



REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of September 10, 2019

TO: Mayor and Members of the City Council

SUBMITTED BY: Holly Smyth, AICP, Planning Director
Robert Reber, AICP, Adjunct Planner
Jerry Haag, Planning Consultant (SP2)

SUBJECT: Sycamore Crossing project, a proposal by Sycamore Crossing Land Developers, LLC to relocate existing utilities and easements and construct approximately 29,511 square feet of commercial space, a 105-room hotel, and up to 120 residential dwellings on approximately 12.88 acres bound by San Pablo Avenue, Sycamore Avenue and Tsushima Street, requiring approval of: CEQA Initial Study & Determination #IS 17-02, General Plan Amendment #GPA 17-02, Re-Zone #RZ 17-02, Initial/Final Planned Development Plan #FPDP 17-02, Design Review Permit #DRP 17-04, including a Master Sign Program; Conditional Use Permit #CUP 17-01; Vesting Tentative Map #VTM 9477; and Minor Exception #ME19-01 on Assessor Parcel Numbers 404-020-094-3 and 404-020-095-0.

RECOMMENDED ACTION: City Council open the public hearing, invite the applicant to make a presentation, receive a presentation from City staff, receive any testimony from the public, ask applicant team or city staff to answer questions, request any changes, and if ready to take action close the public hearing and consider adopting the following 2 Resolutions and 1 Ordinance for the project entitlements.

1. Consider adopting a City Council Resolution approving General Plan Amendment #GPA 17-02 with diagram and Statement of Consistency;
2. Consider adopting and waiving the first reading of a City Council Ordinance # approving Re-Zone #RZ 17-02 with diagram attachment and Findings with Facts;
3. Consider adopting a City Council Resolution approving Initial/Final Planned Development Plan #FPDP 17-04 (which supersedes FPDP #14-01 for the site), Design Review Permit #DRP 17-04 with a Master Sign Program, Conditional Use Permit #CUP 17-04, Vesting Tentative Map #VTM 9477, and Minor Exception #ME 19-01 for reduced parking minimum, subject to recommended Conditions of Approval based on Findings with Facts contained therein contingent upon the Zoning Amendment effectiveness.

ALTERNATIVES:

- Deny, with findings and facts, any or all of the above referenced resolutions and/or ordinance. However, approval or rejection of each action typically would be related to all other actions and may impact consistency with other approvals or feasibility of implementation; or
- Continue the application requests to a later date and provide direction to staff; or
- Make modifications to the Resolutions, Ordinance, Conditions of Approval, or any of the drawings to be incorporated with adoption documents.

FISCAL IMPACT OF RECOMMENDATION:

Once constructed it is anticipated that the project will generate approximately \$514,000 in revenue annually to the City through transient occupancy tax and sales tax.

COMMISSION/SUBCOMMITTEE RECOMMENDATION:

After seven (7) workshops, the Planning Commission held two public hearings, one on July 15, 2019, and continued to August 5, the latter at which the Commission passed three resolutions recommending that the City Council approve the applications for the land use and zoning changes, development, design review, use permits, and vesting map necessary to entitle the Sycamore Crossing project. Copies of the adopted Planning Commission resolutions are included in the attached documents. In a few instances, City staff have made minor clerical and typographical corrections in addition to those changes described above. A more thorough discussion of the Planning Commission issues is contained below.

A more detailed description, background account, and analysis of the proposed Sycamore Crossing project are included in the attached Planning Commission staff reports dated July 15, 2019, and August 5, 2019 (see Attachments 8 & 9). The following is a summary of the material reviewed by the Planning Commission and any subsequently available information.

DISCUSSION:

Description. The Sycamore Crossing Project site is a three-sided property located along the south side of Sycamore Avenue and on the northwest side of San Pablo Avenue east of Tsushima Street. The project site consists of approximately 12.88 acres of vacant land with rolling topography and no structures. A natural drainage way and tributary of Refugio Creek, referred to as Ohlone Creek, divides the project site in a northeasterly direction between San Pablo Avenue and Sycamore Avenue.

The proposal would amend the existing General Plan Land Use Designation for the westerly portion of the project site from General Commercial (CG) to Planned Commercial–Residential (PC-R) and change the land use designation for the 2.02-acre Ohlone Creek Open Space Corridor in the approximate center of the site from General Commercial (CG) to Public/Semi-Public—Open Space (P/SP-OS).

