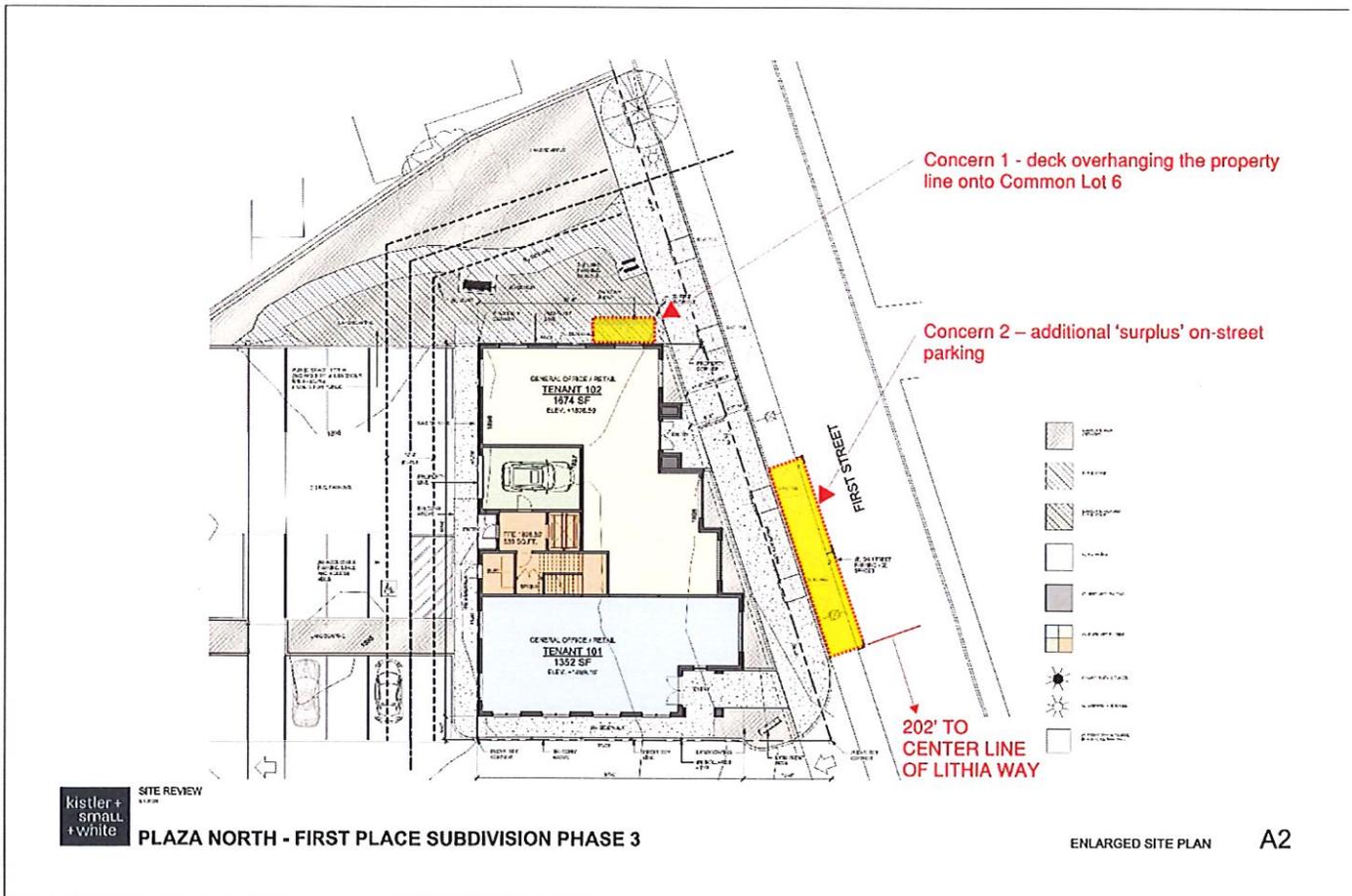


# June 23 PC Hearing Testimony Supplemental Testimony to June 9 Testimony

## PA-T2-2020-00019 Plaza North

Prepared by Architect Jerome White for  
Owner/Applicant Randy Jones  
for First Place Partners, LLC

June 18, 2020



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JUN 18 2020  
BY: .....

## Concern 1 - deck overhanging the property line onto Common Lot 6:

Recorded Subdivision CC&R's include the following section to allow for this:

*12.3 Member's Easements. The Declarant hereby grants to each Member an easement over the Common Property and over other Lots for patio or decking overhangs, roof overhangs, awnings, driveways, fences, HVAC units, and other minor encroachments into the Common Property or other Lots arising from a Building or its accessory components having not been constructed, or not having been reconstructed, precisely within the Lot line; a right and nonexclusive easement of enjoyment in and to the Common Area and any easements shown on the final plat; and a nonexclusive easement for ingress and egress over and through the Common Area. This easement shall be perpetual and run with the land.*

In addition, the Declarant has an easement over the common property for purposes of carrying out the general plan of development including decoration and construction of the buildings. Section 12.2.

## Concern 2 – additional ‘surplus’ on-street parking:

The two on-street parking space credits are located on 1st Street beyond the 200 feet distance measured to the centerline of Lithia Way – the line between the C1 and C1-D Zones.

These two on-street parking spaces have been included (and approved by the PC?) in every Type II application since the inception of the Subdivision (Subdivision, Phase 1 and Phase 2 applications and approvals).

The two on-street parking spaces for this Subdivision were included in this application to allow for a change of use to any of the commercial spaces, for the entire subdivision, to a use that would require additional parking in excess of the previously approved amount. This provides for flexibility of potential tenants with uses different from that initially proposed or currently in place.

Note that we have calculated the commercial parking requirement for this Phase 3 ground floor commercial at 1 space per 350 square feet. This allows for the potential for these spaces to be Retail Commercial as opposed to General Office which requires 1 space per 500 square feet. At this point, we have had prospective tenants that would fall in the General Office category.

