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- I. CALL TO ORDER ROLL CALL
- **II. PLEDGE OF ALLEGIANCE**
- **III. PUBLIC COMMUNICATION**

IV. PLANNING COMMISSION REORGANIZATION

1. 20-179 Election of Chair and Vice Chair

V. CONSENT CALENDAR

1. <u>20-178</u> Meeting Minutes

Recommendation: Approve the regular meeting minutes of April 21, 2014 and October 17, 2016, and special meeting minutes of January 21, 2020.

Attachments:Minutes - 042114 - RegularMinutes - 101716 - RegularMinutes - 012120 - Special

VI. PUBLIC HEARINGS

1. 20-180 Proposal from Santa Clara Valley Housing Group for the "HILL TOWN" Project site, located at 4200 San Pablo Avenue, to consider entitlements to allow the development of the 44 acre site for approximately 598 multi-family units and 4,200 square feet of retail with passive open space and recreational elements Recommendation: Open the public hearing, receive a presentation from City staff, invite the applicant to make a presentation or statement, receive any testimony from the public and the Commission, ask applicant team or city staff to answer questions, close the public hearing, request clarification from staff or the applicant on any issues related to the project and, if ready to take action, consider adopting Draft Resolutions 20-01, 20-02, and 20-03, recommending Council approval of various components of the project, with or without modification.

Attachments:	FINAL Staff Report for 3-2-20 PC			
	Attach 1 - Draft Reso 20-01 Hilltown CEQA for PC			
	Attach 1A - Hilltown - MMRP - 2-18-20 from Addendum			
	Attach 1B - Hyperlink to Initial Study & CEQA Addendum #IS 19-01			
	Attach 1C - Hyperlink to Traffic Study & Technical			
	Attach 1D - Hyperlink to 2009 EIR			
	Attach 2 - Draft Reso 20-02 for GP Conformity for Abandonment			
	Attach 2A - Hilltown ROW Vacation - Exhibit A - Legal Description			
	Attach 2B - Hilltown ROW Vacation - Exhibit B - Plats			
	Attach 3 - Reso 20-03 on IPDP VTM CUP DRP			
	Attach 3A - Hilltown FPDP- Civil-Landscape-Architecture-Supplemental			
	Attach 3B - Hilltown Conditions of Approval for 3-2-2020			
	Attach 3C - Hilltown Findings with Fact- DRAFT			
	Attach 4 - Hyperlink to 01-21-2020 PC Workshop Report			
	Attach 5 - Hyperlink to 01-21-2020 PC Workshop Video			
	Attach 6 - PC Minutes - 01-21-2020 - Special - DRAFT			
	Attach 7 - Hyperlink to 10-21-2019 PC Workshop Report			
	Attach 8 - Hyperlink to 10-21-2019 PC Workshop Video			
	Attach 9 - PC Minutes - 10-21-2019 - Regular - Final			
	Attach 10 - 2007 Hilltown IPDP - further optimized			
	Attach 11 - Revised Driveway Configuration in North Cluster			
	Attach 12 - DKS Final Engineering Design Memo			

VII. DISCUSSION / ACTION ITEMS

VIII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

IX. COMMISSIONER REPORTS AND ANNOUNCEMENTS

X. ADJOURNMENT

The next Regular Meeting of the Planning Commission is Monday, March 16, 2020 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: February 27, 2020

Planning Commission

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.

SUPPLEMENTAL INFORMATON

AGENDA ITEM VI.1

Proposal from Santa Clara Valley Housing Group for the "HILLTOWN" Project site, located at 4200 San Pablo Avenue, to consider entitlements to allow the development of the 44 acre site for approximately 598 multi-family units and 4,200 square feet of retail with passive open space and recreational elements

03/02/20

Hill Town Residential Development Project CEQA Addendum

City of Hercules Planning Commission March 2, 2020



- To encourage the protection of all aspects of the environment.
- Applies to all "projects" that require discretionary approval from a public agency (*Friends of Mammoth v. Board of Supervisors,* 1972).
- Lead Agency Agency with principal responsibility for approving the project is responsible for CEQA compliance. The City of Hercules is the Lead Agency for the Hill Town Project.
- CEQA requires all public agencies to:
 - 1. **Identify** the potentially significant environmental effects of their actions, and either,
 - 2. Avoid_those significant environmental effects, where feasible, or
 - 3. Mitigate those significant environmental effects, where feasible.



