

**MHC STAFF REPORT SUMMARY: 03/11/26**

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.

**031126.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN**

031126.11 Friends of Carmela (currently Michou)  
1904 Pike Pl, Stewart House Building  
Kika Westhof, Business Co-owner

Use: Proposal for a change of name only of the existing business, from Michou to Friends of Carmela.

Additional relevant information:

- The transfer of ownership to Friends of Carmela LLC, co-owned by Kika Westhof, was approved on August 13, 2025 (MHC 115/25).
- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Current use: Food (c) and (e). No change is proposed.
- Ownership structure: Friends of Carmela LLC, owned by Erica Westhof (48%), Nate Simmons (3%), and four silent partners; none of the silent partners may buy out Westhof and/or Simmons in the future. No change is proposed.
- Erica Westhof and Nate Simmons onsite regularly for day-to-day operations. No change is proposed.
- Business hours: Monday – Sunday 10 a.m. – 5 p.m.

Exhibits:

- Applicant’s statement describing the business.

Relevant Guidelines:

2.8 Existing Uses and Businesses

URC recommendation: To be determined March 4, 2026.

Design: Proposal for business signs, interior and exterior painting, interior shelving, interior signs and menu display, changes to cabinetry and storage areas.

Exhibits:

- Paint colors.
- Signage details.
- Photos of the existing space.
- Wall and accent paint details.
- Shelving.

- Cabinetry and storage area details.
- Site plans.
- Equipment cut sheets (via hyperlinks).
- Menu board details.

Relevant Guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined March 4, 2026.

**031126.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

031126.21 North Arcade Slabs Vertical Display Grids  
 1509 Pike Pl (outdoor slabs north of Fairley Arcade)  
 Alana Crawley, PDA

Proposal to extend the duration of the existing approval that allows attachment of vertical display grids to the slabs. The existing approval expires March 26, 2026 and the proposed extension is until March 2027.

Additional relevant information:

- 2025: a proposal for permanent and continuous installation of the grids was reviewed. On March 26, 2025 the commission approved the proposal on a temporary basis, for a period of one year expiring March 26, 2026 (MHC 46/25).
- 2024: a proposal for permanent and continuous installation of the grids was reviewed. On May 8, 2024 the commission approved the proposal on a temporary basis, for the period of April 2024 - October 2024 (MHC 75/24).
- 2016: a proposal for permanent installation of the grids was reviewed. On July 15, 2016 the commission approved installation of the grids only where vendors were selling for the day, and only between the hours of 8 a.m. to 7 p.m. (MHC 109/16).

Exhibits:

- Site plan.
- Applicant’s statements.
- Photos of the existing location.
- Grid specifications.
- Installation details.

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market
- 3.2 Major Structures and Architectural Elements

- 3.4 Design of Individual Business Spaces
- 3.8 Public Ways and Amenities

DRC recommendation: To be determined March 4, 2026.