

FAX from Pinnacle Architectural Studio

To:	Jim Marshall, CLV Planning	From:	Dave Truman
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Phone:		Date:	12/26/06
Re:	Ventura Office/FBI Bldg.	CC:	

Urgent For Review Please Comment Please Reply Please Recycle

Jim,

We received a copy of the Notice of Final Action on SDR-17211 for the former FBI building, and noticed that the error regarding the number of loading spaces has been carried forward from the Planning Commission notes. You will remember that we asked for, and were granted, permission to provide only 2 loading spaces, where 3 are required for a building this size. Our justification was that if this were a retail or commercial use, 3 spaces would make sense, but since this is only an office building, with minor loading and delivery needs, 2 spaces is adequate. This was discussed at the Planning Commission meeting and approved at that time, based on leeway included in Title 19.

If you read Item #4 in the Planning and Development section of the Notice of Final Action, you will see that it still says "Two additional loading spaces shall be added. . .", which would result in a total of 4 spaces. The sentence should say something to the effect that "Where 3 spaces are technically required by Title 19, a reduction by one space is allowed, for a total of 2 spaces." Will you please make the correction to the Conditions, and send us a revised copy? Thanks.

Dave Truman



Pinnacle Architectural Studio, Inc.

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