

Only the awnings and covered entry meet the code requirements of the three proposed architectural features. A condition of approval will be added to ensure the windows are brought into code compliance. I would like to have seen the change on the site plan What will the windows look like with staff's recommendation?

Staff response: Staff also would have liked to see this denoted on the site plan. The window features code requires *trim, reveals, recesses, or similar detailing of not less than four inches in width or depth, as applicable. It also requires the use of decorative detailing and ornamentation around windows (e.g., corbels, medallions, pediments, or similar features).*

The applicant is required to choose between the above-listed options. The code requires the above options but does not dictate which ones are used.

How will fuel be delivered to the site?

Staff response: We have not received an answer from the applicant; this would be a great question to ask the applicant. Public works have requested this information, and it is conditioned in the report.

Any material storage on site? If so, where? Loading and unloading area?

Staff response: No material storage has been proposed for this application.

Screening "should" mitigate any lighting impacts to the residential uses to the east. What if it doesn't? Add provision that should it be determined that screening is not sufficient applicant will be required to add additional landscaping.

Staff response: If it doesn't, the City would have the option of pursuing code enforcement. In addition, the code allows for a 30-day review period of the light on site.

How will moving the bike parking affect the rest of the parking?

Staff response: As proposed and conditioned, bike parking does not affect vehicular parking.

The applicant has not submitted the proposed signage for the bicycle parking area. The proposed bicycle parking is near the main entrance, and condition of approval #4 allows the bike parking area to be visible from the building entrance. No marking for the reserved bike parking area has been proposed and shall be included as a condition of approval. I would like to have seen this on the site plan.

Staff response: Yes, that would be preferable. Staff agree. FCC 10-3-10(e): Bicycle parking for customers and visitors of a use shall be visible from street sidewalks or building entrances, so that it provides sufficient security from theft and damage;

Staff believe that with the 1,314 plants proposed, the 70% in 5 years will be met as long as the code-required proper maintenance is completed. Are there really 1314 plants being proposed?

Staff response: The staff report will need to be corrected. 1,536 plants are proposed.

QUANTITY	BOTANICAL NAME	QUANTITY	BOTANICAL NAME
66	Carex densa		
66	Eleocharis palustris		
30	Iris douglasiana	3	Cercis occidentalis
66	Juncus effusus var. pacificus		
79 S.F.) Required planting rates / 100 s.f.: 1 tree, 3 large			
QUANTITY	BOTANICAL NAME	17	Arbutus unedo 'Compacta'
2	Malus fusca	22	Arctostaphylos x 'John Dourley'
3	Pinus contorta var. contorta	26	Cistus purpureus
14	Spiraea douglasii	23	Erica x darleyensis 'Furzey'
5	Cornus sericea	36	Hebe 'Western Hills'
14	Mahonia nervosa	8	Juniperus scopulorum 'Blue Arrow'
GARDEN PLANTING SCHEDULE (1186 S.F.)			
13 S.F.) Required planting rates / 100 s.f.: 115 Herbaceous			
QUANTITY	BOTANICAL NAME	114	Mahonia repens
200	Carex densa	9	Rosa rugosa 'Alba'
200	Eleocharis palustris	15	Rosmarinus officinalis 'Tuscan Blue'
50	Iris douglasiana	18	Spiraea x bumalda 'Goldflame'
200	Juncus effusus var. pacificus	16	Vaccinium ovatum
55	Ranunculus occidentalis		
73 S.F.) Required planting rates / 100 s.f.: 1 tree, 3 large			
PERENNIALS / GROUND COVERS			
QUANTITY	BOTANICAL NAME	80	Fragaria Chiloensis
2	Malus fusca	15	Lavandula stoechas 'Otto Quast'
4	Pinus contorta var. contorta	58	Pennisetum alopecuroides 'Little Bunny'
17	Spiraea douglasii	59	Ophiopogon japonicus
8	Cornus sericea		
15	Mahonia nervosa		

Fence separating residential from proposed use appears to be in disrepair. Condition for applicant to repair or replace fence.

Staff response: The condition of Approval #3 requires that the fence be well-kept and maintained. The above conditions can be added if the commission decides.

Please explain the parking on the east side of the property. Is there enough room for vehicles to back out or is there a conflict with the drive through lane?

Staff response: a 23' one-way travel lane is being proposed. Two-lane drive aisles for parking at 90 degrees are required to be 23'. The drive-through lane and travel lane can be considered a two-lane drive aisle.

Access from the Burger King parking lot on the east side of the property does not appear to align in a straight manner. Looks like vehicles approaching the proposed site from the BK parking lot end up in the drive through lane.

Staff response: It does not align straightly, although it exceeds the minimum requirement for two lanes of 18'. As there is enough space proposed for a drive-through and travel lane, It is the staff's opinion that people will not end up in the drive-through lane unless that was their intent.

Trash enclosure seems to be in an odd place. Appears as if there could be a conflict with trash pick up and the drive through lane.

Staff response: That is a possibility. I imagine the applicant and the trash company will need to address this if a conflict arises in that area.

South and east elevations have very little to break up the wall expanse.

Staff response: FCC 6-6-3(C4) states: Building elevations that do not orient to a street or civic space need not comply with the 24inch break-in-wall-plan standard, but should complement the overall building design.

The code and the intent of this code seem to staff that such breaks are not required on the South and East elevations.

Is the Starbucks a full service Starbucks?

Staff response: Staff have not been told it is not. The applicant would need to be asked this.