

MHC STAFF REPORT SUMMARY AUGUST 12, 2026

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.

081226.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

081226.11 Bounty of the Salish Sea
1916 Pike Pl, Soames Dunn Building
Riley Starks, Business Co-owner

Proposal to install food service, spa service, and retail equipment, replace portions of the existing flooring, re-paint the store interior, add two exterior business signs, and add interior art installations.

Exhibits:

- Project goals.
- Site plan.
- Photos of existing conditions.
- Floor plans, existing and proposed.
- Storefront elevation, north side.
- Cross-section drawing of store interior.
- Details about interior art installations.
- Ceiling plan.
- Finish plan.
- Furniture details.
- Signage details
- Equipment cut sheets.

Relevant guidelines:

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

DRC recommendation: To be determined August 5, 2026.

081226.12 Miss Cafe
1523 1st Ave, Sanitary Building
Seyit Embel, Business Owner

Retroactive proposal: replace portions of the existing flooring; re-paint the store interior, remove and replace dining furniture; install digital menu displays, and install food shield.

Current proposal: replace portions of the existing flooring; re-paint the store interior, replace dining furniture; replace menu display; and replace food shield.

Additional relevant information:

- The work referred to as “retroactive” in the presentation materials was completed several years ago without an application for Certificate of Approval.
- The work referred to as “proposed” is what the applicant is requesting moving forward.

Exhibits:

- Site plan.
- Photos of space prior to retroactive changes.
- Photos of current conditions.
- Flooring details - prior, current, and proposed.
- Painting details - prior, current, and proposed.
- Menu display details - prior, current, and proposed.
- Food shield details - current and proposed.

Relevant guidelines:

- 1.5 Application for a Certificate of Approval
- 1.6 Landlord Responsibilities and Obligations
- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined August 5, 2026.