike Pl, Triangle Building
Sarah Taylor, Business Owner

Proposal for new business specializing in wizard and magic themed secondhand items. To be operated by the Alabaster Owl LLC owned by Sarah Taylor (100%)

Ms. Sodt introduced that application and provided the staff report. Ms. Sodt then introduced the applicant and business owner, Sarah Taylor, to discuss further the project concept. Susan Brems, PDA representative was also in attendance.

Ms. Taylor described the proposal and walked through the presentation packet.

Ms. Leong asked about the percentage of Harry Potter themed goods. Ms. Taylor answered that the only branded items are stickers and pins. Any branded clothing would be vintage or second hand.

Ms. Young spoke regarding the Use Review Committee meeting. She stated that the application is consistent with guidelines 1.3, 1.4, 2.1, 2.5.4, 2.6, and 2.7.1.

No public comment.

Action: Mr. Farrazaino made a motion to adopt a resolution approving the application as presented.

MM/SC/SF/GL 7:0:0 Motion carried.

091422.21

Magpie Mouse Studios
1517 1st Ave, Sanitary Market Building
Sarah Meranda, Business Owner

Proposal for new business consisting of studio, retail, and workshop space for handmade enamel jewelry. To be operated by Magpie Mouse Studios Inc owned by Sarah Meranda (100%)

Ms. Sodt introduced that application and provided the staff report. Ms. Sodt then introduced the applicant and business owner, Sarah Meranda, to discuss further the project concept. Susan Brems, PDA representative was also in attendance.

Ms. Meranda described the proposal and walked through the presentation packet.

Ms. Brems said that Magpie Mouse Studios was a very successful part of the guest vendor program.

Ms. Young spoke regarding the Use Review Committee meeting. She said that the business is consistent with guidelines 1.3, 1.4, 2.1, 2.5.4.c, 2.6, and 2.7.1. There were no concerns about noise or odors.

No public comment.

Action: Ms. Young made a motion to adopt a resolution approving the application as presented citing guidelines 1.3, 1.4, 2.1, 2.5.4, 2.6, and 2.7.1.

MM/SC/SY/SF 6:0:1 Motion carried. Ms. Rudeck abstained.

091422.31

Pizza and Pasta Bar

1530 Post Alley #7, First & Pine Building

Babak Ziraknejad, Business Owner

Proposal for temporary exclusive use of existing outdoor public seating area.
Clarification of business name only, previously approved as Seattle Pizza Company.

Ms. Sodt introduced that application and provided the staff report. Ms. Sodt then introduced the applicant and business owner, Babak Ziraknejad, to discuss further the project concept. Susan Brems, PDA representative was also in attendance.

Mr. Ziraknejad described the proposal and walked through the presentation packet.

Ms. Brems spoke about the temporary application, and the desire to request an extension. She said that they would like an opportunity to rotate other businesses to this area in the future, and that it would not be for the exclusive use of one business.

Ms. Young spoke regarding the Use Review Committee meeting. She said that application did infringe on public amenities, 2.3, and that the committee talked extensively about the fairness to other tenants. She said that the committee felt that it was appropriate to bring this to the full Commission, citing guideline 2.9 Temporary Uses as a topic for discussion.

Ms. Sodt said that the area had been granted temporary exclusive use to businesses in the past. It was exclusively used by Mr. D's beginning in the 1980s. The Commission revoked the approval to Mr. D's in 1997 due to noncompliance with the approvals granted. In 1998, there was a certificate of approval for use establishing the space for public seating. In 2003, there was a Certificate of Approval for the design of the seats and tables that currently exist for public seating.

Ms. Martin asked about the seating near Made in Washington. Ms. Brems said that her understanding was that the courtyard seating is part of the PDA's property line and that it was not designated as public seating. Ms. Rudeck said that prior to the pandemic, Pike Place Chowder requested approval for seating and umbrellas on a yearly basis, however, there have been no applications since the pandemic started.

No public comment.

Ms. Martin asked Ms. Brems how many public seating areas were available in the Market. Ms. Brems said that there was really not that much, and that a lot more public seating was needed. Mr. Ziraknejad said that volume businesses create complexity in attempts to be fair. Ms. Brems said that if the area is not monitored or controlled, volume business customers use it.

Mr. Farrazaino asked Ms. Brems how tenants were selected for exclusive use of the public seating spaces. Ms. Brems said that businesses that were geographically close by were asked. Mr. Farrazaino asked if another business would be denied the same

advantage if the area was designated for Pizza and Pasta Bar. Ms. Brems said that there was no other equivalent business condition in the general area.

Action: Mr. Farrazaino made a motion to adopt a resolution approving the application as presented extending the temporary use to September 30, 2023. Guidelines cited: 2.1, 2.1.4, 2.3, 2.8 and 2.9.

Chris Bown left the meeting.

MM/SC/SF/SY 5:1:0 Motion carried. Ms. Martin did not approve.

091422.3 APPROVAL OF MINUTES

May 11, 2022

MM/SC/SF/SY 5:0:1 Motion carried. Ms. Buker abstained.

May 25, 2022

Motion to approve the minutes as edited.

MM/SC/GL/SY 4:0:2 Motion carried. Ms. Buker and Mr. Farrazaino abstained.

091422.4 REPORT OF THE CHAIR No report.

091422.5 REPORTS OF THE STANDING COMMITTEES No reports.

091422.6 STAFF REPORT

Ms. Sodt provided the staff report including an update on administrative approvals to date, the transition to hybrid meetings and commissioner recruitment.

091422.6 NEW BUSINESS

The chair postponed discussion of MHC Rules & Procedures revisions to give commissioners more time to prepare in advance.

Ms. Rudeck inquired about the status of the legislation regarding administrative approval. Ms. Sodt thanked the Commission for the letter and feedback. The next step is to brief the mayor's office.

Ms. Martin said that as the chair, she requested outside facilitation support from prior Director Greg Wong to help run Commission meetings. Acting Director Morningstar supported the request.

Public Comment was provided. Skip Knox requested that the Commission's authority be restored. Bob Messina requested that the meeting minutes be posted on the website without a huge lag time. Christine Vaughan said that when the meetings were held in the Market, the Commission did not limit public comment time unless there was a controversial issue with a number of speakers.

Ms. Young made a motion to adjourn the meeting. The meeting was adjourned by acclamation at 6:48 p.m.

Minh Chau Le
Commission Coordinator
206-684-0229