



# 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, May 4, 2026

7:00 PM

**Zoom Meeting ID: 848 6940 5656**

**Zoom Passcode: 126524**

**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

Vice Chair Carol Most-Walker called the meeting to order at 7:00 p.m.

**Present** 3 - Vice Chair Carol Most-Walker, Commissioner Ken Morrison, Commissioner Sylvia Jimenez,

**Absent** 2 – Chair Hector Rubio, Commissioner Dennis Esselsagoe

Commissioner Dennis Esselsagoe arrived at 7:02 p.m.

#### II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted by Commissioner Jimenez.

#### III. PUBLIC COMMUNICATION

None

#### IV. CONSENT CALENDAR

1. [26-111](#) Approve the Planning Commission Meeting Minutes from January 20, 2026

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

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

**Nay:** 0

**Absent:** 1 - Chair Rubio

**Abstain:** 0

Approved: 4-0-1-0

## V. PUBLIC HEARINGS

1. [26-113](#) **Recommendation to the City Council on approval of an Addendum to the Hercules New Town Center Environmental Impact Report, Design Review Permit (DRP) 25-04, Vesting Tentative Map (VTM) 25-02, and Planned Development Plan (PDP) 25-02 for the Emblem Hercules Apartments – 1601 Willow Avenue**

### **RECOMMENDATION:**

That the Planning Commission:

1. Request planning staff to 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. Adopt a resolution recommending City Council approval of an Addendum to a Certified Final Environmental Impact Report (State Clearing House No. 2007062002), Design Review Permit (DRP) 25-04, Vesting Tentative Map (VTM) 25-02, and Planned Development Plan (PDP) 25-02 for a 180-apartment unit housing development.

Vice Chair Most-Walker introduced the item and called for a staff report.

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

The applicant's representatives, Nathan Tuttle, Quarterra and Chris Kelly, LPAS, provided a presentation of the project and responded to questions from the Commission.

There were no public comments on this item.

Vice Chair Most-Walker closed the public hearing and returned the item for Commission questions for the applicant, and Commission discussion.

City Attorney Christie Crawl noted that at the bottom of the second page of the Draft Resolution, the text should be modified to clarify that the action is a recommendation to the City Council.

**MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Jimenez to Adopt a resolution, with the text modification to the resolution as suggested by the City Attorney, recommending City Council approval of an Addendum to a Certified Final Environmental Impact Report (State Clearing House No. 2007062002), Design Review Permit (DRP) 25-04, Vesting Tentative Map (VTM) 25-02, and Planned Development Plan (PDP) 25-02 for a 180-apartment unit housing development.**

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

**Nay:** 0  
**Absent:** 1 – Chair Rubio  
**Abstain:** 0  
 Approved: 4-0-1-0

**VI. DISCUSSION / ACTION ITEMS**

- 1. [26-112](#) **Draft Fiscal Year 2026-27 Capital Improvement Program and Ten-Year Capital Funding Plan.**

**RECOMMENDATION:**

That the Planning Commission:

1. Request that staff present the staff report and Draft Fiscal Year 2026-27 Capital Improvement Program and Ten-year Capital Funding Plan.
2. Ask any questions.
3. Receive comments from the public.
4. Provide any comments; and
5. Take one of the following actions:
  - a) Adopt Resolution recommending the Council establish the list of priority projects without modification; or
  - b) Adopt an amended Resolution recommending the Council modify the list of priority projects in keeping with the scope and intent of the General Plan.

Vice Chair Most-Walker introduced the item and called for a staff report.

Public Works Director Glenn Dombeck presented the staff report for this item and responded to Commissioner questions.

There were no public comments on this item.

**MOTION: A motion was made by Commissioner Jimenez and seconded by Commissioner Morrison to adopt the Resolution recommending the Council establish the list of priority projects without modification.**

**Aye:** 4 - Commissioner Jimenez, Commissioner Morrison, Vice Chair Most-Walker, Commissioner Esselsagoe  
**Nay:** 0  
**Absent:** 1 – Chair Rubio  
**Abstain:** 0  
 Approved: 4-0-1-0

**VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS**

Community Development Director Tim Rood discussed possible future agenda items.

**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, May 18, 2026, at 7:00 p.m. at Hercules City Hall, 111 Civic Drive, Hercules, CA.

Vice Chair Most-Walker adjourned the meeting at 8:25 p.m.

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Carol Most-Walker, Vice Chair

Attest:

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Timothy Rood, Community Development Director