



Hercules Bayfront Development — Blocks K,L,M,P,O

Project Information

- Part of overall approved Hercules Bayfront Master Plan
- 168 Townhomes
- 10 (6%) are set aside for Low AMI qualified buyers
- 9.34 Acres; 4.46 Acres net
- Proposed density: 25.5 DUA
- 1.1 acres of public and community open space
- June 6, 2025, project was found to align with the applicable city objective standards

Subject Sites



The images shown are for illustration purposes only and may be subject to a further change or revision.



Three varying façade designs

- Per design requirements
- Street and common area activation

Chapter 2: Architectural Styles

Architectural Styles Allowed

Architectural Styles Allowed By Block

	Waterfront Warehouse	Gold Rush	Spanish Revival
			
Block	p. 2-5	p. 2-11	p. 2-23



Live/Work Units

Waterfront Warehouse



Live/Work Units

Spanish Revival



Back-to-Back Units

Gold Rush



Back-to-Back Units

Waterfront Warehouse



Row Townhome Units

Waterfront Warehouse



Row Townhome Units

Spanish Revival







View 1. Looking East from Bayfront Blvd



View 2. Looking North Toward the Bay from John Muir Pkwy



View 3. Looking West Toward the Project (Block MP) from the Bay Trail



View 4. Looking East Toward the Project (Block K&L) from the Bay Trail



KEY MAP



View 5. Looking East Toward the Project (Block K&L) from the Refugio Creek Trail



KEY MAP



1. LOADING DOCK DECKS



2. OVERLOOK DECK



3. CREEKSIDE TRAIL



4. STREETScape PLANTING



5. BIORETENTION PLANTING



6. GARDEN PATHWAYS

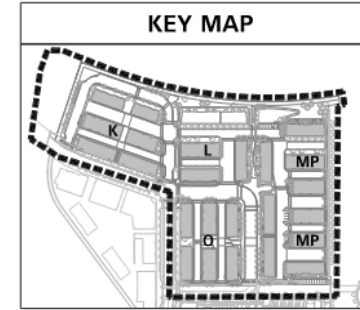
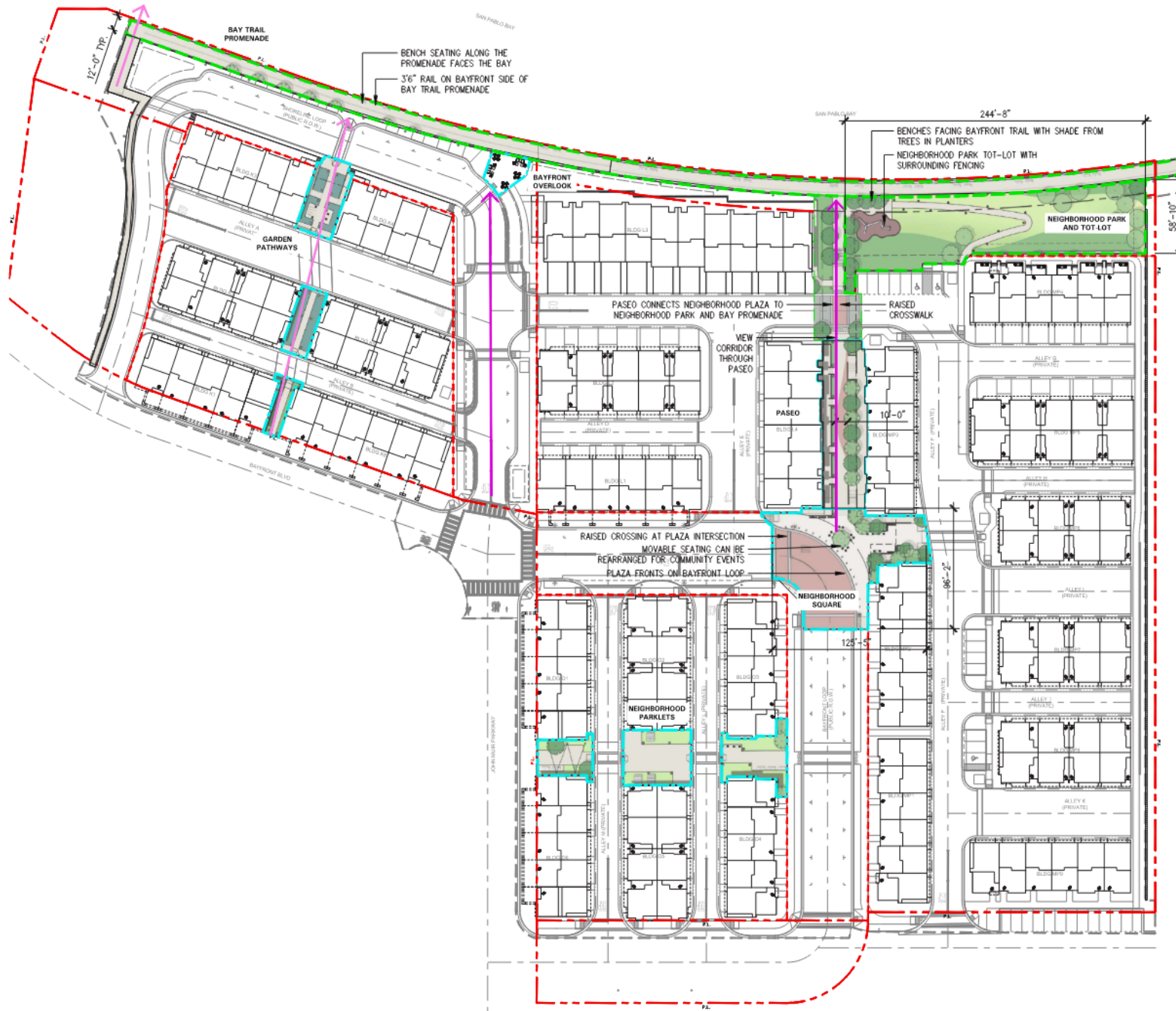


