

**MHC STAFF REPORT SUMMARY: 03/16/24**

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.

**031624.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

031624.11 Internet Development Studio Company  
1928 Pike Pl Suite 301, Champion Building  
Jimmy Lee, Business Owner

Proposal for a new business specializing in web development, branding, graphic design, and venture investing. Operated by Internet Development Studio Corporation owned by Jimmy Lee (80%), Anastasiya Uraleva (10%), Andrew Alimbuyuguen (10%).

Additional relevant information:

- Zone 2, above street level, all uses permitted.
- Former use was Other (b) - [Data Robot].
- New use would be Other (b).
- Space is 5,319 square feet.
- Proposed ownership structure: Corporation
- Owner financial affiliations: None across all three owners.
- Owner operator: Jimmy Lee and to Andrew Alimbuyuguen to be onsite regularly for day-to-day operations.
- Business hours: weekdays 8 am – 10 pm ; weekends 11 am – 10 pm.

Exhibits:

- Site plan
- Floor plan
- Photos
- Corporation information: Certificate of Incorporation and Annual Report

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses

URC recommendation: To be determined March 6, 2024.

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031624.12

Pizza and Pasta Bar

Business Address: 1530 Post Alley # 7, Post Alley Market Building  
Project Address: Public seating area 1500 block Post Alley, west side  
Babak Ziraknejad, Business Owner

Proposal for temporary exclusive use of outdoor dining area from April 1, 2024 – September 30, 2024.

Additional relevant information:

- A temporary approval was made for this same use of space in 2022 (MHC 100/22).
- A temporary approval was made for design for this use of space in 2023 (MHC 100/23). Per the Commission, it remains valid for any extensions of use approval MHC 100/22.

Exhibits:

- Site plan
- Floor plan
- Previous use approval for this space: MHC 100/22.
- Previous design approval for this space: MHC 100/23.

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 2.3 Pedestrian Qualities
- 2.9 Temporary Uses
- 2.11 Street Use, Street Vendors, and Sidewalk Cafes

URC recommendation: To be determined March 6, 2024.

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031324.13

Namaste Gallery

1603 1st Ave, Inn at the Market  
Roberta “Bobbie” Medlin, Business Owner

Proposal for a new retail business selling ceramics, home accessories, and jewelry. To be operated by Namaste Gallery LLC owned by Roberta Medlin (100%).

Additional relevant information:

- No design changes proposed at this time.
- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Former use was Retail (a)(b) - [Beyond Threads].
- New use would be Retail (a)(c)(e).
- Space is 330 square feet.
- Proposed ownership structure: LLC
- Owner financial affiliations: None.

- Owner operator: Roberta Medlin to be onsite regularly for day-to-day operations.
- Business hours: Wednesday – Sunday 11 am – 5 pm.

Exhibits:

- Site plan
- LLC information: Articles of Organization and Annual Report
- Sample product list

Relevant guidelines:

- 2.1 General Principles for Uses in the Market
- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses

URC recommendation: To be determined March 6, 2024.

**031624.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

031624.21 Unexpected Productions  
 1428 Post Alley, Economy Building  
 Jay Hitt, Managing Director

Retroactive proposal for renovation of interior concessions area: reconfiguration of bar, new wall finishes, flooring, fixtures, and equipment.

Exhibits:

- Site plan
- Photos of space prior to renovation
- Floor plans, before and after renovation
- Elevations
- Lighting plans, before and after renovation
- Color and materials information
- Photos
- Equipment cut sheets (forthcoming).

Relevant guidelines:

- 1.6 Landlord Responsibilities and Obligations
- 3.1 General Principles for Design in the Market
- 3.4 Design of Individual Business Spaces
- 3.5 Lighting

DRC recommendation: To be determined March 6, 2024.