Background

- 1970s: Site developed by PG&E as an oil storage, heating and pumping station
- 2005: Project applicant purchases property from PG&E
- 2008: City and applicant enter into a development and owner participation agreement (DOPA) with three amendments in following years. City approves Initial Planned Development Plan (IPDP) for the Hill Town project.
- 2009: City certifies the Final Environmental Impact Report (EIR) for the 2009 Redevelopment Plan, which evaluates two sites – Sycamore Crossing and Hill Town. The EIR evaluated the project described in the approved IPDP.
- 2015: Site remediation completed with signoff from the Regional Water Quality Control Board.
- 2019: Santa Clara Valley Housing Group (project applicant) modifies the project design and submits a new application for City approvals.



2009 EIR

Significant and Unavoidable	Less Than Significant with Mitigation	Less Than Significant	No Impact
 Aesthetics (scenic resources, visual character) Air Quality (air quality plan conflict, pollutant emissions, PM10 emissions) Noise (cumulative noise impacts) 	 Aesthetics (scenic views, light and glare) Air Quality (construction emissions, greenhouse gas emissions) Biological Resources Cultural Resources Geology and Soils (seismic shaking, liquefaction, landslide) Hazards and Hazardous Materials (contaminants, petroleum pipeline) Hydrology and Water Quality (alteration of detention features) Noise (vehicle noise, construction noise) Traffic (intersection impacts, cumulative impacts) Utilities (wastewater treatment, water demand) 	 Air Quality (carbon monoxide concentrations, odors) Geology and Soils (erosion, unstable soils, expansive soils) Hydrology and Water Quality (pollutants) Land Use Population and Housing Public Services Traffic (parking, design features, transit service) Utilities (stormwater, solid waste) 	 Agricultural Resources Mineral Resources

Project Changes

- The Hill Town development envisioned by the 2009 EIR described in the Initial Planned Development Plan (IPDP 07-01) approved by the City:
 - o 640 multi-family dwelling units
 - 4,000 square feet of retail commercial
 - 13 acres of passive and recreational open space
- Current project:
 - o 598 multi-family dwelling units
 - o 4,200 square feet of retail commercial
 - 16 acres of passive and recreational open space



Purpose of the Addendum

- Refinements to the development design constitute modifications to the 2009 Project that were not evaluated in the 2009 EIR, which necessitates subsequent environmental review under CEQA.
- Section 15162 of the CEQA Guidelines allows for an Addendum to be prepared if the changes to the project would not result in:
 - New significant effects or increase in the severity of effects
 - New or significantly different mitigation measures
- Based on the environmental analysis, an Addendum is the appropriate level of CEQA review.



CEQA Analysis

• Conducted additional technical analyses to evaluate the 2019 Project:

Biological	Cultural	Paleontological
Resources	Resources	Resources
Traffic Impact Analysis	Air Quality and Greenhouse Gas	Noise

 Prepared an environmental checklist comparing the impacts of the 2019 Project with the environmental analysis and conclusions provided in the 2009 EIR.



2019 CEQA Addendum

LSA

Significant and Unavoidable	Less Than Significant with Mitigation	Less Than Significant	No Impact
 Aesthetics (scenic resources, visual character) 	 Aesthetics (scenic views, light and glare) Air Quality (construction emissions) Biological Resources Cultural Resources Geology and Soils (seismic shaking, liquefaction, landslide) Hazards and Hazardous Materials (petroleum pipeline) Hydrology and Water Quality (alteration of detention features) Noise (vehicle noise, construction noise) Traffic (intersection impacts, cumulative impacts) Utilities (wastewater treatment, water demand) 	 Air Quality (pollutant emissions, carbon monoxide concentrations, odors) Geology and Soils (erosion, unstable soils, expansive soils) Greenhouse Gas Emissions Hazards and Hazardous Materials (contaminants) Hydrology and Water Quality (pollutants) Land Use Population and Housing Public Services Traffic (parking, design features, transit service) Tribal Cultural Resources Utilities (stormwater, solid waste) 	 Agricultural Resources Mineral Resources Wildfire



- The 2019 Project would result in similar effects to those of the 2009 Project.
- The 2019 Project would not result in new significant effects or effects that would be substantially more severe than those identified in the 2009 EIR.
- No new mitigation measures would be required. Some measures have been modified to bring them up to date with current regulatory requirements and to reflect existing site conditions.
- The analyses and conclusions in the 2009 EIR remain valid.