7. PASEO



8. NEIGHBORHOOD PARK





CIVIC SPACES LEGEND	
SYMBOL	DESCRIPTION
---	REQUIRED WATERFRONT DISTRICT MASTERPLAN CIVIC SPACE
---	ADDITIONAL COMMUNITY AMENITY SPACE
---	REQUIRED VIEW CORRIDOR
---	ADDITIONAL VIEW CORRIDOR

MASTER PLAN CIVIC SPACE SITE TAKE OFFS			
NEIGHBORHOOD SQUARE / PLAZA	ZONING	PROPOSED SQFT	STANDARDS
	TOTAL	8,562 SQFT	MIN 20'X20' 400 SQFT
	SOFTSCAPE	1,290 SQFT	
PASEO	TOTAL	4,739 SQFT	MIN 12'X50' 600 SQFT
	SOFTSCAPE	1,210 SQFT	
NEIGHBORHOOD PARK	TOTAL	13,298 SQFT	MIN WIDTH 10' MAX WIDTH 420' 4,200 SQFT
	SOFTSCAPE	11,156 SQFT	
PLAYGROUND / TOT-LOT	TOTAL	662 SQFT	-
BAY TRAIL / PROMENADE	TOTAL	11,154 SQFT	MIN WIDTH 10' MAX WIDTH 60'
	SOFTSCAPE	1,345 SQFT	
CREEKSIDE TRAIL	TOTAL	1,345 SQFT	-
	SOFTSCAPE	-	

MASTER PLAN CIVIC SPACE SITE TAKE OFFS		
DESCRIPTION		PROPOSED SQFT
BAYFRONT OVERLOOK	TOTAL	824 SQFT
	SOFTSCAPE	-
GARDEN PATHWAYS	TOTAL	3,685 SQFT
	SOFTSCAPE	1,805 SQFT
NEIGHBORHOOD PARKLETS	TOTAL	5,753 SQFT
	SOFTSCAPE	2,695 SQFT

SB 330

This project is what is commonly known as a “SB 330” Project. This means it qualifies for processing and protections under the Housing Accountability Act (or “HAA”), as bolstered by the Housing Crisis Act of 2019 (also known as “SB 330”).

SB 330

As part of adopting these laws, the California Legislature has declared that the State of California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 49th out of the 50 states in housing units per capita.

The Legislature has also declared that California is in a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives.

SB 330

Because this is a housing development project under the HAA and SB 330, it cannot legally be denied by the City unless the City can make written findings, that must be supported by a preponderance of evidence in the administrative record for the project, that the project (1) would have an adverse impact on public health and safety, and (2) that no feasible alternative or mitigation exists to avoid the adverse impacts to public health and safety. A specific adverse impact is defined as “A significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete.”

SB 330

It is the policy of the state that a local government not reject or make infeasible housing development projects that contribute to meeting the needs discussed the Housing Accountability Act and Housing Crisis Act without a thorough analysis of the economic, social, and environmental effects of the action.

Q&A

Thank you for your time today