

MHC STAFF REPORT SUMMARY: 06/10/26

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.

061026.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

061026.11 Temporary Daystall Use at Fairley Arcade #6
1509 Pike Pl #6, Fairley Building
Zack Cook, PDA

Proposal for the temporary use of Arcade 6 as a Daystall, to be administered according to the existing Daystall rules. The proposed duration is May 2026 – June 2027.

Additional relevant information:

- Zone 1, street level, Food (a-b), Retail (b) uses permitted.
- Former use: vacant.
- New use would be Food (a).
- Space is 99 square feet.
- Proposed vendor ownership structure: as allowable by the Daystall rules.
- Proposed vendor financial affiliations: as allowable by the Daystall rules.
- Business hours: as required by the Daystall rules.

Exhibits:

- Description of proposal.
- Site plans.
- Excerpt of existing Daystall rules.

Relevant Guidelines:

- 2.5 Priority of Market Uses
- 2.9 Temporary Uses
- 2.13 Highstalls

URC recommendation: To be determined June 3, 2026.

061026.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

061026.21 Café Davina
1501 Pike Pl #314, Fairley Building
Jessica Ness, Business Owner

Proposal for a storefront business sign, interior painting, fixtures, and displays.

Additional relevant information:

- The alterations are intended to serve as interim steps to allow the space to be operational as soon as possible, while the final buildout is being finalized.
- The applicant submitted this proposal as a Use and Design application. The proposed Use did not appear sufficiently different from the existing Use approved by the commission on August 27, 2025. For that reason, the proposal is noticed as a proposal for Design only at this time.

Exhibits:

- Business owner's statements.
- Paint color samples.
- Renderings of proposed painting and sign placement.
- Floor plans, existing and proposed.
- Information about fixtures and displays.
- Photos of existing conditions.
- Signage details.
- Potential future design elements (for reference only; not part of the current approval).
- Sample menu for the period of interim operation.

Relevant Guidelines:

3.4 Design of Individual Business Spaces

3.6 Signs

DRC recommendation: To be determined June 3, 2026.