STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 28, 2026

TO: Mayor and Members of the City Council

VIA: Patrick Tang, City Manager

SUBMITTED BY: Timothy Rood, AICP, Community Development Director

SUBJECT: Conditional Use Permit (CUP 26-01) and Design Review Permit (DRP 26-01) for a Goodwill Retail Store with Drive-Up Donation Operations at 1551 Sycamore Avenue

RECOMMENDED ACTION:

That the City Council:

1. Request planning staff present the staff report;
2. Open the public hearing;
3. Invite the applicant to make a presentation or statement;
4. Receive comments from the public;
5. Offer the applicant or their consultant team the opportunity to answer questions;
6. Close the public hearing;
7. Request clarification from staff or the applicant on any issues related to the project;
8. Find that the project is categorically exempt from CEQA review pursuant to Class 1 (Existing Facilities), California Code of Regulations, Title 14, Section 15301; and,
9. Consider adoption of a Resolution affirming the Planning Commission decision to approve.

EXECUTIVE SUMMARY:

Conditional Use Permit (CUP) 26-01 and Design Review Permit (DRP) 26-01 were submitted by Goodwill of the San Francisco Bay to utilize the vacant retail space at 1551 Sycamore Avenue as a retail store with drive-up donation operations. The proposal includes interior tenant improvements, a new drive-up donation door, trash compactor and new signage. No expansion of building area, changes to the site plan, or reduction in parking is proposed. Staff finds that the proposed project is categorically exempt from

CEQA review pursuant to Class 1 (Existing Facilities), California Code of Regulations, Title 14, Section 15301 and that the required findings for approval can be made.

PLANNING COMMISSION DECISION:

On July 6, 2026, at their regularly scheduled meeting, the Planning Commission approved Resolution 26-03 (Attachment 4), approving a retail store with drive-up donation operations at 1551 Sycamore Avenue (CUP 26-01 & DRP 26-01) and finding that the project categorically exempt from CEQA. The City Council called this item up at their regularly scheduled meeting on July 14, 2026, citing concerns regarding the donation drop-off area operations and controls.

BACKGROUND

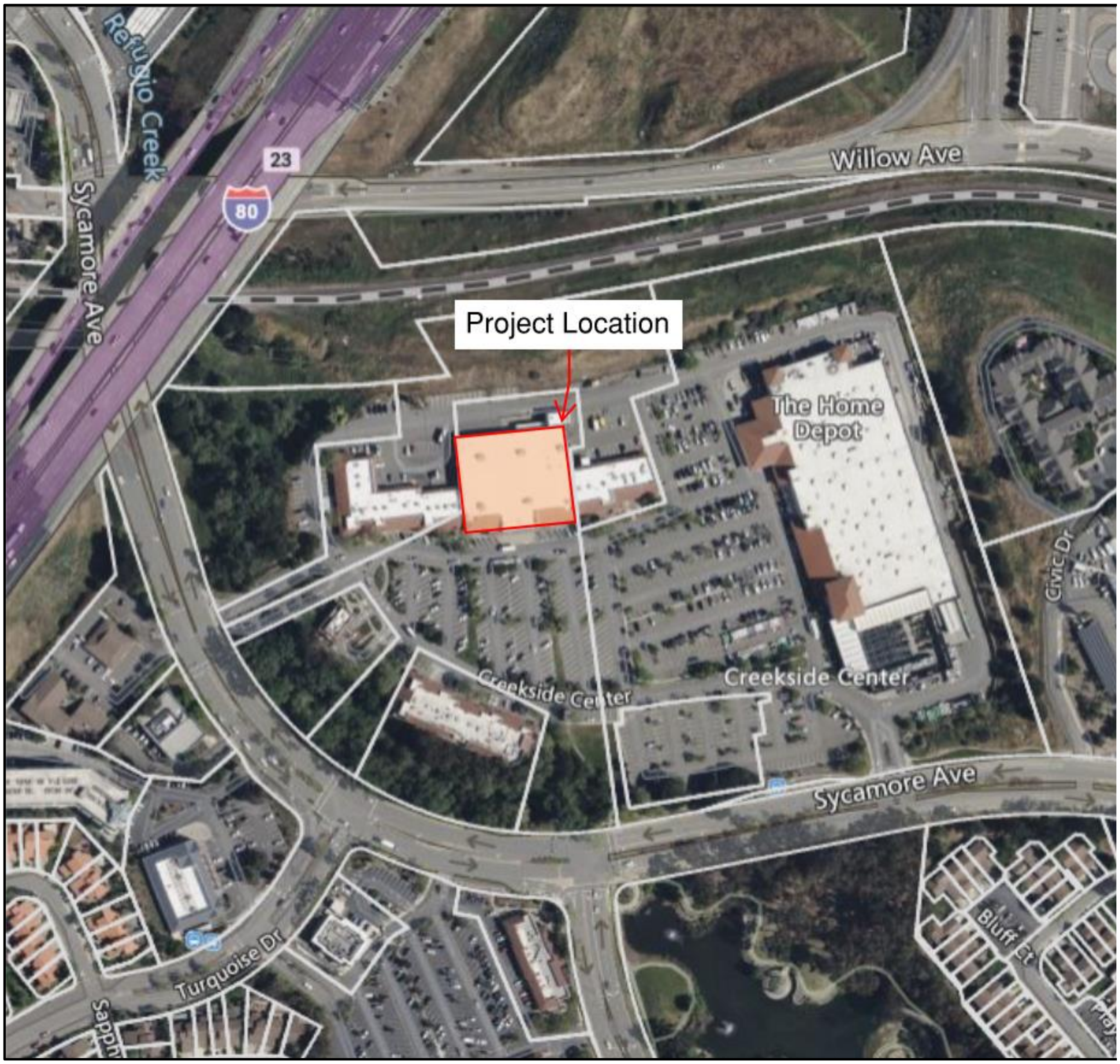
Goodwill of the San Francisco Bay ("Applicant") proposes to occupy the existing, vacant 31,631-square-foot retail building at 1551 Sycamore Avenue in the Creekside Shopping Center, formerly occupied by Big Lots. The project consists of a change of tenancy with interior tenant improvements, a new drive-up donation door at the rear of the building, a trash compactor in the existing loading dock area, and updated signage. No expansion of building area, changes to the site plan, or reduction in parking is proposed.

