



The City of Seattle

Pike Place Market Historical Commission

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

MHC 34/23

MINUTES

Wednesday, March 8, 2023

4:30 p.m.

Hybrid meeting virtual location: Virtual access on the WebEx platform as provided in the meeting agenda.

Hybrid meeting physical location: Seattle City Hall, 600 4th Avenue, Boards & Commissions Room L2-80

COMMISSIONERS

Leslie Buker

Sam Farrazaino

Grace Leong, Chair

Golnaz Mohammadi, Vice Chair

Lauren Rudeck

Stephanie Young

Staff

Minh Chau Le

Melinda Bloom

Absent

Lisa Martin

Chair Grace Leong determined that a quorum was present and called the meeting to order at 4:35 pm.

She provided an acknowledgement of the Pike Place Market being on unceded land of the Duwamish and Puget Sound Coast Salish people.

030823.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

030823.11 Pike Place Bar & Grill

90 Pike St – Corner Market Building

Valley Gonsalves, Prospective Business Owner

Ms. Le explained the application for change of ownership only for existing business. To be operated by Seattle PPG LLC owned by Valley Gonsalves (100%). She said the space is in Zone 2, above street level, all uses permitted. Previous Use: Food (e). Proposed Use: Food (e), a permitted use for this location. Size: 3,826 sf. Proposed ownership structure: LLC. Business owner reports no other ownership interest in similar businesses. Valley

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

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Gonsalves to be onsite for regular day to day operations. Hours of operation: Monday-Thursday 11 am-9 pm; Friday-Sunday 8 am-11 pm. Exhibits reviewed included site plan, applicant statement, LLC information, sample menu. Guidelines that applied to this application included 2.1, 2.6, 2.10. URC recommended to approve.

Ms. Young said the new owner is new to the Market. She said URC cited 1.3, 1.4, 2.1, 2.5.1. She said that the square footage exceeds what is allowed but is grandfathered in.

Valley Gonsalves introduced herself and said she had no plans to make any changes and she plans to retain existing staff.

Susan Brems, PDA spoke in support and said she believes the new owner can do a good job. The menu is moderately priced and accessible to many. She said the business is woman and minority owned and she appreciated that the existing staff would be retained.

Public Comment: There was no public comment.

Action: Ms. Young made a motion to adopt a resolution approving the application as presented; she cited 2.1, 2.5.1, 2.6, 2.10.4.

MM/SC/SY/LR 6:0:0 Motion carried.

030823.2 APPROVAL OF MINUTES

- June 22, 2022
- July 6, 2022
- July 13, 2022
- July 27, 2022

The meeting transcripts were provided. Commission members said they found the format hard to understand, they had difficulty knowing who was saying what, and that substantial things were left out. Minutes review was postponed. Commissioners discussed their preferred format of meeting minutes – a summary of significant discussion points and action taken to serve as a concise historical record of the Commission’s work.

Ms. Le said that two or three more concise sets of minute minutes would be provided to the Commission per meeting to gradually become caught up over time.

030823.3 REPORT OF THE CHAIR

There was no report.

030823.4 REPORTS OF THE STANDING COMMITTEES

There were no reports.

030823.5 REPORT OF THE STAFF

Ms. Le said incoming Commissioners are expected to start in early April. There are four new incoming Commissioners and three re-appointments for existing Commissioners.

030823.6 REPORT OF THE SPECIAL COMMITTEE

Guideline Committee

Ms. Leong said no substantive or specific guideline revisions were developed yet. She said the Committee’s ongoing meeting schedule had been established and would be publicized. She didn’t think the Committee falls under the Open Public Meetings Act (OPMA) due to its more informal nature but the public is welcome to participate.

Ms. Le said no vote is needed to establish the Committee, the Chair may appoint Committee members per the Rules and Procedure, and that this was done at the February 8, 2023 meeting. She said that staff must attend Committee meetings and they must be noticed to make sure meeting public meeting guidelines are met.

030823.7 NEW BUSINESS

MHC Guideline revision

Mr. Farrazaino presented a draft letter addressed to Sarah Morningstar, the director of the Department of Neighborhoods stating the Commission’s desire for the Pike Place Market Historical Commission meetings to take place at Pike Place Market. The six Commission members present were unanimously in support of sending the letter to the Department of Neighborhoods.

Mr. Farrazaino asked if there was any discussion at DON regarding the move back to the Market.

Ms. Le reported that there was none.

Ms. Leong and Ms. Mohammadi each met with Colin Christopher and Uroosa Fatima of Enviro Issues and reported back their experiences.

Ms. Leong said she asked for the Request for Proposal and agreement with Enviro Issues so the goals could be understood. She said more meetings will be scheduled with non-quorum group meeting after new Commissioners arrive. She said Mr. Christopher has attended a meeting so he understands what the Commission’s work consists of.

Ms. Leong asked about the process for tracking temporary Certificate of Approvals.

Ms. Le said an expiration date is cited in each approval that is issued on a temporary basis and end dates are tracked, with tracking occurring within Department of Neighborhoods.

Commissioners discussed ways that Commissioners could be involved with tracking expirations and reporting other compliance issues. They discussed the desire to build relationships and raise awareness of the Commission and its guidelines.

Motion to adjourn:

MM/SC/SF/LR, the meeting was adjourned by acclamation at 5:45 pm.

Submitted by:
Minh Chau Le, Commission Coordinator