The proposal would amend the existing Zoning Designation for the westerly portion of the project site from General Commercial (GC) to Planned Commercial–Residential (PC-R) and change the Zoning Designation for the 2.02-acre Ohlone Creek Open Space Corridor in the approximate center of the site from General Commercial (GC) to Public/Quasi-Public—Open Space (P/QP-O).

The project site is proposed to be developed with the following uses: (a) approximately 29,511 square feet of retail commercial uses located on the eastern portion of the site, including a major drug store/pharmacy (13,111 square feet), with the remaining retail uses in three additional buildings, with parking and landscaping; (b) a four-story, 105-room hotel (approximately 63,163 square feet) with parking and landscaping in the approximate center of the site; and (c) up to 120 attached residential dwellings units on the western portion of the site.

Background. The property within the project site is located within the 1,300-acre area originally owned by the California Powder Works company (later known as the Hercules Powder Company). Following the closure of the facility in the 1970s and sale of specific parcels, the two properties that make up the project site were sold to separate private interests. The two properties were identified in redevelopment plans as Penterra (Parcel C) and Poe (Parcel D). The City’s Redevelopment Agency acquired the properties in 2007 for \$11,050,101. When the State legislature dissolved redevelopment agencies in February 2012, ownership of the project properties transferred to the City as Successor Agency to the Hercules Redevelopment Agency (RDA) for non-housing assets.

Following acquisition by the RDA, the City undertook a major planning effort to provide for a mixed-use project on the site. The City created and approved Initial Planned Development Plan IPDP #10-01 reflecting development standards for a potential mixed-use project combining approximately 140,000 square feet of retail commercial (including a 25,000 square foot grocery store), 170,000 square feet of office space, a 180-room hotel, 170 residential apartment units, and structured parking. In June of 2010, by adoption of Ordinance #459, the City codified IPDP #10-01 as a form-based code in a new Chapter 29 added to the City’s Zoning Ordinance, entitled “Zoning Regulations and Development Standards for Sycamore Crossing.” Development of the mixed-use project was subject to environmental review pursuant to the California Environmental Quality Act (CEQA), as documented in the *2009 Updated Redevelopment Plan EIR*, which was certified to support the City’s approval of IPDP #10-01 for Sycamore Crossing as well as development of the Hilltown site. The intent of the RDA was to market the Sycamore Crossing site to a developer/builder with basic land use, zoning, and development regulations in place.

In 2015, the City Council rescinded Ordinance #459 and removed Chapter 29 of the Zoning Code and approved a number of entitlements for this site to allow development of up to 135,250 square feet of retail commercial uses. This approved development included a 55,000-square-foot Safeway grocery and pharmacy, an 18-pump gasoline-dispensing station, a 37,000-square-foot fitness center, and other similar retail uses along with on-site parking and landscaping. Following project approval, the applicant notified the City that the center could not be leased, and the project was abandoned.

In July 2016, the City, as Successor Agency to the RDA, passed Resolution No. 16-085 approving the sale of the Sycamore Crossing properties in “as-is condition” to Sycamore Crossing Land Developers LLC (an affiliated entity of Lewis Operating Companies) for \$3,075,000 and completed the abandonments of portions of San Pablo and Sycamore Avenues and a remnant piece.

In May 2017, the City approved the Lewis Management Corporation’s request for a lot line adjustment between the two parcels (Parcels C and D on Parcel Map MS 476-97; Assessor Parcel Numbers 404-020-057-0 and 404-020-058-8) consisting of approximately 12.80 acres and resulting in two new parcels. Lot 1 (1.77 acres, now APN 404-020-094) fronts Sycamore Avenue and abuts the west side of the creek. Parcel 2 (11.03 acres, now 404-020-095) extends from Tsushima Way on the west side of the site, across the creek, to the eastern tip at the intersection of San Pablo Avenue and Sycamore Avenue. In June 2017, the project applicants sold the smaller of the two Sycamore Crossing properties to William C. Herrick for \$2,313,000. Mr. Herrick is a co-applicant for the project and represents Hampton-by-Hilton’s interest in developing the hotel portion of the proposed project.

In October 2017, the Lewis Management Corporation submitted applications to develop the project site with approximately 29,000 square feet of commercial space, a 62,000-square-foot hotel, and 67 single-family residences. Over the course of seven Planning Commission workshops between October 2017 and December 2018, the Commission discussed a wide range of project issues, as summarized below.