Retail stores exceeding 2,000 square feet are conditionally permitted in the Community Commercial (CC) district and require a Conditional Use Permit (CUP) approved by the Planning Commission (Hercules Municipal Code (HMC) Table 13-8.1). A Design Review Permit (DRP) has been requested for the proposed signage and exterior modifications (HMC Section 13-8.200(1)). Staff has reviewed the application for compliance with the Hercules General Plan, HMC Chapter 13-8 (Commercial Districts), Chapter 13-34 (Sign Regulations), Chapter 13-42 (Design Review), and Chapter 13-50 (Use Permits), and recommends approval.

<u>Site and Setting</u>

The subject property is a 4.456-acre parcel (Parcel 3 of Parcel Map 477-82) within Creekside Shopping Center, a multi-tenant retail center anchored by Home Depot. The site is fully developed with a one-story, 31,631-square-foot retail building, surface parking, drive aisles, and landscaping, and is designated and zoned Community Commercial (CC). Surrounding uses within the shopping center include general retail, food service, and personal service commercial uses consistent with the CC district. The building most recently operated as a Big Lots retail store under a separate entitlement that has since been abandoned.

Figure 1: Project Aerial View



Source: City GIS 6/10/2026

<u>Entitlement History</u>

On August 28, 2025, the Community Development Director determined that the prior tenant, Big Lots, had abandoned the tenant space, rendering the previously granted use permit for that tenancy abandoned pursuant to HMC Section 13-50.600(4). Notification of this determination was sent to the property owner as required by that section, triggering the applicable appeal period. No appeal was filed, and the abandonment became final; as a result, any new use at the site requires a new use permit, and no prior use permit for retail use with drive-up donation operations exists at this location.

The application for CUP 26-01 / DRP 26-01 was submitted on January 12, 2026. Staff issued a First Review comment letter on February 5, 2026, the Applicant resubmitted on April 28, 2026, and the application was deemed complete on May 20, 2026.

Private Covenants (CC&Rs)

Creekside Shopping Center is subject to recorded private covenants, conditions, and restrictions (CC&Rs) that, among other things, require the consent of certain owners for exterior building changes and signage. The Applicant has obtained written consent from Home Depot for the proposed donation door, tenancy, and signage, which are provided for information only (Attachment 3). The City is not a party to the CC&Rs and does not enforce them; they are private agreements among the property owners within the shopping center. The City's review of this application is limited to conformance with the General Plan, the Hercules Municipal Code, and the Creekside Master Sign Program

PROJECT DESCRIPTION

Proposed Use and Operations

The Applicant proposes a retail store selling new and used donated items, including clothing, household goods, and furniture. The use falls within the "Retail Stores of more than 2,000 square feet" classification, which is conditionally permitted in the CC district (HMC Section 13-8.400 and Table 13-8.1). No alcoholic beverages would be sold or served. Proposed hours of operation are 9:00 AM to 9:00 PM, Monday through Sunday, with employee shifts beginning at 8:00 AM. Approximately 31 employees would be hired, with a maximum of 14 per shift.

