

MHC STAFF REPORT SUMMARY: 08/09/23

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.

080923.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

080923.11 New Restaurant - Name TBD
1501 Pike Pl #200, Leland Building
Brandi Sather, Business Owner

Proposal for new business specializing in Portuguese and Iberian food and beverage. To be operated by BRT 168 Inc. owned by Brandi Sather (60%) and Hong Li (40%).

Additional information:

- Zone 1, above street level, all uses permitted
- Previous Use: food (e) – Shama restaurant
- Proposed Use: food (e)
- Size: forthcoming
- Proposed ownership structure: Corporation
- Hong Li has ownership interest in: The Rickshaw Restaurant and Lounge; Pub 70
- Brandi Sather to be onsite for regular day to day operations
- Hours of operation: 4 pm – 2 am seven days per week.

Exhibits:

- Site plan
- Applicant’s statement
- Sample menu
- Corporate documentation

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

URC recommendation: To be determined August 2, 2023

080923.12 Oceanside Nursery
1509 Pike Pl Arcade #5, Fairley Building
Octavio Contreras, Business Owner

Proposal for new business specializing in farm and farm-related products including live plants, produce, and value-added items made from farm ingredients. To be operated by Oceanside Landscaping Nursery, LLC owned by Octavio Contreras (50%) and Maria Amador (50%).

Additional information:

- Zone 1, street level, Food (a-b) and Retail (b) permitted
- Previous Use: Oceanside Nursery has been operating in this space on a temporary basis per approval MHC 12/23. The current approval is expiring. Prior to this, a Commission-approved temporary rotating vendor program was in place April 2022 - December 2022 for this space. Prior to these temporary arrangements, Manzo's Produce operated in Arcades 5 and 6 (combined).
- Proposed Use: Food (a), Food (b), Retail (b), Retail (c)
- Size: forthcoming
- Proposed ownership structure: LLC
- Business owner operates a farm in Sequim, WA
- Octavio Contreras and Maria Amador to be onsite for regular day to day operations
- Hours of operation: 9 am – 5 pm six days per week. Closed Tuesdays.

Exhibits:

- Site plan
- Applicant's Statement
- Sample product list
- LLC information
- MHC 12/23

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
- 2.13 Highstalls

URC recommendation: To be determined August 2, 2023

080923.13 Bite Society
1509 Pike Pl Arcade #6, Fairley Building
Lendy Hensley, Business Owner

Proposal for new business specializing in small batch packaged foods including cookies, chips, pickles, sauces, and nut mixes. To be operated by The City Catering Company, Inc owned by Lendy Hensley (100%).

Additional information:

- Zone 1, street level, Food (a-b) and Retail (b) permitted
- Previous Use: Bite Society has been operating in this space on a temporary basis per approval MHC 12/23. The current approval is expiring. Prior to this, a Commission-approved temporary rotating vendor program was in place April 2022 - December 2022 for this space. Prior to these temporary arrangements, Manzo’s Produce operated in Arcades 5 and 6 (combined).
- Proposed Use: Food (c), Food (f)
- Size: forthcoming
- Proposed ownership structure: Corporation
- Business owner reports ownership interest in Seattle Art League
- Lendy Hensley be onsite for regular day to day operations
- Hours of operation: 9 am – 5 pm seven days per week.

Exhibits:

- Site plan
- Applicant’s Statement
- Sample product list
- Corporate documentation
- MHC 12/23

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
- 2.13 Highstalls

URC recommendation: To be determined August 2, 2023

080923.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

080923.21 Golesh Architecture
93 Pike St #315 B, Economy Building
Luke Golesh, Business Owner

Proposal for interior alterations for new business: infill doorway, paint, install new fixtures.

Exhibits:

- Site plan
- Floor plan
- Photos of existing conditions
- Elevation drawing
- Color and materials information

Relevant Guidelines for Design:

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

DRC recommendation: To be determined August 2, 2023
