



July 21, 2025

CITY OF HERCULES

Meeting Minutes

Planning Commission

*Chair Hector Rubio
Vice Chair Carol Most-Walker
Commissioner Robert Schaufenbil
Commissioner Ken Morrison
Commissioner Sylvia Jimenez*

Monday, July 21, 2025

7:00 PM

Zoom Meeting ID: 848 5760 9353

Zoom Passcode: 927002

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 Robert Schaufenbil, Commissioner Ken Morrison, Commissioner Sylvia Jimenez

Absent 0

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was conducted by Commissioner Morrison.

III. PUBLIC COMMUNICATION

Eric Williams provided comment on the Bayline Apartment project proposal.

IV. CONSENT CALENDAR

1. [25-218](#) Approve the Planning Commission Meeting Minutes from June 16, 2025

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

Aye: 5 - Commissioner Morrison, Commissioner Most-Walker, Chair Rubio, Commissioner Schaufenbil, Commissioner Jimenez

Nay: 0

Absent: 0

Approved: 5-0-0

V. PUBLIC HEARINGS

1. [25-219](#) Design Review Permit (DRP) #24-02, Vesting Tentative Map (VTM) #24-01 and a combined Initial and Final Planned Development Plan (PDP) #24-01 for a residential project located on Bayfront Blocks K, L, M, O and P, consisting of 168 attached townhouse units (including 10 affordable units) located within parcels 19, 21, 23, 27 and 28 of the Hercules Waterfront Vesting Tentative Map on portions of Assessor's Parcel Numbers 404-730-012-6, 404-730-003-5, 404-730-008-4, 404-730-009-2 and 404-730-006-8.

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; and
8. Adopt a resolution recommending City Council approval of Design Review Permit (DRP) 24-02, Vesting Tentative Map (VTM) 24-01, and Initial/Final Planned Development Plan (PDP) 24-01 for a 168-dwelling unit Bayfront Blocks K-L-M-O-P housing development.

Chair Rubio asked for the staff report presentation.

Community Development Director Rood introduced the item and Contract Associate Planner Alchin presented the combined staff report for Design Review Permit (DRP 24-02), Vesting Tentative Map (VTM 24-01) and the Initial and Final Planned Development Plan (PDP 24-01).

Chair Rubio opened the public hearing and asked for the applicant's presentation.

The applicant, Jason Silver, Vice President of Development with Ledcor Development LP, and representing the Property Owner, Hercules Land Partners, introduced the project and the development team, including John Santry, Senior Vice President of Ledcor Group; Ron Nestor, project architect with WHA; and Travis Theobald, project landscape architect with SWA Group, all of whom participated in the applicant's presentation. The applicant team responded to Commission questions.

Chair Rubio invited the public to provide comments.

Nancy Arms provided comments on the project.

Selina Williams provided comments on the project.

Chair Rubio invited the Commission to ask questions of the applicant team and staff.

Commissioner Morrison asked questions and provided comments.

Commissioner Most-Walker asked questions and provided comments.

Commissioner Schaufenbil asked questions and provided comments.

Commissioner Jimenez asked questions and provided comments.

Chair Rubio asked additional questions and provided additional comments.

Chair Rubio closed the public hearing and returned the item for Planning Commission discussion. The Commission deliberated.

Chair Rubio asked staff for direction on addressing the concerns that had been raised. City Attorney Crowl responded that Planning Commission comments can be forwarded to the City Council in a staff report for their consideration.

Chair Rubio called for a meeting recess at 9:00 p.m. to allow staff to summarize the Planning Commission's stated concerns to forward the City Council.

The meeting resumed at 9:11 p.m.

Chair Rubio reopened the public hearing. The applicant responded to the concerns expressed by members of the Planning Commission.

Chair Rubio closed the public hearing.

MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Jimenez to adopt a resolution recommending City Council approval of Design Review Permit (DRP) 24-02, Vesting Tentative Map (VTM) 24-01, and combined Initial and Final Planned Development Plan (PDP) 24-01 for a residential project located on Bayfront Blocks K-L-M-O-P, consisting of 168 attached townhouse units (including 10 affordable units) located within parcels 19, 21, 23, 27 and 28 of the Hercules Waterfront Vesting Tentative Map, on Portions of Assessor's Parcel Numbers 404-730-012-6, 404-730-003-5, 404-730-008-4, 404-730-009-2, and 404-730-006-8, with the maintenance and circulation concerns expressed by the Planning Commission to be added to the City Council staff report for this item:

Aye: 5 - Commissioner Morrison, Commissioner Jimenez, Chair Rubio, Commissioner Most-Walker, Commissioner Schaufenbil

Nay: 0

Absent: 0

Approved: 5-0-0

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.

Commissioner Most-Walker asked about anticipated business openings.

IX. ADJOURNMENT

The next Regular Meeting of the Planning Commission is Monday, August 4, 2025, at 7:00 p.m. at Hercules City Hall, 111 Civic Drive, Hercules, CA.

Chair Rubio adjourned the meeting at 9:25 p.m.

Hector Rubio, Chair

Attest:

Timothy Rood, Community Development Director