A drive-up Donation Drop-Off Area is proposed at the rear (north side) of the building, accessed through a new 12-foot by 8-foot sliding double door. Key operational commitments proposed by the Applicant include:

- Donations accepted only during business hours; no overnight drop-offs permitted, and no outdoor storage of donations or merchandise at any time.
- A dedicated Donation Attendant present during all operating hours to receive donations directly from customer vehicles, with a motion-sensor chime alerting the attendant upon customer arrival.
- 24/7 live-streamed video monitoring of the donation area and an after-hours deterrent speaker system connected to live attendants.
- Tinted doors to screen the back-of-house area from public view.
- Vehicle turnover estimated at under one minute, with queuing space for four or more vehicles without encroaching on marked parking spaces or drive aisles.

Scope of Physical Improvements

- Interior work is limited to tenant improvements: ADA-compliant restroom upgrades, repainting, replacement of existing T-8 light fixtures with LED retrofit tubes meeting Title 24, and establishment of a sorting and production area within the existing back-of-house space. The existing ceiling grid and sales floor/back-of-house layout would remain.
- Exterior and site work is limited to: (1) the new rear donation door installed via sawcut opening, with an approximately 5-foot-wide concrete landing and ramp (Sheet C3.0); (2) a new trash compactor and pad in the existing loading dock/truck well area; and pavement markings associated with the donation drop-off area. No changes to building footprint, floor area, setbacks, parking supply, site layout, landscaping, or grading are proposed.

Proposed Signage

The sign program consists of replacement sign faces on the existing primary façade sign and three (3) existing freestanding sign structures, plus three (3) new signs and associated window and warning signs for the donation drop-off area. The proposed signs are summarized below; full specifications are provided in the Signage Package (Attachment 3).

Sign	Type	Area	Description
Sign A – Primary façade sign (south elevation)	Replacement	154.17 SF	Halo-lit reverse pan channel aluminum letters and logo on Deep Brown background panel
Freeway pylon sign	Replacement faces	Existing structure	New faces within existing cabinet; Goodwill copy
West entrance monument (Entry Sign B)	Replacement faces	Existing structure	New faces within existing cabinet; Goodwill copy
Southeast entrance monument (Entry Sign C)	Replacement faces	Existing structure	New panels within existing structure; Goodwill copy
Sign B – Wall sign (south elevation)	New	33.92 SF	"Donation Drop Off / Around Back" directional copy; halo-lit aluminum letters on Deep Brown panel

Sign	Type	Area	Description
Sign C – Wall sign (north elevation)	New	28 SF	"Donation Drop Off" informational sign above new donation door
West entrance freestanding directional sign	New	3.9 SF	Single-sided ground-mounted sign with Goodwill logo, "Donation Drop Off" copy, and arrow
Misc. safety and warning signs	New	To be determined	Safety and warning signs do not require a permit and must comply with HMC Sec. 13-34.500 and the Creekside MSP