Transportation Analysis – DKS Consulting

- Traffic counts conducted at 17 intersections (AM/PM) on August 29, 2019 while school was in session.
- Used standards of significance and policies from 2018 because of DA (General Plan Circulation Element).
- Compared findings to those in 2009 EIR, no new significant impacts or mitigations that were not previously identified.
- The previous EIR identified San Pablo Avenue at Linus Pauling Drive as potentially significant, therefore a new signal will be installed with the project

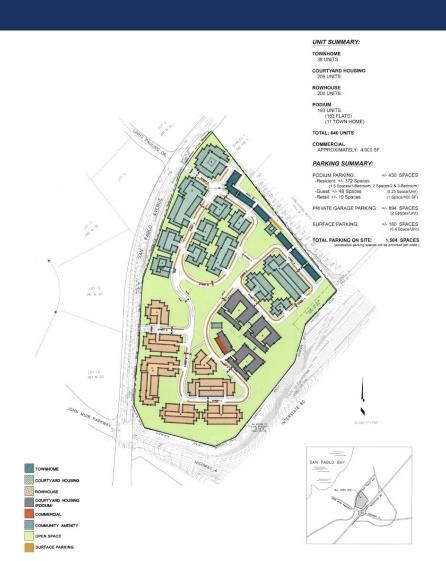
HERCULES HILL TOWN

SANTA CLARA VALLEY HOUSING GROUP



DEVELOPMENT AGREEMENT & AMENDMENTS

- The Development Agreement was entered into in 2008 for the development of the Hill Town site located on the corner of John Muir Parkway and San Pablo Avenue.
- Envisioned redevelopment of the site per the Development Agreement was approximately 640 residential dwelling units, a neighborhood retail facility, a series of public and private open space amenities and a network of new roadways.
- The Development Agreement has been extended through Amendments approved by the City Council to ensure that the project has ample time to receive entitlements for said project.



DEVELOPMENT AGREEMENTS & AMENDMENTS

- Benefits of our Development Agreement and associated Amendments:
 - Redevelopment of an underutilized, marquee site in the City which will offer 597 new ownership homes for sale.
 - Payment to the City in the amount of \$5,000 per residential dwelling (approximately \$3 million) towards Park and Recreational use consistent with the City's General Plan (in addition to all standard City Impact Fees).
 - The Project will set aside five percent (5%) of the total number of residential units for moderate income housing. We will enter into an Affordable Housing Agreement with the City prior to the issuance of the first residential building permit as required by the Development Agreement and associated Amendments.
 - The project will be in line with updated C-3 Requirements for storm water.

DEVELOPMENT AGREEMENT SITE PLAN COMPARED TO NEW SITE PLAN

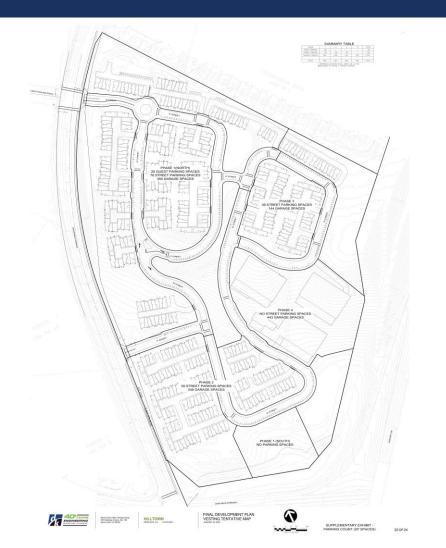


PROJECT COMPARISON

- Items of Note:
 - The new project results in 47 less townhome/courtyard units and 4 more condo/apartment units (<u>A total of 43</u> <u>less units</u>)
 - More parking project wide per residential unit (2.39 parking spaces per unit project wide compared to the previous 2.35 parking spaces project wide)
 - <u>200 additional s.f. of neighborhood retail</u>
 - Incorporation of C-3 Treatment areas on-site

