

**From:** [Terry Linder](#)  
**To:** [Joe Mueller](#)  
**Cc:** [Edith Ramirez](#); [Leslie Little](#); [Planning Commission](#)  
**Subject:** RE: PC Mtg. Questions  
**Date:** Tuesday, January 10, 2017 2:38:33 PM

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Hi Joe,

I asked Edith to help me answer your first question since she is more on-top of the commercial space coming and going in the Downtown.

As for your second question; there is no Exhibit C of the development agreement since there are no RDCS commitments, those references will be struck from the final version of the resolution. **Or** if the Commission wishes, Exhibit C could contain the conditions of approval, such as:

1. The project shall maintain a minimum commercial depth of 50 ft.
2. A maximum of one-third of the westerly commercial space can be devoted to leasing office space. All other ground floor commercial space shall be used for commercial purposes.
3. Maximum building height shall be 60 feet.
4. The project shall provide a minimum of 6174 sq. ft. of commercial space.

This direction would have to be made as part of the motion approving the DA.

See you tonight

Terry Linder

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**From:** Joe Mueller [mailto:JoeMueller@verizon.net]  
**Sent:** Tuesday, January 10, 2017 9:45 AM  
**To:** Terry Linder  
**Cc:** Leslie Little  
**Subject:** PC Mtg. Questions  
**Importance:** High

Terry,

Good morning,

A couple of questions for tonight's meeting:

1. Agenda 1
  1. The Staff Report talks about adding almost 20K sq. ft. of new retail space. Is that net new or newly constructed space? I have a concern that we have actually had a net loss of retail space  
With the new projects (especially not restaurant space).

2. DA Exhibit C needs to be clearly labeled.

2. Agenda 2

1. I believe Section 3 of the Resolution awarding allocations is missing an Open Market Project.

Please let me know if you have any questions.

Thanks for the help.

Joe