Figure 2: Primary Façade Sign

Source: Goodwill Sign Exhibit

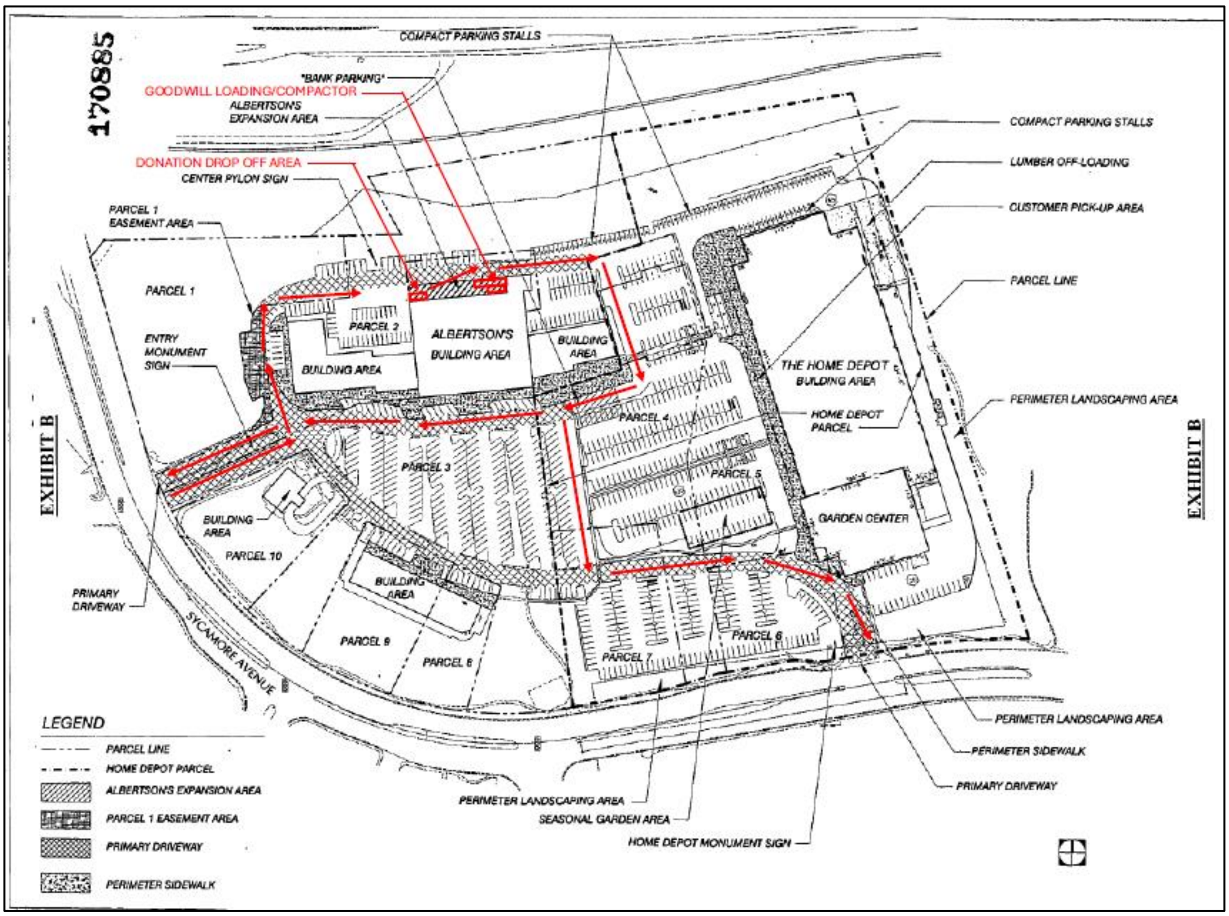
Proposed Operational Characteristics

The proposed Donation Drop-Off Area would be located at the rear of the building and accessed through the proposed new 12’ × 8’ sliding double door. A dedicated Donation Attendant would be present during all hours of operation to receive donations directly from customer vehicles. Key proposed operational elements include:

- Donations would be accepted only during business hours (9:00 AM – 9:00 PM, Monday through Sunday); no overnight drop-offs would be permitted.

- 24/7 video monitoring with live-streamed surveillance of the donation area would be provided.
- An after-hours deterrent speaker system connected to live attendants would be installed.
- The proposed sliding doors would be tinted to prevent public visibility into the back-of-house area.
- A motion-sensor/chime at the donation door would alert the Donation Attendant upon customer arrival.
- No external storage of donations or merchandise would be permitted at any time.
- Vehicle queuing turnover is estimated at under one minute; space for four or more queuing vehicles would be available without impacting marked parking spaces or drive aisles.

Figure 3: Donation Drop-off Circulation Plan



Source: Project Plans

Parking

The Goodwill project does not propose to remove, reconfigure, or reduce any parking spaces within the Creekside Shopping Center. The proposed use is a general retail tenancy occupying an existing building footprint, comparable in type and intensity to the prior Big Lots store. No increase in parking demand beyond what the prior tenancy generated is anticipated. The donation drop-off vehicle queuing is proposed to be accommodated at the rear of the building without impacting marked parking spaces or drive aisles.

ANALYSIS

General Plan Consistency

The site is designated Community Commercial (CC) in the General Plan Land Use Element, which is intended to accommodate retail, office, and service uses serving residents and employees within the City. The proposed retail use is consistent with the following applicable objectives and policies:

Objective 2 / Policy 2A (balanced commercial development within designated intensity ranges). The proposed use would occupy an existing building within a CC-designated commercial center with no increase in building area or intensity. The project floor area ratio remains within the CC gross intensity range of 0.20 to 1.00.

Objective 2 / Policy 2B (provide a variety of shopping and service opportunities that reduce the need for residents to leave the community). The store would provide residents an additional retail option offering new and used goods at accessible price points, expanding the range of goods available locally.

Objective 13 / Policy 13A (attain compatible land uses that minimize adverse impacts). The use would occupy an established commercial building within a fully developed shopping center with no new building mass or intensification. The Applicant's operational plan, controlled donation hours, full-time attendant coverage, video monitoring, and a prohibition on outdoor storage minimize potential impacts on adjoining commercial tenants.

