



July 20, 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*

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Monday, July 20, 2026

7:00 PM

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Zoom Meeting ID: 840 5858 2843

Zoom Passcode: 692741

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

**Absent** 0

#### II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted by Commissioner Jimenez.

#### III. PUBLIC COMMUNICATION

None

#### IV. CONSENT CALENDAR

1. [26-195](#) Approve the Planning Commission Meeting Minutes from July 6, 2026

**MOTION:** A motion was made by Commissioner Morrison, seconded by Vice Chair Most-Walker to accept the Consent Calendar as written.

**Aye:** 5 - Commissioner Morrison, Vice Chair Most-Walker, Chair Rubio, Commissioner Jimenez, Commissioner Esselsagoe

**Nay:** 0

**Absent:** 0

**Abstain:** 0

Approved: 5-0-0-0

## V. PUBLIC HEARINGS

1. [26-196](#) **Conditional Use Permit (CUP 26-02) authorizing the operation of a retail store at 1560 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 26-02, authorizing the operation of a general retail store at 1560 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, Leigh Prince with Fox Rothschild, LLP, responded to questions from the Commission.

Public comments were received from Michael Charles Davis, Cassandra Lavelle and Devlin Jackson.

Chair Rubio closed the public hearing and returned the item for Commission questions of staff and Commission discussion.

Chair Rubio reopened the public hearing to allow the Commission to ask questions of the applicant team.

Leigh Prince, Scott Kipnis and Alex Chu, representing the applicant, responded to Commissioners' questions.

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

**MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Jimenez to continue this item to the regularly scheduled meeting on Monday, August 3, 2026, to allow the applicant to provide responses to Commission questions.**

**Aye:** 5 - Commissioner Morrison, Commissioner Jimenez, Chair Rubio, Vice Chair Most-Walker, Commissioner Esselsagoe

**Nay:** 0

**Absent:** 0

**Abstain:** 0

Approved: 5-0-0-0

#### **VI. DISCUSSION / ACTION ITEMS**

None

#### **VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS**

None

#### **VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS**

None

#### **IX. ADJOURNMENT**

The next Regular Meeting of the Planning Commission is Monday, August 3, 2026, at 7:00 p.m. at Hercules City Hall, 111 Civic Drive, Hercules, CA.

Chair Rubio adjourned the meeting at 8:19 p.m.

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Hector Rubio, Chair

Attest:

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Timothy Rood, Community Development Director