

MHC STAFF REPORT SUMMARY: 02/12/25

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.

021225.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

021225.11 Lee Family Farm
1509 Pike Pl Arcade #2, Fairley Building
Christy Mua, Business Owner

Proposal for a new business specializing in locally grown produce and value-added farm products. To be operated by Lee Family Farm LLC owned by Christy Mua (100%).

Additional relevant information:

- Zone 1, street level, Food (a-b) and Retail (b) uses permitted.
- Prior use: Retail (c) – temporary Daystall pop-ups.
- Proposed use: Food (a), an approved used for this location.
- Christy Mua to be onsite regularly for day-to-day operations.
- Owner reports that they own no other businesses.
- Business hours: 9 am – 5 pm seven days per week.

Exhibits:

- Site plan
- Applicant’s statement
- LLC Documentation

Relevant guidelines:

- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses
- 2.13 Highstalls

URC recommendation: To be determined February 5, 2025.

021225.12 Michou
1904 Pike Pl, Stewart House Building
Scott Staples, Boris Castellanos, and Rosa Soto, Business Owners

Proposal for change of ownership only of existing business, to Seattle Artisan Sandos LLC owned by Scott Staples (76%), Boris Castellanos (19%), and Rosa Soto (5%).

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Prior use: Food (c) and (e), Michou.

- Proposed use: Food (c) and (e), same as prior; approved uses for this location.
- Scott Staples and Rosa Soto to be onsite regularly for day-to-day operations.
- Business hours: 9 am – 5 pm seven days per week.

Exhibits:

- Site plan
- Existing use approval for Michou: MHC 147/08
- Sample menu
- LLC documentation
- Partnership agreement
- Co-owner resume: Rosa Soto

Relevant guidelines:

- 2.8 Existing Uses and Businesses
- 2.10 Changes to Business Structure of Ownership

URC recommendation: To be determined February 5, 2025.

021225.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

021225.21 PDA
1520 Pike Pl, Triangle Building
Luke Wade, PDA

Proposal for replacement of the decking and railing for Copacabana Restaurant’s exterior balcony.

Exhibits:

- Site plan
- Shop drawings for railing
- Decking specifications
- Photos of existing deck area
- Historic drawings – floor plans and elevations

Relevant guidelines:

- 3.2 Major Structures and Architectural Elements
- 3.4 Design of Individual Business Spaces
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined February 5, 2025.