Planning Commission Workshops Topics:

- ***Retail Economics:*** Based on market assessment, the current project applicant proposes to include substantially less commercial space than the 2014 proposal by Safeway to develop the site with a grocery store-anchored shopping center.
- ***Housing Type:*** With substantially reduced commercial space (as compared to prior proposals), the project uses the remaining available space for housing. The Commission felt that small-lot, three-story single-family homes (as proposed at the outset) were already amply available in adjacent neighborhoods and therefore requested the applicant propose a different type of housing, preferably something not already readily available in Hercules and preferably affordable, accessible, and appealing to a wider range of residents (e.g., multi-generational housing, stacked flats, condos, etc.). Thus, the residential portion of the project transitioned from 67 single-family residences to the currently proposed attached-townhome/stacked-flats. The two-bedroom units would range from approximately 900 to 1,200 square feet (about half the size of an average single-family home). All units would be eligible for Federal Housing Administration (FHA) loans. The Planning Commission expressed concerns about the initially proposed residential density. In response, the applicant iteratively reduced the number of multi-family residences from 134 to 120 units.

- ***Residential and Hotel Parking:*** Although the proposed residential parking (2.0 spaces per unit, plus 0.8 guest space per unit) exceeds the City's Zoning Ordinance requirement for multi-family residences (1.5 spaces for residents, plus 0.5 guest spaces per unit), the Commission expressed concern about the sufficiency of the parking, particularly the practical viability of tandem garages with no driveways. Commissioners stressed that the project's on-site parking must be self-sufficient, without relying upon on-street parking along Tsushima Way or Sycamore Avenue. In response, the applicant reduced the residential unit count from 134 to 120, which both lowered the parking demand and gained additional on-site surface parking spaces for guests and residents. The applicant also submitted a "white paper" study of examples of residential tandem-garage projects in other jurisdictions. In regards to hotel parking, the applicants shared examples from comparable nearby hotels to support a parking ratio of 1 space per room (lower than the City's standard requirement of 1.2 spaces per room). To help justify approving a minor exception to allow a lower minimum parking requirement for the hotel, the applicant provided testimony regarding the adequacy of parking at similar Hampton Inn hotels in the Bay Area that have one or less parking space per room.
- ***Architecture:*** The Commission supported hotel and residential buildings in approximate scale with the existing four-story Aventine Apartments facing the project on the opposite side of Sycamore Avenue. Conversely, the Commission wanted the tower elements of the primary commercial building (CVS pharmacy) scaled down and better integrated into the single-story architecture. Commissioners requested that both the pharmacy and hotel buildings have more articulation and window glazing.
- ***Commercial Drive-Throughs:*** In considering queueing lengths, screen walls, and adjacency to street frontage, two options for the pharmacy drive-through were explored, including (a) a drive-through wrapping around the north-east and south-east facing sides of the building, and (b) a shortened drive-through on only the northwest facing (parking lot) side of the building, with a façade-screened loading dock area on the northeast side of the building. The Commission preferred the former option, as reflected in the recommended plans.
- ***Vehicular Circulation:*** Based on Commission and staff comments regarding the need for direct access, the new internal street (Ohlone Creek Place) was extended as a through street from Sycamore Avenue to San Pablo Avenue, with two driveway connections to the hotel site and one connection to the residential portion of the site. The plan also would provide for a residential connection to Tsushima Way. Ohlone Creek Place would be the only public street in the entire project due to its connectivity to two arterial streets with the remaining circulation being privately owned and maintained.
- ***Pedestrian Circulation:*** The Commission expressed preference for building a pedestrian bridge over Ohlone Creek to connect the hotel and retail center, but accepted applicant's plan to use the sidewalk along Sycamore Avenue to connect the two areas without having to disturb the creek corridor.