The proposed use is therefore consistent with the CC land use designation and the applicable General Plan objectives and policies.

Zoning Consistency – Community Commercial District (HMC Chapter 13-8)

Per HMC Table 13-8.1, retail stores of 2,000 square feet or less require an Administrative Use Permit (AUP), while retail stores exceeding 2,000 square feet require a Conditional Use Permit (CUP). At 31,631 square feet, the proposed store requires a CUP. The application was filed concurrently with a Design Review Permit as required by HMC Section 13-8.200(1). The project does not trigger planned development plan requirements under HMC Section 13-8.200(2) because the site is less than 10 acres. No changes to building footprint, floor area, setbacks, or parking are proposed, and all property development standards of HMC Chapter 13-8 and Table 13-8.2 would be maintained.

Parking (HMC Chapter 13-32)

HMC Table 13-32.1 requires shopping centers of 100,000 to 500,000 square feet to provide 4.5 spaces per 1,000 square feet of gross leasable area. Creekside Shopping Center was originally approved with 834 parking spaces. Subsequent approvals on the site including a Bloom Energy fuel cell installation, Home Depot's conversion of existing parking spaces to non-parking uses, and the America's Tire use reduced the original parking count to 709 parking spaces, with a Parking Exception pursuant to HMC 13-32.500

A 2007 citywide parking management study by Carl Walker, Inc. found that a total of 287 parking spaces were utilized out of the 834 total parking spaces, which resulted in a 34.4 percent utilization rate, leaving a 464 parking spaces as surplus. Approved projects over time have reduced the "extra" parking space count to 709, or an approximate 40.5 percent utilization rate.

The proposed project is not designed to remove, reconfigure, or reduce on-site parking. The use is a general retail tenancy comparable in type and intensity to the prior Big Lots store, so no increase in parking demand is anticipated, and donation drop-off queuing is accommodated at the rear of the building without affecting marked spaces or drive aisles. The project is therefore consistent with the approved parking exception for the site.

Conditional Use Permit Findings (HMC §13-50.300)

Per HMC Section 13-50.300, a conditional use permit may be granted only if all of the following findings are made. Staff's analysis supporting each finding is set forth below:

Finding 1 - HMC §13-50.300(1): *"That the proposed use is consistent with the General Plan."*

As discussed under General Plan Consistency above, the proposed retail use is consistent with the Community Commercial land use designation and with Objective 2 (Policies 2A and 2B) and Objective 13 (Policy 13A). The site has long operated as general retail commercial, and the proposed use continues that established character within a fully built-out, CC-designated shopping center. The finding can be made.

Finding 2 - HMC §13-50.300(2): *"That the proposed location of the use conforms with the purposes of the Zoning Ordinance and the purposes of the district in which the site is located and will comply with the applicable provisions of the Zoning Ordinance."*

The CC district is intended to accommodate retail, office, and service uses serving city residents and employees, and general retail is a core conditionally permitted use type in the district. The project complies with the applicable provisions of the Zoning Ordinance: no changes to building footprint, floor area, setbacks, parking, or landscaping are proposed; the Design Review Permit was filed concurrently as required by HMC Section 13-8.200(1); and signage has been analyzed under HMC Chapter 13-34 as addressed below. Subject to the Conditions of Approval, the use complies with all applicable provisions of the Zoning Ordinance. The finding can be made.

Finding 3 - HMC §13-50.300(3): *"That the location, size, design and operating characteristics of the proposed use will be compatible in design, scale, coverage and density with existing and anticipated adjacent uses."*

The proposed use occupies an existing retail building of unchanged size and scale within an established multi-tenant commercial center; adjacent uses are general retail, food service, and personal service commercial uses of similar character. The drive-up donation operation, the only operating characteristic that differs from a typical retail tenancy, is located at the rear of the building and is governed by operational measures including attendant coverage during all operating hours, a prohibition on overnight drop-offs and outdoor storage, video surveillance, and an after-hours deterrent system. These measures ensure the use will not impair the integrity or character of the shopping center or surrounding CC-zoned properties. The new trash compactor at the rear of the building, discussed in further detail under Design Review Finding 4 below, is similarly compatible with adjacent uses, as it is located within the existing loading dock area that has historically served this operational function for the shopping center. The finding can be made.

