

MHC STAFF REPORT SUMMARY: 04/26/23

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.

042623.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

042623.21 Pike Place Gifts
1501 Pike Pl #429, Fairley Building
Jae Gu Jung, Prospective Business Owner

Proposal for change of ownership only for existing business. To be operated by ASSA 3 Inc. owned by Jae Gu Jung (50%) and Yong Ho Joung (50%).

Additional information:

- Zone 2, below street level, Food (a-e), Housing (a-b), Social (a), Retail (a-d), Other (a-b) permitted.
- Previous Use: Retail (a).
- Proposed Use: Retail (a) [no proposed change from prior; a permitted use].
- Size: To be confirmed.
- Proposed ownership structure: Corporation.
- No other related business ownership reported for either owner.
- Jae Gu Jung to be onsite for regular day to day operations.
- Hours of operation: 10 am – 6 pm seven days per week.

Exhibits:

- Site plan
- Corporate bylaws

Relevant Guidelines:

- 2.1 General Principles for Use in the Market
- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses

URC recommendation: To be determined April 19, 2023

042623.22 Pike Place Magic (previously Market Magic & Novelty Shop)
1501 Pike Pl #427, Fairley Building
Brent Geris, Prospective Business Owner

Proposal for change of ownership and name change only for existing business. To be operated Heitkam Geris Magic Partnership LP owned by Patrick Heitkam (51%), Brent Geris (46%), and William Darko (3%).

Additional information:

- Zone 2, below street level, Food (a-e), Housing (a-b), Social (a), Retail (a-d), Other (a-b) permitted.
- Previous Use: Retail (a, d)
- Proposed Use: Retail (a, d) [no proposed change from prior; permitted uses].
- Size: To be confirmed.
- Proposed ownership structure: Limited Partnership
- Brent Geris owns The Magic Apple in Studio City, CA. No other related business ownership reported.
- Patrick Heitkam, Brent Geris, and William Darko to be onsite for regular day to day operations.
- Hours of operation: 10 am – 5 pm seven days per week.

Exhibits:

- Site plan
- Documentation for Limited Partnership

Relevant Guidelines:

- 2.1 General Principles for Use in the Market
- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses

URC recommendation: To be determined April 19, 2023