- ***Open Space & Amenities:*** Commission stressed the importance of the residential common area in mitigating the residential density and limited individual outdoor space. Adjacent parking was removed to enlarge the common area and provide additional landscaping and play space for older children. Table and umbrellas at corner plazas were replaced with shade trees to reduce susceptibility to vandalism while still providing pleasant shaded areas.
- ***Preservation of Wetlands Areas:*** The project site includes areas identified as natural and jurisdictional wetlands to be preserved for drainage and water quality purposes. The Ohlone Creek drainage area will be preserved and protected as a 2.02-acre open space parcel. At Sycamore Avenue, a culvert runs under the street right-of-way and into a wetlands area of Refugio Creek at the east end of the existing Bayside neighborhood. The project site also includes a smaller area of approximately 0.18 acres of wetlands along San Pablo Avenue.
- ***Removal of Fill Materials:*** The project site surface contains a variety of fill material brought from surrounding projects over the years. For the Sycamore Crossing project, the site is currently being graded and material is being removed from the site under an approved Grading Permit from the City.
- ***Tree Removal:*** The project site includes a number of mature trees, as defined in Section 4-15.02 of the Municipal Code. The mature trees consist mainly of those remaining in the eucalyptus grove along San Pablo Avenue. Mature trees may be removed in conjunction with a development provided that certain conditions are satisfied, including: 1) an approved grading permit with measures for erosion prevention and sediment control; and 2) an approved tree replacement plan (also required to fulfill a mitigation measure contained in the 2009 EIR (see CEQA section below), and therefore included as a condition of approval).
- ***Sycamore Avenue Interface:*** The Sycamore Avenue frontage along the westerly portion of the project site is designated in the *Regulating Code for the Central Hercules Plan* as “Main Street,” which is intended to be pedestrian-friendly with building shop fronts positioned close to the street, wide sidewalks, and angled curbside parking, reflective of the street improvements on the opposite side of Sycamore Avenue in front of the Aventine project. The applicant proposes pedestrian plazas at: the corner of Tsushima Street and Sycamore Avenue; at the corner of Ohlone Creek Place and Sycamore Avenue; and in front of the proposed hotel building along Sycamore Avenue.
- ***San Pablo Avenue Improvements:*** The applicant is proposing two driveways into the site from San Pablo Avenue. A full signalized intersection would be provided into the retail component of the Project and is designed to accommodate the far easterly driveway of the existing retail center to the south. A second unsignalized intersection would be located at San Pablo Avenue and the future Ohlone Creek Place. Various minor modifications to San Pablo Avenue would be made related to turning movements with median and landscaping improvements for improved pedestrian connectivity. A continuous sidewalk of varying widths would be provided along the north side of San Pablo Avenue. San Pablo Avenue between Sycamore and Ohlone Creek Place would generally be a monolithic sidewalk directly adjacent to the roadway while the section between Ohlone Creek Place and Tsushima would generally have a landscaped parkway

style with landscape directly adjacent to the roadway with the sidewalk behind the landscape strip.

- **Conditional Use Permit:** Conditional Use Permit #CUP 17-04 would allow: (a) retail stores greater than 2,000 square feet; (b) drive-through facilities for the pharmacy and for a food service building; (c) seasonal outdoor sales; (d) a hotel; (e) a shopping center; and (f) beer & wine and potential alcohol sales. It is unclear in the zoning code if a 24-hour business would necessitate a CUP, therefore this application includes a potential 24-hour pharmacy.
- **Master Sign Program:** A Master Sign Program is required by Section 13-34.400(R) of the Hercules Municipal Code Zoning section when a building or group of buildings contains six (6) or more business or office uses. The proposed Sycamore Crossing project contains two multi-tenant commercial buildings and three free-standing structures (hotel, CVS, and Pad 1). A Master Sign Program is a condition of approval of any planned development, design review, use permit, or other application required by the City. Aside from building-mounted signs, the Master Sign Program allows for three monument signs: one for the hotel, one for the pharmacy, and one multi-tenant sign for other on-site businesses. The Planning Commission recommends that the Master Sign Program allow for an additional freestanding monument sign at the intersection of San Pablo Avenue and Ohlone Creek Place for the proposed hotel use. During Planning Commission hearing the Master Sign Program was a separate attached but for the Council's consideration is incorporated into the spiral bound design plans.

Planning Commission Action

The Planning Commission held two public hearings, one on July 15, 2019, and continued to August 5, the latter at which the Commission passed three resolutions recommending that the City Council approve the applications for the land use and zoning changes, development, design review, use permits, and vesting map necessary to entitle the Sycamore Crossing project.

1. All five Planning Commissioners were present for both dates.
2. City staff and planning consultant Jerry Haag of Stevenson, Porto & Pierce (SP2), presented an overview of the California Environmental Quality Act (CEQA) for the project.
3. Speaking on behalf of the Applicant:
 - a. Sam Miller and Doug Mull of Lewis Management Corporation provided an overview of the project and background information.
 - b. Debra Falese of the Woodley Architectural Group explained the proposed architectural design, materials, and colors for the residential component of the Project.
4. Planning Director Holly Smyth announced that the City had received no written comments on the Project.

