

MHC STAFF REPORT SUMMARY: 02/25/26

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.

022526.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

022526.11 Daily Dozen

93 Pike St #7, Economy Building
Neely Chestnutt, Proposed Business Owner

Proposal for a change of ownership only of the existing business, to be operated by Daily Dozen Doughnut Company owned by Neely Chestnutt 100%.

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Current use: Food (c).
- Proposed use: Food (c). no change from current.
- Space is 232 square feet.
- Proposed ownership structure: Corporation.
- Owner affiliations: Neely Chestnutt reports they have no ownership in any similar businesses.
- Owner operator: Neely Chestnutt to be onsite regularly.
- Business hours: Monday - Sunday, 8 am – 5 pm.

Exhibits:

- Corporation documentation.

Relevant Guidelines:

2.6 Styles and Methods of Business Operations

2.8 Existing Uses and Businesses

URC recommendation: To be determined February 11, 2026.

022526.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

022526.21 Baiana Kitchen

1505 Pike Pl, Fairley Building
Emme Collins, Business Owner

Proposal for new finishes, displays, lighting fixtures, and a temporary business sign.

Exhibits:

- Site plan.
- Photos of the existing space.
- Floor plans, existing and proposed.
- Lighting details.
- Paint, tile, countertop details.
- Displays details.
- Signage details.

Relevant Guidelines:

- 3.4 Design of Individual Business Spaces
- 3.5 Lighting
- 3.6 Signs

DRC recommendation: To be determined February 11, 2026.