



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISR 112/19

MINUTES FOR THE MEETING OF TUESDAY, April 23, 2019

Time: 4:30pm
Place: Bush Asia Center
409 Maynard Avenue S.
Basement meeting room

Board Members Present

Stephanie Hsie, Chair
Yuko Kunugi
Tim Lee
Sergio Legon-Talamoni
Russ Williams
Tanya Woo
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Chair Stephanie Hsie called the meeting to order at 4:30 pm.

042319.1 APPROVAL OF MINUTES
October 9, 2018
MM/SC/SLT/SH 2:0:2 Mr. Lee and Ms. Woo abstained.

042319.2 CERTIFICATES OF APPROVAL

042319.21 665 S. King St. – Louisa Hotel
Applicant: Katie Fairoz, Susu Dessert and Bar

Ms. Woo recused herself.

Ms. Frestedt explained the application for proposed establishment of use for a restaurant/café. The Louisa Hotel was constructed 1909. It is a contributing building located within the Asian Design Character District and Retail Core.

Applicant Comment:

Katie Fairoz, SuSu, explained she is Executive Chef of the new dessert bar, Thai rolled ice cream with eclectic Southeast Asian-style flavors. They will also offer wine, beer and cider. They will be open from 9:00 am – 10:00 pm.

Ms. Hsie asked about the high countertop along the storefront as it relates to visibility.

Ms. Fairoz said they will leave it as open as possible; there is floor to ceiling glass along King and Maynard. She said there is visibility in to allow view of people making desserts.

Mr. Legon-Talamoni asked about signage.

Ms. Fairoz said they will have signage but aren't ready yet.

There was a brief discussion about the door swing, ADA requirements and options shown in the plan.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Frestedt suggested that because different options were explored, approval could be conditioned on final review of door swing.

Ms. Hsie said today's review is for use only. She said all three layouts keep transparency and provide activation. She suggested approval with final floor plans to staff.

Mr. Legon-Talamoni concurred; he cited SMC 23.66.332 B and said all three comply.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use at 665 S. King St. conditioned that the applicant submit final floorplan and confirm door swing at King Street entrance.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the April 23, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance:**

SMC 23.66.320- Permitted Uses

SMC 23.66.326 – Street-level Uses

MM/SC/SLT/TL 3:0:1 Motion carried as amended. Ms. Woo recused herself.

Ms. Hsie suggested signage/graphics be multi-lingual, use of Chinese language and characters, neon, color, and consider transparency.

BOARD BUSINESS

Ms. Frestedt welcomed Tanya Woo to the board.

Ms. Frestedt said she is planning a retreat and passed out materials from previous retreats. She explained compliance would be a focus as. She said that neither DON nor the ISRD has authority to do enforcement part. She said she worked with business and property owners to come under compliance and SDCI does enforcement. She said without approval, there could be fines up to \$500/day. She said retreat would cover SOI, what are character-defining features.

Ms. Frestedt provided an update on the Design Guideline review process to date. She said Schemata will be invited to give presentation to board; it will provide community opportunity to question and comment.

Mr. Legon-Talamoni noted the Design Review Board (DRB) now mandates community outreach.

Ms. Frestedt said she wasn't sure why historic districts were omitted. She said the ISRD is often more rigorous in its request for outreach than the DRB. Because of the unique nature of the neighborhood, the board has the ability to request additional information from applicant. She said it is important that those in the community do the same level of outreach as developer from outside the community.

Mr. Lee asked about language issues.

Ms. Frestedt said she met with the City Historic Preservation Officer about translation of agendas and providing interpretation at meetings. She said a dozen elders attended a recent meeting and needed interpretation; she was not aware they were coming so did not arrange for interpretation. She said clearer communication is needed prior to meeting and if interpretation is requested, it will be provided. She said that since that meeting, interpretation has been available for meetings where new construction projects are presented, and it has not been needed. She said there is a commitment and responsibility to the community, but questioned if that is the best use of resources and tax payer dollars when not needed. She said she will make it clearer on the agenda that if interpretation is needed and that she be notified within three days of meeting. She said she was interested in feedback from community about when and where it is needed most.

Mr. Lee asked if the developer could be required to provide it.

Ms. Frestedt said it is important to make sure interpretation is non-biased and certified, so it should be arranged by the City.

Mr. Lee said there is a pool of certified interpreters in the city.

Ms. Frestedt said it is a bigger citywide policy discussion, including the appearance of conflicts.

Mr. Legon-Talamoni said the DRB allows applicants administrative review of affordable housing and asked if there has been any discussion about that.

Ms. Frestedt said she saw an update about this and wondered what the implications would be in historic districts. She said there is pressure to move 100% affordable and subsidized housing through quickly. She said the timelines and standards are the same for all projects within the ISRD

Ms. Frestedt said there is still ongoing conversations about administrative review of signs, paint colors, and an interest to keep large project moving through without back up with smaller projects.

Ms. Hsie asked how to respond to comments about affordability and that the board can't talk about it. She said it would be nice to have a way to respond. People should be able to know where to go and who to talk to.

Ms. Frestedt said that Interim has expressed interest in this issue. She said changes would need to be made to the Land Use Code regarding ISRD authority to address those issues. She said board could direct people to organization or specific individuals; Office of Housing, perhaps.

Mr. Legon-Talamoni said there is a need for small business owners to go before SDCI for full plan review for change of use; is there an intersection.

Ms. Frestedt encouraged sharing of concerns on this issue with decision-makers at the City and Council.

Mr. Legon-Talamoni said that Shanti at SCIDpda has been working on it.

Ms. Hsie said part of Board responsibility is to guide applicants, who they should go to.

Adjourn 5:25 pm

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