5. One member of the public spoke on the Project with questions and comments on proposed parking, potential fencing of the private recreation area, and about future solar collectors on dwellings.
6. The Planning Commission expressed concerns about the following issues:
 - a. Hotel plaza: should minimize or cover concrete surfaces of wall seating;
 - b. Fencing: should minimize amount and visibility of fencing; where necessary, use fences lower than 6-ft-tall; replace proposed mesh fencing with post-and-cable fencing;
 - c. Corner bollards: should be lower scale with attractive, maintainable plantings;
 - d. Playground equipment: should be of a wider scale and appeal to a broader age range of children;
 - e. Hotel signage: consider adding a monument or directional sign at corner of San Pablo Avenue and Ohlone Creek Place;
 - f. Palm trees: replace with a variety/species better suited to the local climate.

Based on the Planning Commission discussion, the Applicant and City staff have subsequently met to address each of these concerns; changes and clarifications are included and recommended for approval as reflected in the plans presented to the Council with the current agenda item materials (see Exhibit C of Attachment 3).

7. The Planning Commission passed and adopted the following resolutions:
 - a. Resolution 19-05 recommending City Council approve General Plan Amendment #GPA 17-02, with modified diagram and a Statement of Consistency, amending the land use of the project site for the westerly portion of the project site from General Commercial (CG) to Planned Commercial–Residential (PC-R) and to change the 2.02-acre Ohlone Creek open space corridor in the approximate center of the site from General Commercial (GC) to Public/Semi-Public—Open Space (P/SP-OS);
 - b. Resolution 19-06 recommending City Council approve an ordinance approving Zone Amendment #ZA 17-02 (aka Re-Zone #RZ 17-02), with modified diagram and Findings with Facts, changing the zoning district for the westerly portion of the site, revising the zoning district designation from General Commercial (CG) to Planned Commercial Residential (PC-R) zoning for the hotel and multi-family residential parcels, and changing the open space area that traverses the site to Public/Quasi-Public—Open Space (P/QP-O);
 - c. Resolution 19-07 recommending City Council approve Initial/Final Planned Development Plan #FPDP 17-02, Design Review Permit #DRP 17-04 with Master Sign Program, Conditional Use Permit #CUP 17-04, Vesting Tentative Map #VTM 9477, Minor Exception #ME 19-01, with Conditions of Approval and Findings with Facts.

Resolutions 19-05, 19-06, and 19-07 passed on a unanimous vote. Copies of the adopted Planning Commission resolutions are included in the attached documents.

Since a number of the entitlements would require approval by the City Council, all actions taken by the Planning Commission were adopted as recommendations to the City Council.

STAFF RECOMMENDATION:

As recommended by the Planning Commission, the project included Condition of Approval #14 related to development milestones. To eliminate the possibility of the residential portion of the project being built without completion of the hotel (i.e., to help ensure the City's benefit of the hotel's transient occupancy tax revenues), the condition of approval stipulated that no residential building permits would be issued until the City issued a building permit for the hotel, and that no more than 25% of the total residential building permits would be issued until the City decided that construction of the hotel had been initiated.

In subsequent discussions between the applicant and the City Manager regarding phasing and financial feasibility of the entire project, the City Manager and the applicant agreed to modify the development milestone requirement as follows (also reflected in the revised Conditions of Approval recommended for Council's consideration—see Attachment 3, Exhibit A):

“No residential building permits shall be issued until (i) the hotel developer has submitted a complete set of detailed site improvement plans and building plans required by the City for construction of the hotel project, with plan check completed and building permits ready to be pulled, and (ii) commenced actual grading of the hotel site pursuant to such site improvement and building plans, or (iii) the City has (in its sole discretion) otherwise provided a written determination that substantial progress toward construction of the hotel has occurred such that this condition would be deemed satisfied.”

CEQA INITIAL STUDY AND DETERMINATION:

An Initial Study (#IS 17-02, dated June 2019) was prepared for the currently proposed Sycamore Crossing project based on the determination, pursuant to Sections 15063 and 15618 of the CEQA Guidelines, that the proposed Project is within the scope of a development program evaluated previously and would not require further environmental review as no new or more severe impacts would occur as a result of the proposed project.

