



July 6, 2026

CITY OF HERCULES

Meeting Minutes

Planning Commission

*Chair Hector Rubio
Vice Chair Carol Most-Walker
Commissioner Ken Morrison
Commissioner Sylvia Jimenez
Commissioner Dennis Esselsagoe*

Monday, July 6, 2026

7:00 PM

Zoom Meeting ID: 826 2597 2701

Zoom Passcode: 083847

Zoom Phone Number: 1-669-900-6833

The full video is available and can be viewed by clicking [here](#).

I. CALL TO ORDER – ROLL CALL

Chair Hector Rubio called the meeting to order at 7:00 p.m.

Present 4 - Chair Hector Rubio, Vice Chair Carol Most-Walker, Commissioner Ken Morrison, Commissioner Dennis Esselsagoe

Absent 1 – Commissioner Sylvia Jimenez

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted by Commissioner Morrison.

III. PUBLIC COMMUNICATION

None

IV. CONSENT CALENDAR

1. [26-174](#) Approve the Planning Commission Meeting Minutes from May 4, 2026

MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Esselsagoe to accept the Consent Calendar as written.

Aye: 4 - Commissioner Morrison, Commissioner Esselsagoe, Chair Rubio, Vice Chair Most-Walker,

Nay: 0

Absent: 1 - Commissioner Jimenez

Abstain: 0

Approved: 4-0-1-0

V. PUBLIC HEARINGS

1. [26-175](#) **Conditional Use Permit (CUP 26-01) and Design Review Permit (DRP 26-01), authorizing the operation of a retail store with drive-up donation operations at 1551 Sycamore Avenue, as proposed and modified by the Conditions of Approval.**

RECOMMENDATION:

That the Planning Commission:

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. Approve Conditional Use Permit CUP 26-01 and Design Review Permit DRP 26-01, authorizing the operation of a retail store with drive-up donation operations at 1551 Sycamore Avenue, as proposed and modified by the Conditions of Approval (Attachment 2).

Chair Rubio introduced the item and called for the staff presentation.

Contract Senior Planner Larissa Alchin presented the staff report for this item.

Chair Rubio opened the Public Hearing.

The applicant's representative, Kim Ryder, responded to questions from the Commission.

Public comments were received from two (2) commenters.

Chair Rubio closed the public hearing and returned the item for Commission questions for the applicant, and Commission discussion.

MOTION: A motion was made by Vice Chair Most-Walker, seconded by Commissioner Morrison to adopt a resolution, approving Conditional Use Permit (CUP 26-01) and Design Review Permit (DRP 26-01), authorizing the operation of a retail store with drive-up donation operations at 1551 Sycamore Avenue, as proposed and modified by the Conditions of Approval, and finding that the project is categorically exempt from CEQA review pursuant to Class 1 (existing Facilities), California Code of Regulations, Title 14, Section 15301.

Aye: 4 - Vice Chair Most-Walker, Commissioner Morrison, Chair Rubio, Commissioner Esselsagoe

Nay: 0

Absent: 1 – Commissioner Jimenez

Abstain: 0

Approved: 4-0-1-0

VI. DISCUSSION / ACTION ITEMS

None

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

None

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Commissioner Morrison discussed current construction projects in Hercules.

IX. ADJOURNMENT

The next Regular Meeting of the Planning Commission is Monday, July 20, 2026, at 7:00 p.m. at Hercules City Hall, 111 Civic Drive, Hercules, CA.

Chair Rubio adjourned the meeting at 7:40 p.m.

Hector Rubio, Chair

Attest:

Timothy Rood, Community Development Director