

City of Hercules

111 Civic Drive
Hercules, CA 94547



Meeting Agenda

Monday, August 6, 2018

7:00 PM

Council Chambers

Planning Commission

Dion Bailey, Chair
Irina Galieva, Vice Chair
Kenneth Morrison, Commissioner
Hector Rubio, Commissioner
Susan Tolley, Commissioner

To view webcast of meetings, live or on demand, go to the City's website at www.ci.hercules.ca.us.

I. CALL TO ORDER - ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

IV. CONSENT CALENDAR

1. [18-263](#) **Minutes**

Recommendation: Approve the Planning Commission meeting minutes of July 16, 2018.

Attachments: [Planning Commission Minutes - 071618 - Regular](#)

V. PUBLIC HEARINGS

1. [18-262](#) **Hercules Self Storage / Willow Avenue Commercial Project** at 1444 Willow Avenue (Assessor's Parcel Numbers 406-522-011 and 406-522-004), consisting of: 1) Initial Study/Final Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program; 2) Zoning Text Amendment #18-04 to allow "mini-storage/self-storage" facilities in the General Commercial Zone, subject to conditional use permit approval; 3) Development Agreement #18-01; 4) Conditional Use Permit #18-01 for mini-storage, car wash, and auto service uses; and 5) Design Review Permit #18-02 for the proposed self-storage structures, site layout, conceptual auto service uses, and landscaping.

Recommendation: Receive presentation from City staff, continue the public hearing, invite the applicant to make a presentation, receive any testimony from the public and the Commission, close the public hearing, and consider adopting four (4) resolutions recommending City Council approve the various components of the project.

Attachments: [Staff Report with Findings for Willow Avenue Commercial Project](#)
[Att 1 - PC Reso 18-14 for Willow Avenue Commercial Project MND - Final](#)
[Att 1 Exhibit A to PC Reso 18-14 Final Hercules Willow Ave ISMND w MMRP](#)
[Att 1 Exhibit B to PC Reso 18-14 Appendix H - Comment Letter ASMBLD](#)
[Att 2 - PC Reso 18-15 for Willow Avenue Commercial Project ZTA 18-04 - Final](#)
[Att 2 Exhibit A to PC Reso 18-15 Draft CC Ordinance for ZTA 18-04 - Final](#)
[Att 3 - PC Reso 18-16 for DA determination for Willow Avenue Commercial Project - Final](#)
[Att 3 - Exhibit A to PC Reso 18-16 Development Agreement - Lorenzini](#)
[Att 4 - PC Reso 18-17 for CUP-DRP for Willow Avenue Commercial Project + COAs - Final](#)
[Att 4 Exhibit A to PC Reso 18-17 Presentation Booklet](#)
[Att 4 Exhibit B to PC Reso 18-17 - Hercules Willow Ave MMRP](#)

VI. DISCUSSION / ACTION ITEMS

1. [18-260](#) **Sycamore Crossing Retail Workshop**
Public workshop for the retail portion of the proposed mixed-use Sycamore Crossing project, consisting of approximately 29,600 sq. ft. of retail space, a 105-room hotel, 126 multi-family residences, and 2.5 acres of creek, wetlands, and open space on a 12.88-acre site bounded by San Pablo Avenue, Sycamore Avenue, and Tshushima Street (Assessor's Parcel Numbers 404-020-057 and -058)
Recommendation: No formal action at this time. Receive presentation from applicants; invite public comment; discuss and provide feedback on retail site plan and design.

Attachments: [Sycamore Crossing - staff report - 8-6-2018](#)
[Sycamore Crossing Plans - 7-26-2018](#)

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

IX. ADJOURNMENT

The next Regular Meeting of the Planning Commission is Tuesday, September 4, 2018 at 7:00 p.m. at Hercules City Hall, 111 Civic Drive, Hercules, CA.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City's website at www.ci.hercules.ca.us then clicking on the Planning Commission meeting you are interested in. You can also receive an e-notice from the City's homepage. Agendas and staff reports may also be obtained by contacting the Planning Department at (510) 799-8244.

Posted: August 2, 2018

COMMISSION STATEMENT OF PURPOSE: The Planning Commission typically meets the first and third Monday of every month; its primary functions are to advise the City Council on policy matters in regard to the growth and development of the City of Hercules and to act on applications for development permits.