	1			I		
	DOPA 07-01 & IPDP (2008)		PROPOSED (FEBRUARY 2020)			
Residential Units and Site Acreage			()			
	# of du		Site Acres	# of du		Site Acres
Phase 1 ¹	N/A		N/A	204 du		19.6 acres
Phase 2 ¹	N/A		N/A	124 du		12.8 acres
Phase 3	N/A		N/A	72 du		6.8 acres
Sub-total ¹	447 du			400 du		39.2 acres
		ourtyard; 200 rowhouse)				
Phase 4	193 du	(in podium buildings)	N/A	197 du		5 acres
Sub-total	193 du			197 du		5 acres
Overall project total	640 du		44.2 gross acres	597		44.2 gross acres
Overal project gross density ¹	14.48 du/gro	ss acres		13.51 du/gro	iss acres	
Retail						
Neighborhood retail	4000 sf			4200 sf		
Parking						
Townhome/Courtyard/Rowhouse Parking	# of du or sf	Parking Ratio	Total Required/Provided	# of du or sf	Parking Ratio Provided	Total Provided
Townhome	38 du	2.0 spaces/du	76 spaces	170 du	2.0 spaces/du	340 spaces
Courtyyard	209 du	2.0 spaces/du	418 spaces	230 du	2.0 spaces/du	442 spaces
Rowhouse	200 du	2.0 spaces/du	400 spaces	N/A	2.0 spaces/du	N/A
Private Garage		2.0 spaces/du	894 spaces	400 du	2.0 spaces/du	782 spaces
Surface parking	-	N/A	180 spaces	N/A	N/A	176 spaces
Guest	N/A	N/A	N/A	N/A	N/A	28 spaces
		Sub-total	1074 spaces		Sub-total	986 spaces 2.47 spaces/du
Destine Destine		Parking Ratio	2.40 spaces/du		Parking Ratio	2.47 spaces/uu
Podium Parking Residential Units	# of du or sf	Parking Ratio Required	Total Required/Provided	# of du or sf	Parking Ratio Provided	Total Provided
1-bed		1.5 spaces/du	42 spaces	# or du or sr 64 du	1.50 spaces/du	96 spaces
2-bed +	165 du	2.0 spaces/du	330 spaces	133 du	2.00 spaces/du	266 spaces
Guest		0.25 spaces/du	48 spaces	197 du	0.36 spaces/du	70 spaces
Retail parking (at 1 space/400 sf)	4000 sf	0.003 spaces	10 spaces	4200 sf	0.0025 spaces	11 spaces
		Sub-total	430 spaces		Sub-total	443 spaces
		Parking Ratio	2.23 spaces/du		Parking Ratio	2.25 spaces/du
Project parking total	1504 spaces			1429 spaces		
Project parking ratio	io 2.35 spaces/du		2.39 spaces/du			
Open Space						
Bioretention (Including Podium Level Bio)	N/A			101,219± sf =	2.32± acres	
Active (Play Area)	N/A			1,964± sf =	0.05± acres	
Passive (Turf & Amenity Area)	N/A			71,614± sf =	1.64± acres	
Non-Designated (Shrub, Groundcover, Olive Grove)	N/A			825,957± sf =	18.96± acres	
Roads						
Streets ¹	N/A			7.71 acres		

PARKING EXHIBIT (BY PHASE)



SUMMARY TABLE

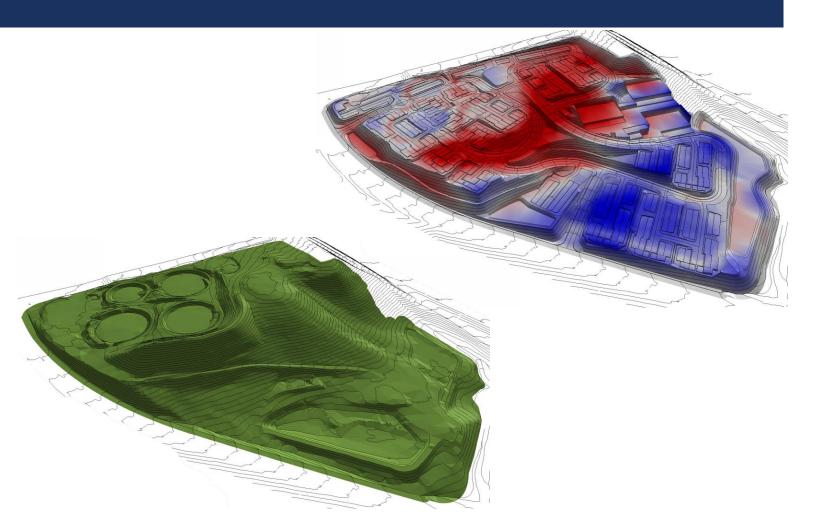
PHASE	1	2	3	4*	TOTAL
GUEST PARKING	28	_	-	_	28
STREET PARKING	78	59	39	_	176
GARAGE PARKING	390	248	144	443	1,225
TOTAL	496	307	183	443	1,429

