

HERCULES PLANNING COMMISSION

RESOLUTION NO. 26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERCULES APPROVING DESIGN REVIEW PERMIT #26-02 FOR A 187-SQUARE-FOOT SECOND-STORY ADDITION AT 211 MONTEGO DRIVE (APN: 362-382-001), HERCULES, CALIFORNIA, WITHIN THE RESIDENTIAL SINGLE-FAMILY LOW DENSITY (RS-L) ZONING DISTRICT, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, John Clark, John Clark Architect (“Applicant”), on behalf of property owner Robert Jackson, submitted Application DRP 26-02, requesting approval of a Design Review Permit for a 187-square-foot second-story addition to the existing single-family residence at 211 Montego Drive, Hercules, California (APN: 362-382-001), to expand two (2) existing upstairs bedrooms and add one (1) new bathroom; and

WHEREAS, the subject property is designated and zoned Residential Single-Family Low Density (RS-L) in the Hercules General Plan Land Use Element and on the Hercules Zoning Map. Pursuant to Hercules Municipal Code (HMC) Section 13-42.200, design review approval is required prior to the issuance of any permit for the exterior alteration of any private structure, and pursuant to HMC Section 13-42.400, the Community Development Director has referred this application to the Planning Commission due to its determination that the second-story addition warrants Commission review; and

WHEREAS, the project does not propose any change to the building footprint, lot coverage, or front, side, and rear setbacks, and continues to comply with HMC Table 13-6.2 development standards for the RS-L zoning district; and

WHEREAS, pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.), the project is exempt from environmental review under CEQA Guidelines Section 15301 (Existing Facilities), because it involves a minor addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure, or 2,500 square feet, whichever is less, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply; and

WHEREAS, the City provided notice of the public hearing in accordance with the Hercules Municipal Code and Government Code Section 65090 et seq.; and

WHEREAS, on August 17, 2026, the Planning Commission conducted a duly noticed public hearing at which all interested persons were afforded an opportunity to be heard, and after reviewing the staff report and supporting materials and receiving public testimony, the Planning Commission closed the public hearing and deliberated on the application; and

WHEREAS, based on the facts and evidence set forth in the entire record for this proceeding, including but not limited to the staff report prepared for this project, the

Planning Commission finds, after due study, deliberation, and public hearing, that the following circumstances exist with regard to the Design Review Permit application so long as the Conditions of Approval are met.

NOW THEREFORE BE IT RESOLVED, the Planning Commission of the City of Hercules hereby finds and determines as follows:

1. The above recitals are true and correct and are incorporated herein as findings.
2. Approval of Design Review Permit No. DRP 26-02 is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities), California Code of Regulations, Title 14, because it involves a minor addition to an existing structure that will not result in an increase of more than 50 percent of the floor area of the structure, or 2,500 square feet, whichever is less, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply.
3. The Planning Commission finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who reside at or visit this development.
4. The Planning Commission hereby approves Design Review Permit No. DRP 26-02 authorizing a 187-square-foot second-story addition to the existing single-family residence at 211 Montego Drive, on behalf of property owner Robert Jackson, subject to the Conditions of Approval (Exhibit A), attached hereto and incorporated herein, based on the following findings required by HMC Section 13.42.500:

A. The approval of the design review permit is in compliance with all provisions of this Chapter, pertinent provisions of the Zoning Ordinance and applicable zoning and land use regulations, including but not limited to the Hercules General Plan as amended and any specific plan. The subject property is located in the RS-L zoning district, consistent with the General Plan's RS-L land use designation, and the project is consistent with Housing Element Policy 2.1, which promotes the continued maintenance and enhancement of residential units. As the addition adds floor area only to the second story and does not expand the building footprint, the project maintains all existing setbacks, lot coverage, and off-street parking, which continue to comply with HMC Table 13-6.2 development standards for the RS-L zoning district.

B. The approval of the design review plan is in the best interests of public health, safety, and general welfare. The project consists of a modest, 187-square-foot addition to the second story of an existing single-family residence and does not increase the building footprint or introduce any new use to the site. The project will be required to meet all applicable State and local building regulations, including the California Building Code and California Residential Code, ensuring that the project promotes public health, safety, and welfare.

C. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development. The addition does not alter the building footprint; therefore, the existing site layout, driveway, parking, and yard areas remain unchanged. The additional floor area is confined to the second story and is designed to step back from the front bedroom, consistent with the massing pattern already established on the existing house and found on other homes in the neighborhood.

D. General architectural considerations, including the character, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements have been incorporated in order to insure the compatibility of this development with its design concept and the character of adjacent buildings. The project preserves the existing architectural style and detailing of the residence. New eaves, fascia, roof detailing, gutters, and stucco finishes will match the existing construction, as will all new windows and trim details. The stepped massing of the addition mirrors a design feature already present on the house and on other homes in the neighborhood, ensuring the addition reads as a cohesive extension of the existing structure rather than a visually distinct addition.

E. General landscape considerations, including the location, type, size, color, texture, and coverage of plant materials at the time of planting and after a 5-year growth period, provision for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures, and to provide an attractive environment for the enjoyment of the public. As the project does not expand the building footprint and is limited to a second-story addition, no existing landscaping or hardscape will be disturbed or altered as part of this application. No changes to landscaping are proposed.

PASSED AND ADOPTED by the Planning Commission of the City of Hercules on this 17th day of August 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Hector Rubio, Chair

ATTEST:

Seana E. Field, AICP
Acting Community Development Director

Exhibit A – Draft Conditions of Approval

Exhibit B – 211 Montego Drive Project Exhibits (DRP 26-02)

Exhibit A – Draft Conditions of Approval

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