

Design Review Permit 24-02 Vesting Tentative Map 24-01 Planned Development Plan 24-01

Bayfront Blocks K-L-M-O-P



CITY OF HERCULES CITY COUNCIL MEETING

September 9, 2025

Recommended Action

1. Receive staff presentation
2. Open public hearing
3. Receive applicant presentation
4. Accept public comments
5. Close hearing and discuss
6. Adopt Resolution Approving KLMOP
Development Proposal

Project Overview

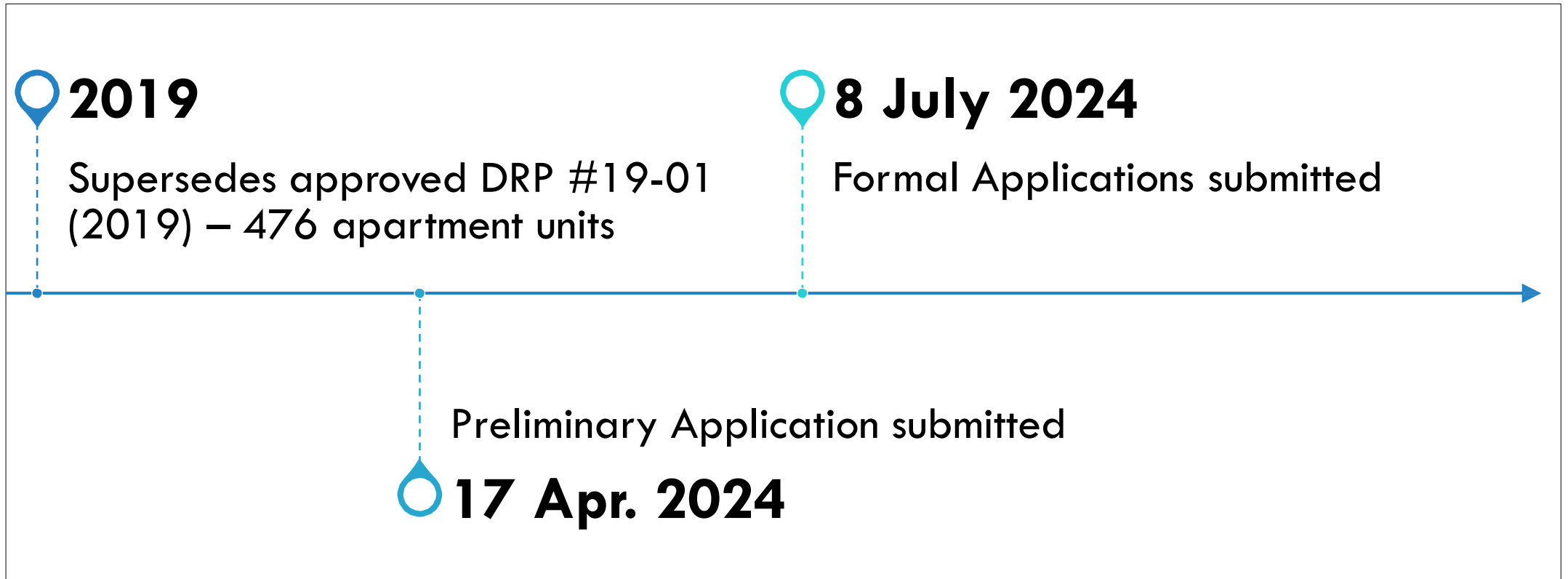
- 168 residential units (141 townhomes + 27 live/work)
- 10 affordable units
- 25 three-story buildings
- Vesting Tentative Map realigns Shoreline Loop
- Includes civic spaces and infrastructure



Project Site Location

- Bayfront Blocks K-L-M-O-P
- Waterfront District Master Plan (WDMP)
- Transit Village Sub-Area

Background & Prior Approvals



State Housing Law Context



SUBJECT TO HOUSING
ACCOUNTABILITY ACT (HAA)



SUBJECT TO HOUSING CRISIS
ACT OF 2019 (SB 330)



CITY REVIEW LIMITED TO
OBJECTIVE STANDARDS

Regulatory Context

General Plan: Planned Commercial Residential Mixed Use

Zoning: PC-R Planned Commercial Residential Mixed-Use District





Overlay Districts

- Waterfront District Master Plan (WDMP)



- Special Flood Hazard Area Overlay District

WDMP Regulating Zones



- Block K: T5 – MST
- Block L: T5 – MST
- Block M: T5 – VN
- Block O: T5 – MST & T5 – VN
- Block P: T5 – VN

The shaded area represents additional permitted uses

Objective Standards within WDMP

- Building Placement (Build-to Line)
- Setbacks
- Building Height (in stories)
- Lot Size
- Frontage Types
- Encroachment allowance
- Parking minimum, location, and standards
- Allowed architectural styles by regulating zone
- Street and circulation standards
- Civic space standards

