

From: Gene Bolante <Gene@studio3architecture.com>
Sent: Thursday, March 14, 2024 9:33 AM
To: Abigail Pedersen
Subject: RE: Incomplete Letter for 285 Liberty St NE

Okay however you need to work it . .

Gene Bolante, AIA
Studio 3 Architecture
275 Court Street NE
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General 503-390-6500
Direct 971-239-0269

From: Abigail Pedersen <APedersen@cityofsalem.net>
Sent: Thursday, March 14, 2024 8:53 AM
To: Gene Bolante <Gene@studio3architecture.com>
Subject: RE: Incomplete Letter for 285 Liberty St NE

Hello Gene,

I have just been informed by my manager that uses in different suites cannot be accessory. However, both uses are permitted in this zone, this will not impact regulations relating to parking, bike parking or loading zones and both uses can be established under the same Class 1 Site Plan Review. I can deem the application complete and process the application establishing two uses in the two suites. Let me know if you have any questions.

Best,

Abigail Pedersen

Planner I

City of Salem | Community Planning and Development Department | Planning Division
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Questions on Zoning and Sign Permits can be submitted by email to Planning@cityofsalem.net

From: Gene Bolante <Gene@studio3architecture.com>
Sent: Wednesday, March 13, 2024 11:23 AM
To: Abigail Pedersen <APedersen@cityofsalem.net>
Subject: RE: Incomplete Letter for 285 Liberty St NE

Okay see below, hope this helps:

(b) *Accessory uses.* Accessory activities that are clearly incidental, subordinate to, dependent upon, and conducted in support of one or more principal activities on a property are accessory

uses. Accessory uses must be located on the same lot, and must be operated under the same ownership, as the principle activity. To determine whether an activity is clearly incidental, subordinate to, dependent upon, and conducted in support of another activity, the following factors shall be considered:

- (1) The location and arrangement of the activity on the site, and/or its arrangement within a building, in comparison to other activities on the property; **They are located on the same floor and abut each other**
- (2) The relative amount of site or floor space and equipment devoted to the activity in comparison to other activities on the site and/or in the building; **The café provides support for the salons, clients can get drinks and snacks while at the salon**
- (3) The relative amounts of sales from the activity in comparison to other activities on the property; **Café will be a small portion of the overall salon portion**
- (4) The relative number of employees for the activity in comparison to other activities on the property; **Café might be two people, typically one compared to 30-40 salon staff**
- (5) Whether the activity would likely be found independent of the other activities on the property; **There will be dining tenants for the building, we are in the planning stage for the old Thai Orchid space and several areas on the ground floor.**
- (6) Whether the activity aids or contributes to other activities on the property or carries on the function of other activities on the property; **The café is specifically set up for the salon.**
- (7) The relative number of vehicle trips generated by the activity in comparison to other activities on the property; **Café will not generate any trips, users will already be onsite for the salon**
- (8) Whether the activity will have its own signage; **it would have internal signs, but nothing at the exterior**
- (9) How the activity advertises itself in comparison to other activities on the property; and **It will be advertised as a benefit to the salon**
- (10) The hours of operation of the activity in comparison to other activities on the property. **Café hours will run in conjunction with the salon hours, or less**

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From: Abigail Pedersen <APedersen@cityofsalem.net>
Sent: Tuesday, March 12, 2024 2:36 PM

To: Gene Bolante <Gene@studio3architecture.com>

Subject: RE: Incomplete Letter for 285 Liberty St NE

Hi Gene,

Okay so suite 200 and 220 is a salon (personal services use) with an accessory café (eating and drinking use)? Please describe how the use fits the definition of accessory per SRC 400.015(b) which can be found at

https://library.municode.com/or/salem/codes/code_of_ordinances?nodeId=TITXUNDECO_UDC_CH400_USCL_S400.015CLUS.

Thanks,

Abigail Pedersen

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From: Gene Bolante <Gene@studio3architecture.com>

Sent: Tuesday, March 12, 2024 1:49 PM

To: Abigail Pedersen <APedersen@cityofsalem.net>

Subject: RE: Incomplete Letter for 285 Liberty St NE

We are proposing salon with the café as an accessory use

Gene Bolante, AIA

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From: Abigail Pedersen <APedersen@cityofsalem.net>

Sent: Tuesday, March 12, 2024 1:34 PM

To: Gene Bolante <Gene@studio3architecture.com>

Subject: RE: Incomplete Letter for 285 Liberty St NE

Hi Gene,

So, the address is suite 200 and 220? Are you indicating the use for both 200 and 220 is salon (personal services use) with an accessory café (eating and drinking use)? Or is suite 200 a salon (personal services use) and 220 a café (eating and drinking use)?

Thanks,

Abigail Pedersen

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From: Gene Bolante <Gene@studio3architecture.com>

Sent: Tuesday, March 12, 2024 1:26 PM

To: Abigail Pedersen <APedersen@cityofsalem.net>

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Mareva created this, does this help?

We are applying for the new Salon in this permit, associated with the Salon is a Café, but Mareva broke that out separately. The two are run under the same tenant. Not intended to be open to the public . . .

Gene Bolante, AIA

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From: Abigail Pedersen <APedersen@cityofsalem.net>

Sent: Tuesday, March 12, 2024 12:01 PM

To: Gene Bolante <Gene@studio3architecture.com>

Subject: RE: Incomplete Letter for 285 Liberty St NE

Hello Gene,

Can you provide the new suites? I need more specific info, so it is clear what space is establishing a new use.

Best,

Abigail Pedersen

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From: Gene Bolante <Gene@studio3architecture.com>

Sent: Monday, March 11, 2024 4:19 PM

To: Abigail Pedersen <APedersen@cityofsalem.net>

Subject: RE: Incomplete Letter for 285 Liberty St NE

All suites are changing, the building is vacant . . . I do not have the previous suite numbers, we have a general idea of what used to be there based on memory. What would you like?

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From: Abigail Pedersen <APedersen@cityofsalem.net>
Sent: Monday, March 11, 2024 4:16 PM
To: Gene Bolante <Gene@studio3architecture.com>
Subject: Incomplete Letter for 285 Liberty St NE

Hello Gene,

Please see the attached incomplete letter for the Class 1 Site Plan Review for 285 Liberty Street NE, case number 24-105070-PLN. Let me know if you have any questions.

Best,

Abigail Pedersen

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