SPECIAL ACCOMODATIONS: In compliance with the Americans with Disabilities Act, if you require special accommodations to participate in a Planning Commission meeting, please contact the City Clerk at 510-799-8215 at least 48 hours prior to the meeting.

AGENDA ITEMS: Persons wishing to add an item to an agenda must submit the final written documentation 12 calendar days prior to the meeting. The City retains the discretion whether to add items to the agenda. Persons wishing to address the Commission otherwise may make comments during the Public Communication period of the meeting.

PUBLIC COMMUNICATION: Persons who wish to address the Commission should complete the speaker form prior to the Commission's consideration of the item on the agenda. Speakers will be called after the project applicant has presented the project.

Anyone who wishes to address the Commission on a topic that is not on the agenda and is relevant to the Commission should complete the speaker form prior to the start of the meeting. Speakers will be called upon during the Public Communication portion of the meeting. In accordance with the Brown Act, the Commission may not take action on items not listed on the agenda. The Commission may refer to staff any matters brought before them at this time and those matters may be placed on a future agenda.

In the interests of conducting an orderly and efficient meeting, speakers will be limited to three (3) minutes.

Anyone may also submit written comments at any time before or during the meeting.

CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Commission or a member of the public prior to the time the Commission votes on the motion to adopt.

PUBLIC HEARINGS: A public hearing enables the public to present information, opinions, and arguments relevant to the actions of the Commission, and informs the public about the details of the proposal.

At the beginning of an item, the Chair will read the description of that item as stated on the agenda. The staff will then give a brief presentation of the proposed project. The Commission may then ask staff questions about the item.

The Chair will open the public hearing and ask the applicant(s) if he or she wishes to make a presentation or statement. Those persons in favor of the project will then be given an opportunity to speak followed by those who are opposed to the project. The applicant(s) will then be given an opportunity for rebuttal.

The public hearing will then be closed, and the Commission may discuss the item amongst themselves and ask questions of staff. The Commission will then vote to approve, deny, approve in a modified form, or continue the matter to a later date for a decision. The Chair will announce the Commission's decision and advise the audience of the appeal procedure.

Persons who wish to speak on matters set for public hearings will be heard when the Chair calls for comments in support thereof or in opposition thereto. After the hearing is closed, there is no further comment permitted from the audience unless invited by the Chair.

The Commission has decided that no public hearings will begin after 11:00 p.m., and that items still remaining on the agenda after 11:00 p.m. will be held over to the next Commission meeting.

LEGAL CHALLENGES: If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered at, or prior to, the meeting. Actions challenging Commission decisions shall be subject to the time limitations contained in the Code of Civil Procedures Section 1094.6.

NOTIFICATION PROCEDURE: Property owners within 300 feet of a proposal will receive a notice of the proposal at least ten (10) days prior to the public hearing. The notice lists the type of application, application number, brief description and location of the project, and the applicant. The City of Hercules subscribes to a service that uses the property owner information from the most recent data on the Contra Costa County Tax Assessor's rolls. Please be aware there often is a time lag for both the tax rolls and this service to be updated.

AGENDA POSTING: The Planning Commission Agenda is posted at least 72 hours prior to the meeting at City Hall, the Hercules Swim Center, Ohlone Child Care Center, Hercules Post Office, and on the City's website (www.ci.hercules.ca.us),

REVIEW OF PUBLIC DOCUMENTS: All Planning applications are public documents, and can be reviewed by the public. These files, however, are not allowed out of the office. Should a member of the public require copies of information contained within the file, a written request must be submitted to the City Clerk's Office. Staff will accommodate the request within ten (10) calendar days. The charge is \$0.20 per page. If you require a complete copy of the file, or if staff cannot accommodate your request within ten (10) calendar days, you must make arrangements to bring in a copier or copy service that can make copies without leaving City Hall.

Environmental Impact Reports, Specific Plans, and other project specific documents are made available for the public to review at City Hall at 111 Civic Drive, Hercules CA. Loan copies (limited supply) are available for review, not purchase, at the Planning Department. These documents must be checked out with staff. You will be asked to provide your name, phone number, and a deposit. Persons will be informed of the date and time the document must be returned. You may check out the loan document, but staff will not make a complete copy of the document. Staff will accommodate the request to make photocopies based upon the current workload and availability of personnel to make copies. Costs are outlined in above paragraph.