Finding 4 - HMC §13-50.300(4): *"There is adequate access, traffic, public utility, and public service capacity for the proposed use and surrounding existing and anticipated uses."*

The site is fully improved with existing access drives, surface parking, and utility connections that served the prior retail tenancy. Traffic generation would be comparable to the former Big Lots store, as no floor area is added and the use classification is the same. The donation drop-off area is separated from primary pedestrian and customer parking areas by the building mass and existing drive aisle configuration, with queuing capacity for four (4) or more vehicles that does not encroach on marked parking or drive aisles. Existing public streets, water, sewer, and dry utilities are adequate to serve the use. The finding can be made.

Finding 5 - HMC §13-50.300(5): *"There are no potential, significant adverse environmental impacts that could not be feasibly mitigated and monitored."*

The project is a change of tenancy within an existing building on a fully developed commercial parcel, with minor physical improvements and no expansion of use or intensity. As discussed under Environmental Review below, the project is categorically exempt from CEQA as a Class 1 (Existing Facilities) project, and no unusual circumstances or exceptions to the exemption apply. No significant adverse environmental impacts would result. The finding can be made.

Sign Program Analysis (HMC Chapter 13-34 and Creekside Master Sign Program)

Wall Signs (Signs A, B, and C)

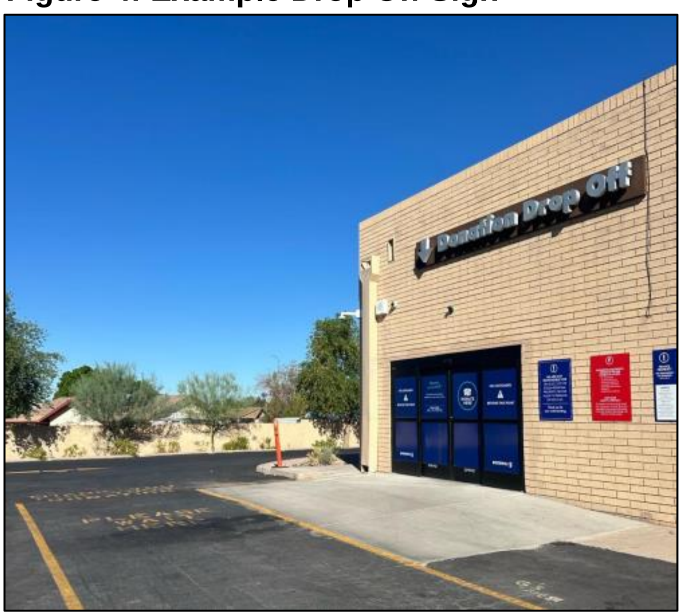
Per HMC Section 13-34.302(3)(A), and the Creekside Master Sign Program, wall-mounted signs in nonresidential districts are allowed at a rate of one (1) square foot of sign area per lineal foot of tenant storefront. The proposed wall signage consists of three (3) signs: the primary facade sign (Sign A, 154.17 SF) and new directional sign (Sign B, 33.92 SF), both on the south (front) elevation, and secondary rear facade sign (Sign C, 28 SF) on the north (rear) elevation above the new donation drop-off door.

Secondary customer-facing storefronts.

Staff finds that the Goodwill retail operation presents two (2) distinct customer-facing storefronts and that both qualify as "tenant storefront" for purposes of the wall-sign allowance under HMC Section 13-34.302(3)(A). The south elevation is the primary retail storefront, containing the main customer entrance to the sales floor. The north elevation functions as a second, dedicated customer storefront for the donation drop-off operation. Customers drive up to the rear of the building, are received directly by a dedicated Donation Attendant during all hours of operation, and complete their donation transaction at a public-facing entry served by the new 12-foot by 8-foot sliding door and identified by the Sign C "Donation Drop Off" sign (See Figure 4).

The term "storefront" in HMC Section 13-34.302(3)(A) is not defined to be limited to the elevation containing the primary sales entrance, and it is most reasonably read to mean the customer-facing building frontage or frontages at which the tenant receives and serves the public. The purpose of a frontage-based sign allowance is to scale permitted signage to the extent of a tenant's public building exposure; that purpose supports counting both customer-facing elevations here, because the project genuinely orients customer activity to, and requires wayfinding signage on, both faces of the building.

Figure 4: Example Drop Off Sign



Source: Goodwill Sign Exhibit

Resulting sign allowance.

The south elevation provides 191.5 linear feet of primary retail storefront, and the rear customer-serving area, which consists of the new paved and striped customer queuing area and the donation drop-off door, measures approximately 35 linear feet (See Figure 5). Counting both customer-serving frontages, the tenant's qualifying storefront frontage totals approximately 226.5 linear feet (191.5 + 35), yielding a combined wall-sign allowance of approximately 226.5 square feet, against which the proposed 216.09 square feet of total wall signage conforms.

