ATTACHMENT NO. 15

ORIGINAL CONDITION NO. 18 PRIOR TO PLANNING COMMISSION APPROVAL

In addition to the TDM conditions in Condition No. 17, described above, and subject to City Council approval in accordance with CCMC Section 17.320.025 – "Alternative Parking Provisions", the number of required parking spaces shall be reduced by twenty four (24) parking spaces through the use of an in-lieu fee to be paid by Applicant. The in-lieu fee shall be deposited in a fund administered by the City for the purpose of future development of remote parking facilities outside of the immediate downtown area or other mobility measures as necessary to reduce vehicle trips and traffic congestion that are associated with under parked older Downtown developments. Subject to approval by City Council resolution, the in-lieu fee: (a) would address the project code required parking shortage; (b) would be based upon a construction contract supplied by the Applicant for cost of the total Project parking and the cost per space, and would be calculated as the cost per space multiplied by the net reduction of twenty-four 24 parking spaces; and (c) would be paid to the City in an amount not less than 2/3 of the cost that would otherwise apply to construct the 24 parking spaces prior to Certificate of Occupancy.