The programmatic environmental document that serves as the basis for the determination pertaining to the project site and current proposal is the *2009 Updated Redevelopment Plan Draft Environmental Impact Report* (Redevelopment Plan EIR) (SCH #200112049) certified by the City Council on April 20, 2009. That EIR identified and analyzed the potential environmental effects from development of approximately 58 acres, including the Hill Town site and the Sycamore Crossing site, and was used as the basis for consideration of the previous (2014) Sycamore Crossing project, a mixed-use project site described as a combination of approximately 140,000 square feet of retail commercial (including a grocery supermarket), 170,000 square feet of office space, a 180-room hotel, 170 residential apartment units, and structured parking. The environmental documents included mitigation measures that will continued to be applicable as appropriate to the Sycamore Crossing project currently proposed.

Technical reports prepared in support of the Initial Study have been peer reviewed and updated with respect to the Sycamore Crossing project currently proposed. The Technical Reports addressed in the Initial Study include:

1. Air Quality and Greenhouse Gas Assessments;
2. Health Risk Assessment;
3. Biological Resources;
4. Wetland Delineation;
5. Phase I Hazardous Materials Assessments;
6. Environmental Noise Assessments (construction and operational noise); and
7. Traffic Analysis due to the change in the mix of uses and current approvals for surrounding development.

PUBLIC NOTIFICATION:

Public hearing notices for both the Planning Commission and City Council meetings included a description of the project application, location, time and place of the public hearing, and a phone number to call at City Hall for additional information. Notification for the Planning Commission public hearing of July 15, 2019 involved mailing at least 10 days in advance of the meeting notification to property owners and current residents within at least a 300-foot radius of the project boundaries, including all owners and residents of the Aventine apartments and the Belle Terre (Riverview Terrace, Rocky Point Court, and Crestridge Court) and Bayside neighborhoods. Additionally, public hearing notices were then posted at various City sites, on the City's website, and published in the West County Times.

For the September 10, 2019 City Council public hearing, the same property owners and residents were again notified by mail. Notices were posted at the various city sites 10 days prior to the meeting, and also published in the West County Times on August 30, 2019.

ATTACHMENTS / DRAFT RESOLUTIONS & ORDINANCES

(Resolution and Ordinance numbers to be determined)

- Attachment 1. Draft Resolution approving General Plan Amendment #GPA 17-02 with revised diagram and Statements of Consistency contained therein.
- Attachment 2. Draft Ordinance approving Re-Zone #RZ 17-02 with revised diagram and Findings with Facts contained therein.
- Attachment 3. Draft Resolution approving Initial/Final Planned Development Plan #FPDP #17-02, Design Review Permit #DRP 17-04 with Master Sign Program, Conditional Use Permit #CUP 17-04, Vesting Tentative Map #VTM 9477, Minor Exception #ME 19-01, with Exhibits listed below, including Findings with Facts and subject to approved conditions and drawings contained therein.
 - Exhibit A. Project Conditions of Approval.
 - Exhibit B. Mitigation Monitoring and Reporting Program adopted with 2009 *Updated Redevelopment Plan Environmental Impact Report*.

Exhibit C. Sycamore Crossing Development Plans (DRP/PDP), including site plan, floor plans, elevations, and color and materials palette, landscape plans, Vesting Tentative Map #9477, and Master Sign Program.

Exhibit D. Findings with Facts.

Attachment 4. Sycamore Crossing Initial Study (IS #17-02) / Environmental Checklist (dated June 2019 – 614 pages)

Attachment 5. Approved/Signed Planning Commission Resolution #19-05 recommending Council approval of General Plan Amendment #GPA 17-02.

Attachment 6. Approved/Signed Planning Commission Resolution #19-06 recommending Council adopt an Ordinance approving Zone Amendment #ZA 17-02 (aka Re-Zone #RZ 17-02).

Attachment 7. Approved/Signed Planning Commission Resolution #19-07 recommending Council approve Initial/Final Planned Development Plan #FPDP 17-02, Design Review Permit #DRP 17-04 including Master Sign Program, Conditional Use Permit #CUP 17-04, Vesting Tentative Map #VTM 9477, Minor Modification #ME 19-02, subject to Conditions of Approval and Exhibit contained therein.

Attachment 8. Staff Report for the July 15, 2019, Planning Commission hearing.

Attachment 9. Staff Report for the August 5, 2019, Planning Commission hearing.