Parking by Phase:

- Phase I: 2.43 parking spaces per unit
- Phase 2: 2.47 parking spaces per unit
 - Combined 2.44 parking spaces per unit
- Phase 3: 2.40 parking spaces per unit
- Phase 4: 2.25 parking spaces per unit

GRADING

- Earthwork:
 - Cut (red) = 743,481 ± cubic yards
 - Fill (blue) = 347,092 ± cubic yards
 - Export = 396,389 ± cubic yards
- Retaining Walls
 - Internal maximum height = 14.7'
 - (Adjacent to Podium Building A)
 - Maximum frontage height = 10.4' (Adjacent to San Pablo Ave)



SITE PLAN



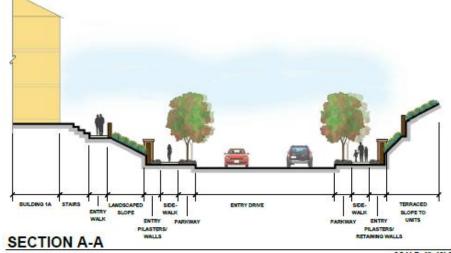
LANDSCAPING PLANS



LANDSCAPING AMENITIES (DETAILS) MAIN ENTRANCE

 The main entrance is enhanced with a separated side walk with a landscaping buffer for safe pedestrian access, landscaped round-a-bout and decorative paving as you enter into the project.

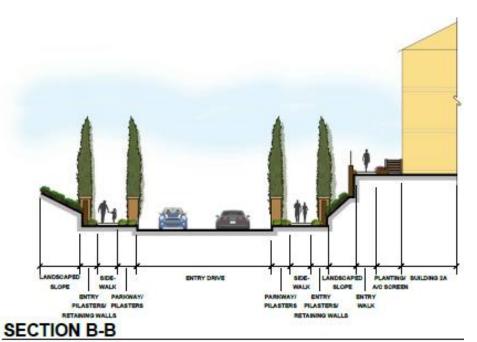




LANDSCAPING AMENITIES (DETAILS) SECONDARY ENTRANCE



The secondary entrance is also enhanced with a separated side walk with a landscaping buffer for safe pedestrian access and decorative paving. This leads you directly into the new staircase through the olive grove for easier pedestrian circulation throughout the project. There is additionally a fenced dog park for residents located at the bottom of the olive grove.



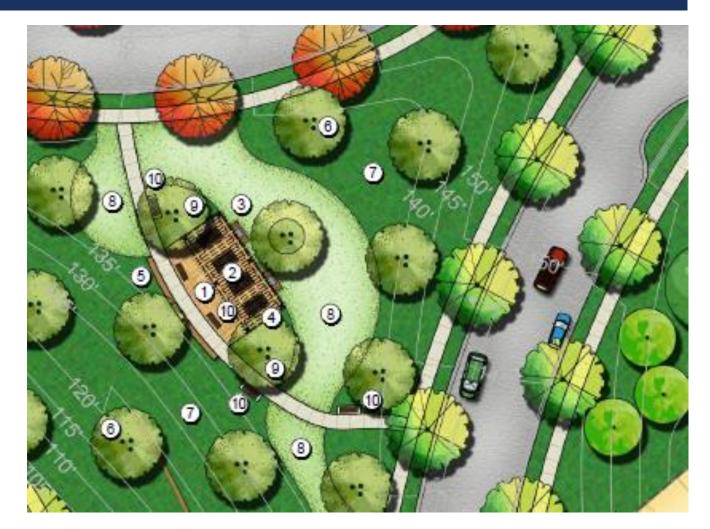
LANDSCAPING AMENITIES (DETAILS) PARK/OPEN SPACE AT TOP OF SITE

The Park/Open Space at the top of the site consists of upper and lower terrace areas including recreational open space turf areas, a play equipment area for ages 5-12 (see imagery), a compass plaza and overlook area, a vista overlook and seating area, with bench seating and paths lined with cypress trees throughout; all over looking the olive grove.