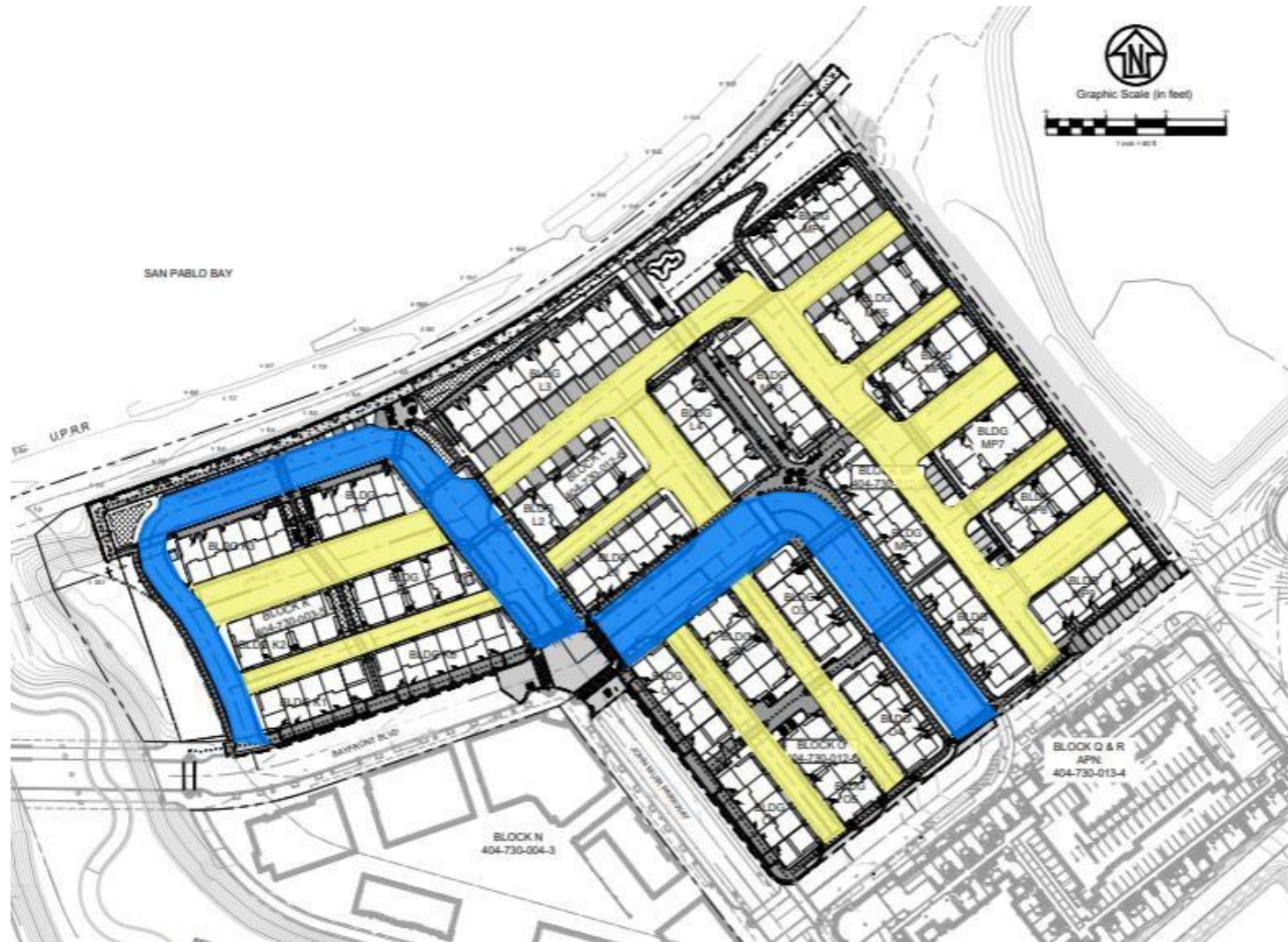
Affordable Housing

- 10 affordable units (5%) per Development Agreement
- Meets requirement: 25 affordable units within first 500 Bayfront homes
- Affordable units dispersed by type and location

Private Alleys

Interior Block Alleys are:

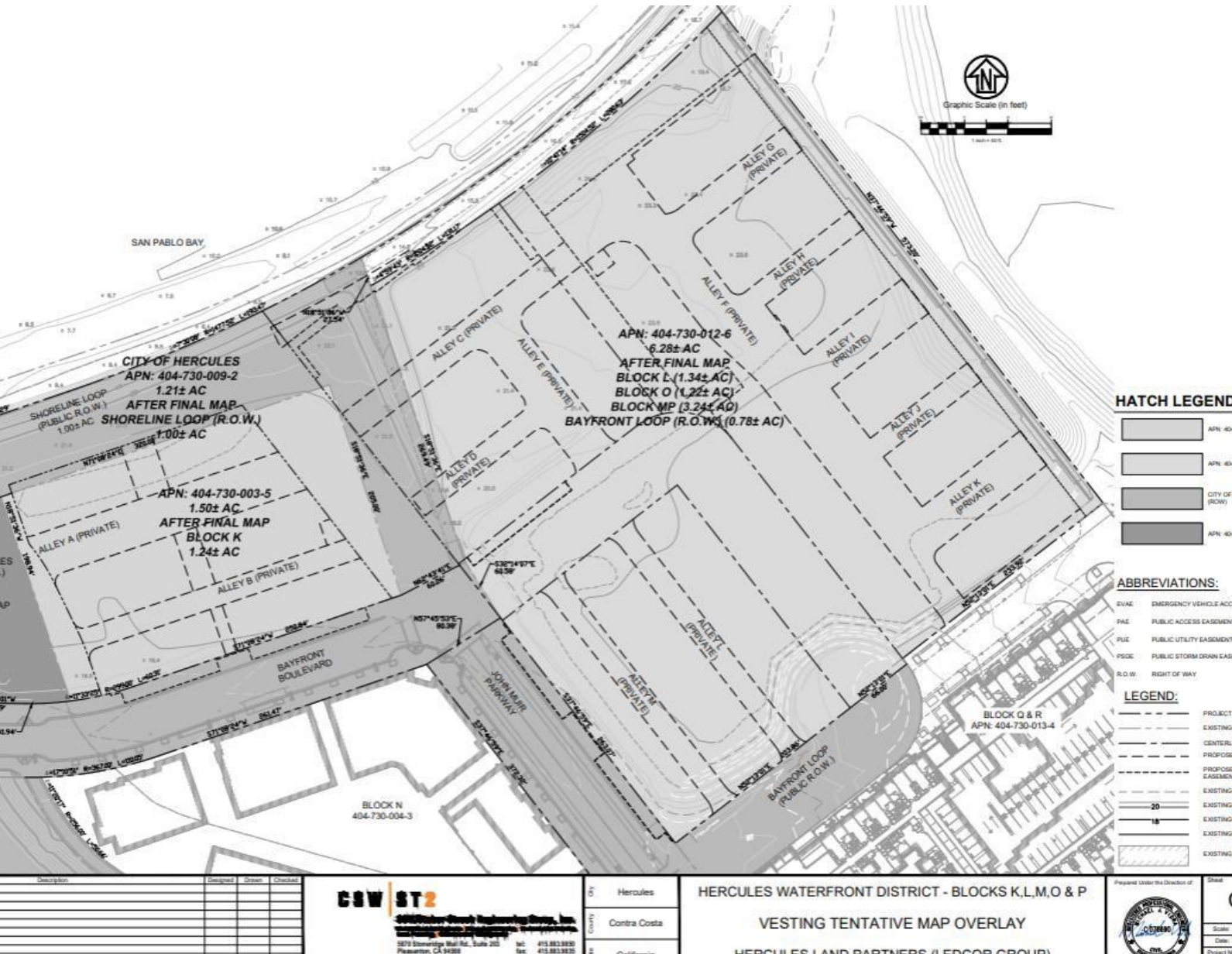
- Are private
- Not WDMP streets
- Not subject to the WDMP street standards
- Not subject to WDMP frontage requirements



- Private Alleys in Yellow
- Public Streets in Blue

Shoreline Loop

Shoreline Loop realigned meets street and access standards





Civic Spaces

Neighborhood Square
(5,600 sf), Paseo (4,200 sf),
Neighborhood Park (12,800
sf)

Public access easements for
all civic spaces

Additional garden paths and
Bay Trail overlook deck



Block K



Blocks L & M

Required Findings

- Consistent with the General Plan
- Compliance with objective standards of the Hercules Municipal Code, WDMP, and Subdivision Map Act
- Findings detailed in the draft Resolution and Exhibit E

Environmental Review

- Relies on 2011 Certified EIR
- Within scope of prior CEQA analysis
- No new impacts identified
- Mitigation measures from MMRP apply

Planning Commission Recommendation

July 21, 2025, Public Hearing

➤ Recommended Approval to City Council

PLANNING COMMISSION CONCERN	COA RESOLUTION
Color Palette	COA #5
Street Lighting	COA #20
Bayfront Loop Geometry	COA #16
Building Brick Maintenance	COA #21
Fixture Repair Due to Ground Settlement	COA #21
Stucco Maintenance to Repair Cracks	COA #21
Pet Waste Management Plan	COA #21

Recommendation

City Council Approval of:

- Design Review Permit 24-02
- Vesting Tentative Map 24-01
- Initial/Final Planned Development Plan 24-01