

**RE: [EXTERNAL] RE: Preliminary Focused Traffic Study for the 2527  
Guerneville Road Starbucks Project**

clement@blackpoint.com <clement@blackpoint.com>

Thu 7/16/2020 9:33 AM

To: McKay, Conor <CTMcKay@srcity.org>

Cc: 'Jeffrey Halbert' <jeff@blackpoint.com>; 'Dalene J. Whitlock' <dwhitlock@w-trans.com>

Hi Conor,

This parcel is part of the shopping center and like all other uses, enjoys full cross access and cross parking rights throughout the center. No one parcel has any number of particular parking spaces - they are all in common. As such, there is no documented constraint on parking for this use/location, and there has not been any need for further parking analysis.

The N.I.C. areas (Not In Contract/ Not Included) will be fully enclosed, unused, and in a code compliant condition per future TI permit design and approval.

Please let me know if we can answer any other specifics.

Sincerely,

Clement Balser

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