LANDSCAPING AMENITIES (DETAILS) CENTRALIZED OPEN SPACE AREA

The open space area located at the center of the project is situated in the middle of the olive grove and consists of a gathering area under a large trellis, a BBQ and picnic area with tables, bench seating and an open space turf area.



LANDSCAPING AMENITIES (DETAILS) PLAZA AND PODIUM AREA

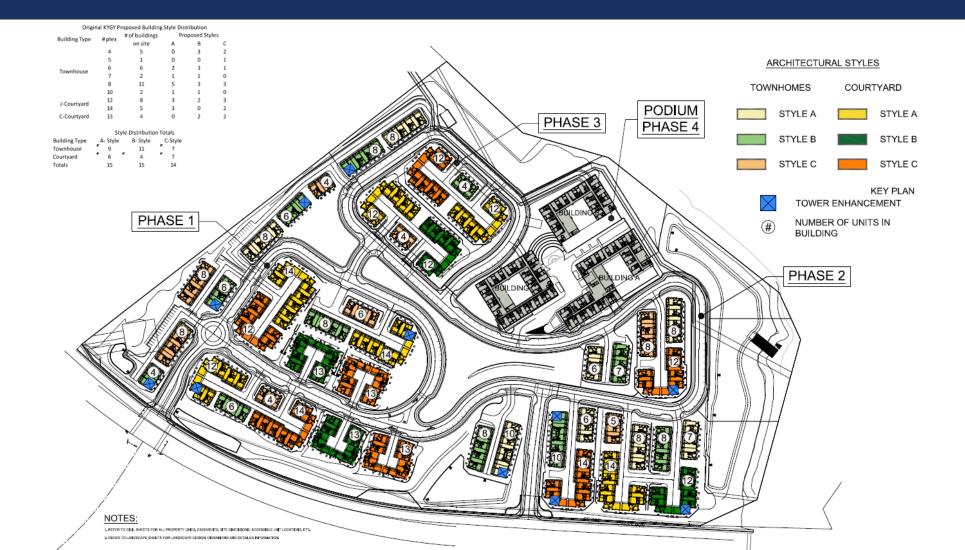


- The main podium deck and retail plaza consist of a crosswalk connection from the olive grove, grand stairway, centralized terrace, turf areas, gathering fireplace with lounge seating, cascading water feature at planted retaining wall with chairs and tables, planters with accent trees, a bioretention area and bench seating throughout.
- In addition to the areas open to the public, each podium building has a centralized private courtyard with multiple amenities.

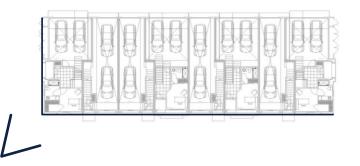
PROJECT TIMELINE

- With the Planning Commission taking action on the project tonight and City Council on March 24th, the following is our anticipated project timeline:
 - Engineers, Architects and Landscape Architects kicked off on Final Map and Improvement Plans for Phase 1 & 2 immediately
 - Early Grading of Phase I & 2 (if allowed by City) starting September 15, 2020
 - Approval of Final Map and Improvement Plans late December/ early January
 - Undergrounding of Utilities and Site Improvements beginning January 15, 2021
 - Pulling the First Residential Building Permit May 1, 2021
 - First Occupancy on October 1, 2021

ARCHITECTURAL STYLE DIAGRAM



ARCHITECTURAL STYLE EXAMPLES – TOWNHOWMES (8PLEX)





В

Α

С

ARCHITECTURAL STYLE EXAMPLES – COURTYARD (12_PLEX)





ARCHITECTURAL STYLE EXAMPLES – COURTYARD (12_PLEX)





Α

ARCHITECTURAL STYLE EXAMPLES – COURTYARD (13_PLEX)





