



MEMORANDUM

Planning Division

Date: June 11, 2014
To: Planning Commission
Through: Steve McHarris, Planning Director
From: Jocelyn Puga, Planning Intern
Subject: Goodwill parking and landscaping modifications

Attached, please find a revised project site plan received from Goodwill of Silicon Valley on June 10, 2014. The revised plan proposes a change to the Goodwill loading zone, parking configuration and tree type for the proposed landscape planter, and the store front parking area; the three topics are listed below and includes staff's response to each comment.

1. Applicant proposes to reconfigure the three Goodwill loading zones on the western side of the building to be located at a 45 degree angle.

Staff response: Staff supports the proposed revision to the loading zones to avoid a property line conflict and to better accommodate the existing space which is consistent with the existing angled parking spaces of the shopping center and improve the overall connectivity. These spaces will have signage and pavement markings indicating them as temporary loading zones for Goodwill customers only. See Sheet A2.1 of the project plans for the revised loading zones.

2. Due to a property line issue, the applicant also proposes to remove the proposed landscape planter with trees, groundcover, and irrigation from the western area of the parking lot and move it to the western side of the building to be placed alongside the proposed Goodwill loading zones. The applicant is also proposing to replace the proposed two olive trees with one 24-inch box Crape Myrtle for an improved tree appearance. See Sheet A2.1 of the project plans for the revised landscape planter.

Staff response: Staff supports the proposed revision to the landscape planter, Crape Myrtle tree, groundcover, and irrigation to be placed alongside the proposed Goodwill loading zones. The proposed revision will complement the existing plantings of the shopping center and will improve the visual separation between the donation center activities and the storefront retail operation.

3. Applicant proposes no changes to be made to the existing store front parking area.

Staff response: Staff supports the proposed revision to not make any changes to the store front parking area because the applicant has proposed to add an additional three parking spaces to the existing shopping center that will be temporary loading zones for Goodwill customers only with a side donations entrance separate from the retail storefront entrance. See Sheet A2.1 of the project plans for the revised store front parking area.