

**MHC STAFF REPORT SUMMARY: 02/28/24**

Pursuant to SMC 25.24.070, the Commission shall consider whether each 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.

**022824.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

022824.11 PDA Guest Vendor Program  
93 A Pike Pl, Economy Building  
Zack Cook, PDA

Proposal for permanent implementation of PDA-administered rotating guest vendor program.

Additional information:

- Space was occupied by Read All About it Newsstand from 1979-2019.
- Guest vendor program began operating in the space prior to obtaining approval.
- PDA guest vendor program was first approved on a temporary basis in April 2022.
- The temporary approval was extended through January 2024.
- Total space size: 330 sf
- The nature of the businesses, their ownership, and methods of operating will vary but are intended to fall within PDA-developed criteria.

Exhibits:

- Applicant’s statement
- Site plan
- Program information
- Prior MHC approvals: MHC 20/22; MHC 9/23

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operations.
- 2.7 New Uses and Businesses.
- 2.9 Temporary Uses

URC recommendation: To be determined February 21.

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**022824.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

022824.21 Chicken Valley  
1507 Pike Pl, Leland Building  
Doris Yuen, Business Owner

Proposal for renovation of an existing business: new partition wall, reconfiguration of storefront counter, kitchen equipment, signage, lighting, retractable security gate.

Exhibits:

- Site plans
- Floor plans
- Photos of existing space
- Renderings
- Color and materials information
- Equipment and lighting specifications
- Security gate construction detail

Relevant guidelines:

- 3.1 General Principles for Design in the Market
- 3.4 Design of Individual Business Spaces
- 3.5 Lighting
- 3.6 Signs

DRC recommendation: To be determined February 21.