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TO:	Planning Commission	Agenda of:	July 11, 2013
FROM:	Tom Dougherty, Project Planner	Item No.:	8.c
DATE:	July 10, 2013		

RE: PD12-0003/Green Valley Convenience Center; Revised Condition of Approval 15

We are recommending that the following addition be made to recommended Condition of Approval 15. While we believe that stacking room for five cars would be adequate for the proposed drive thru area, we are recommending that the following be added as an extra precaution, as underlined below:

15. **Parking:** Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. Parking shall conform to Exhibits F and G and include 16 standard spaces, eight compact spaces, and 2 accessible spaces that are constructed in accordance with Title 24 of the current Building Code. There shall be one, 12 foot by 40-foot loading zone. There shall be six bicycle parking spaces, consistent with Section 5.105.4.1 and 2 of the 1020 California Green Building Standards Code, at locations at the discretion of the applicants. <u>A sign shall be placed at the west entrance of the drive-thru, before the overhead bar as shown on Sheet C2.0 of 6, Exhibit G that states, "Vehicle stacking in front of this sign is prohibited."</u>