The proposed signage also conforms when each storefront is evaluated independently: the south-elevation signs (Sign A at 154.17 SF plus Sign B at 33.92 SF, totaling 188.09 SF) are within the 191.5-square-foot allowance generated by the south frontage, and the single north-elevation sign (Sign C at 28 SF) is within the 35-square-foot allowance generated by the approximately 35-linear-foot customer-serving rear frontage. On this basis, neither individual elevation nor the sign program as a whole exceeds the frontage-based standard of HMC Section 13-34.302(3)(A).

Figure 5: Rear Donation Area

Source: Project Plans

Freestanding Sign Face Replacements

Replacement faces are proposed within the three existing freestanding sign structures (freeway pylon, west entrance monument, and southeast entrance monument). No new sign structures and no changes to structure height or area are proposed; the work is limited to new faces within existing cabinets per HMC Section 13-34.200. The Creekside Master Sign Program (General Rule 7) requires evidence of the Lessor's approval of proposed sign design and locations, which is documented in the consent letter in Attachment 3. The replacements are consistent with the Master Sign Program.

Freestanding Directional Sign

One new single-sided, ground-mounted directional sign (approximately 4 square feet, 34 inches wide by 36 inches tall overall) is proposed within the median of the shopping center's west entrance drive, displaying the Goodwill logo and "Donation Drop Off" copy with an arrow.

Public Information, Safety and Warning Signage

The proposed asphalt directional markings for the donation drop-off queuing area and safety and warning signs near the new employee-only automatic sliding door on the rear elevation, are exempt from sign permits under HMC 13-34.500 (7) and (8).

Design Review Findings (HMC §13-42.500)

Finding 1 - HMC §13-42.500(1): "*The approval of the design review plan is in compliance with all provisions of this Chapter, pertinent provisions of Zoning Ordinance and applicable zoning and land use regulations, including but not limited to the Hercules General Plan as amended and any specific plan."*

All proposed signs have been reviewed for compliance with HMC Chapter 13-34 and the Creekside Master Sign Program as addressed above. As discussed in the Sign Program Analysis, the building presents two (2) customer-facing storefronts: the primary retail storefront on the south elevation and a dedicated donation drop-off storefront on the north elevation. Counting both customer-facing frontages as tenant storefront under HMC Section 13-34.302(3)(A), the proposed 216.09 SF of combined wall signage is within the resulting frontage-based allowance, and the signage on each elevation is independently within the allowance generated by that elevation's own frontage.

The only exterior building modification, the new 12-foot by 8-foot donation drop-off door and associated concrete landing and ramp at the rear (north) elevation, is a minor alteration that does not change the building footprint, intrude into any required setback, or alter the building's street-facing elevations design characteristics, and complies with the development standards of HMC. The finding can be made.

Finding 2 - HMC §13-42.500(2): "*The approval of the design review plan is in the best interests of the public health, safety, and general welfare."*

The proposed improvements are limited to interior alterations, one new rear door with landing and ramp, a trash compactor in the existing loading area, and replacement and new signage. No new building mass is proposed, and the project would not create adverse impacts on public health, safety, or welfare. The finding can be made.

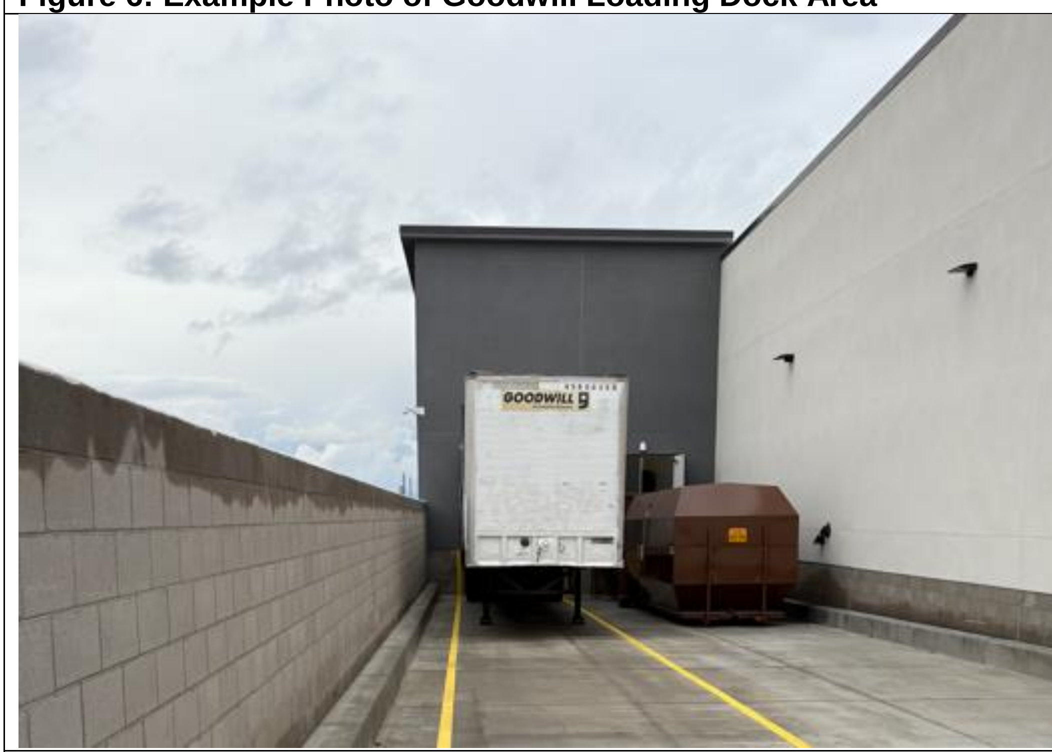
Finding 3 - HMC §13-42.500(3): "*General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development.*"

