



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

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. 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.”