

**MHC STAFF REPORT SUMMARY: 03/22/23**

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.

**032223.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

032223.11 Aditi Chai  
1500 Pike Pl, Corner Market Building  
Aditi Master, Business Owner

Proposal for new business specializing in produce, grocery items, and prepared foods reflecting South Asian cuisine. To be operated by Sweet Lady Foods LLC owned by Aditi Master (100%)

Additional information:

- Zone 2, street level, Food (a-e) and Retail (a-d) permitted
- Previous Use: Food (f)
- Proposed Use: Food (a, b, c, f) [all except (f) are permitted uses for this location]
- Size: 464 sf
- Proposed ownership structure: LLC
- Business owner reports that they operate at farmers markets in King County, WA
- Aditi to be onsite for regular day to day operations
- Hours of operation: 10 am – 5 pm six days per week. Closed Tuesdays.

Exhibits:

- Site plan
- Sample menu and product list
- LLC information

Relevant Guidelines:

- 2.1 General Principles for Use in the Market
- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operation
- 2.7 New Uses and Businesses
- 2.13 Highstalls

URC recommendation: To be determined March 15, 2023

**032223.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE/DESIGN**

032223.21 Freya Bakery and Cafe  
1426 Western Ave, LaSalle Building  
Jan Beck, Business Owner

Use: Proposal for expansion of existing use to include handmade ice cream reflecting Danish flavors.

Design: Proposal to install counter, cabinetry, and freezer to accommodate addition of ice cream.

Additional information:

- Zone 1, street level, Food (a-b) and Retail (b) permitted
- Previous Use: Food (c, e, f) [non-permitted use for this location]
- Proposed Use: Food (c, f) [non-permitted use for this location]
- Proposal would result in the loss of on-premises seating and dining.

Exhibits:

- Site plan
- Sample menu
- Photos of existing conditions
- Renderings of proposed counter area
- Floor plans, existing and proposed
- Freezer information
- Color and materials information

Relevant Guidelines for Use:

2.8 Existing Uses and Businesses

URC recommendation: To be determined March 15, 2023

Relevant Guidelines for Design:

3.1 General Principles for Design in the Market

3.4 Design of Individual Business Spaces

DRC recommendation: To be determined March 15, 2023

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**032223.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

032223.31 Mutual Arts Collective  
94 Pike St #36, Corner Market Building  
Chris Adams, Mutual Arts Collective

Proposal for interior alterations and signage for new art gallery and event space: reconfigure walls, replace lighting fixtures, paint, renovate kitchenette, onsite signage, offsite signage.

Exhibits:

- Site plan
- Photos of existing conditions
- Floor plans, existing and proposed
- Lighting details
- Signage details, onsite and offsite
- Specifications for kitchen equipment
- Color and materials information

Relevant Guidelines:

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

DRC recommendation: To be determined March 15, 2023