No changes to site layout, parking, access, circulation, or setbacks are proposed. The existing site configuration adequately accommodates the proposed use, including the donation drop-off operation and associated vehicle queuing at the rear of the building. The finding can be made.

Finding 4 - HMC §13-42.500(4): *"General architectural considerations, including the character, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements are consistent with applicable design standards."*

The proposed signage uses high-quality materials: halo-lit reverse pan channel brushed aluminum letters on Deep Brown background panels, consistent across all signs and compatible with the shopping center's established character. Freestanding sign work is limited to replacement faces within existing structures and one new freestanding directional sign with commercial messaging.

Figure 6: Example Photo of Goodwill Loading Dock Area



Source: Applicant Photo

A new trash compactor is proposed within one bay of the existing loading dock at the rear of the building; the second loading dock bay will remain open for deliveries. The approximately 8.5-foot-high compactor will be installed on a steel support frame and will be partially screened from the rear parking lot area by an existing wall. No additional screening is proposed, in order to preserve unobstructed operational access to the loading dock. As shown in Figure 6, the compactor will be further screened from view whenever a delivery trailer is parked in the adjacent bay. The rear elevation of the building has functioned as the shopping center's service area since the center's original development, as reflected in the 1982 approved development and building plans for the Lucky's store, which show the loading dock in this location, and the rear elevation continues to serve this function today, as it is also where the other commercial tenants in the shopping center receive deliveries, store refuse, and locate utility equipment. The proposed compactor is therefore consistent with the long-established character and operational function of this elevation. The finding can be made.

Finding 5 - HMC §13-42.500(5): *"General landscape considerations, including the location, type, size, color, texture and coverage of plant materials at the time of planting and after a 5-year growth period, provision for irrigation, maintenance and protection of landscaped areas and similar elements are consistent with applicable design standards."*

No changes to landscaping are proposed, and existing landscaping would be maintained. The finding can be made.

ENVIRONMENTAL REVIEW:

The project proposes a change of occupancy within an existing commercial building with minor interior improvements, replacement of sign faces on three (3) existing monument sign structures, two (2) new wall-mounted informational sign, one (1) new freestanding directional sign, and the addition of one (1) new door and a compactor pad. No ground disturbance beyond minor concrete work and sign post footings are proposed, no new building area would be added, and the proposed use is consistent in type and intensity with the prior retail use of the building.

The project is categorically exempt from CEQA pursuant to Class 1 (Existing Facilities), California Code of Regulations, Title 14, Section 15301, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. The project involves the minor alteration of an existing commercial building with no expansion of use. No unusual circumstances exist that would remove the project from this exemption, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply. The Class 1 categorical exemption is appropriate for this project.

FISCAL IMPACT:

There are no direct fiscal impacts associated with this item.

ATTACHMENTS:

Attachment 1 – Draft Resolution of Approval (CUP 26-01 / DRP 26-01)

- Exhibit A – Conditions of Approval
- Exhibit B – Project Exhibits

Attachment 2 – Conditions of Approval

Attachment 3 – Project Exhibits:

- Aerial Site Map
- Circulation Plan
- Project Description
- Signage Package
- Project Plans
- Home Depot Consent Letter
- Creekside Master Sign Program

Attachment 4 – Planning Commission Resolution 26-03

Attachment 5 – Property Owner Letter to City Council

Staff Presentation

Applicant Presentation