

MHC STAFF REPORT SUMMARY 10/14/26

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.

101426.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

101426.11 Mee Sum Pastry
1526 Pike Pl, Triangle Building
William Fong, Business Owner Representative

Proposal for alterations related to the expansion of Mee Sum Pastry into the adjacent business space: replacement of display cases and food service equipment; new flooring and wall finishes; removal and addition of signs and menu boards.

Additional relevant information:

- The commission authorized a Certificate of Approval for Use for this site at its June 26, 2024, meeting. The approval allowed for the expansion of Mee Sum Pastry into the adjacent business space, previously occupied by Juice Emporium.

Exhibits:

- Site plan.
- Floor plans, existing and proposed.
- Photos of existing conditions.
- Elevations, existing and proposed.
- Details for the new food service equipment.
- Details for new floor and wall finishes.
- Signage plan identifying signs to be removed, restored, or added.
- Signage details: colors, materials, graphics, sizes, methods of attachment.
- Summary of application.
- Property owner consent form.
- Proof of payment for application fee.

Relevant Guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined October 7, 2026.