



DATE: November 5, 2020
TO: Planning Commissioners
FROM: Liz O'Day, Planning Technician
RE: Case PL2020-189

Staff received an email this afternoon from the Beyond PT applicant indicating they are working with their leasing agent on another tenant space within the same building. The tenant space would be a similar size so the parking requirement would have a minimal change. Staff is recommending a condition limiting the conditional use permit to the subject tenant space unless approved by the Planning Manager. This approach provides the applicant flexibility to locate in another tenant space without going through the conditional use permit process again while preserving a level of review to ensure applicable Codes continue to be met if the tenant space shifts. The review would be done administratively and would be reviewed by other departments in the City.

The recommended condition would read as follows:

5. Ongoing The tenant space location must be as per approved plans in Case PL2020-189 unless approved by the Planning Manager.

Additionally, the recommended condition #1 states that a building permit must be submitted to accommodate the use. No construction is proposed with this application, therefore, a building permit is not required. We are recommending that Condition #1 be eliminated.

- ~~1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.~~
1. Ongoing Continued compliance with the approved landscaping plans is required.
 2. Ongoing Continued compliance with the parking lot lighting plans is required.
 3. Ongoing The trash and recycling materials must be kept indoors in accordance with Section 21.301.17.
 4. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan (PL2018-374).
 5. Ongoing The tenant space location must be as per approved plans in Case PL2020-189 unless approved by the Planning Manager.

Thanks,

Liz O'Day, Planning Technician