ARCHITECTURAL STYLE EXAMPLES-TOWER ENHANCEMENTS



В

ARCHITECTURAL STYLE EXAMPLES - END ENHANCEMENTS



В

VIEW AT SECONDARY ENTRY



VIEW OF SITE FROM JOHN MUIR PARKWAY



VIEW OF PODIUMS & PLAZA



VIEW OF SITE FROM I-80



SITE ELEVATION FROM SAN PABLO AVENUE



SITE ELEVATION FROM SAN PABLO AVENUE



SITE ELEVATION FROM JOHN MUIR PARKWAY



Hill Town

Hercules, California



Project Vicinity Map

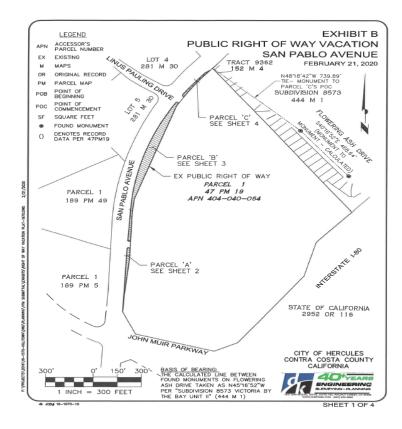
Hill Town Project



Hill Town Applications

- **CEQA Addendum** to the Updated 2009 Redevelopment Plan EIR (SCH#20018112049).
- **Conformity with General Plan** abandonment of portions of right-of-way San Pablo Avenue.
- Vesting Tentative Map #VTM 19-01 to create 45 parcels for residential buildings, and additional common area parcels.
- Final Planned Development Plan #FPDP 19-01 to ensure consistency with the DPDP in the DOPA 17-01.
- **Design Review #DR 19-02** to ensure consistency with the DPDP in the DOPA 17-01.
- **Conditional Use Permit #CUP 19-01** for retail greater than 2,000 sq.ft. in a P(DP) Zoning District.

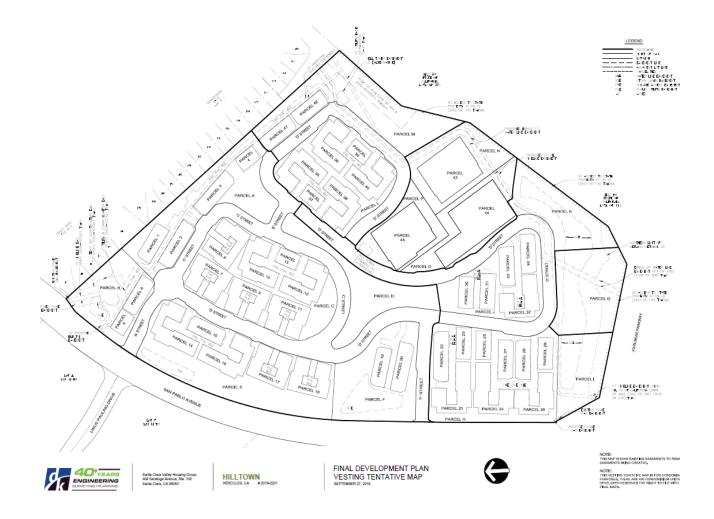
Right-of-Way Abandonment Hill Town



The Right-of-Way parcels are comprised of approximately:

1)	Parcel A – south of second entry	0.11 acres (4,985 SF)
2)	Parcel B – north of second entry	0.95 acres (41,210 SF)
3)	Parcel C – north of primary entry	0.06 acres (2,884 SF)
4)	Total Acres:	1.13 acres

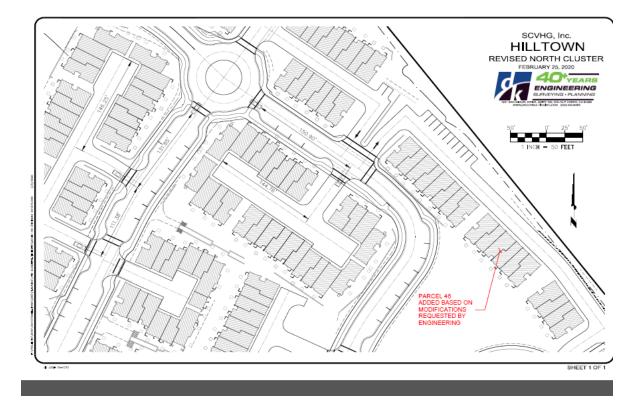
Vesting Tentative Map



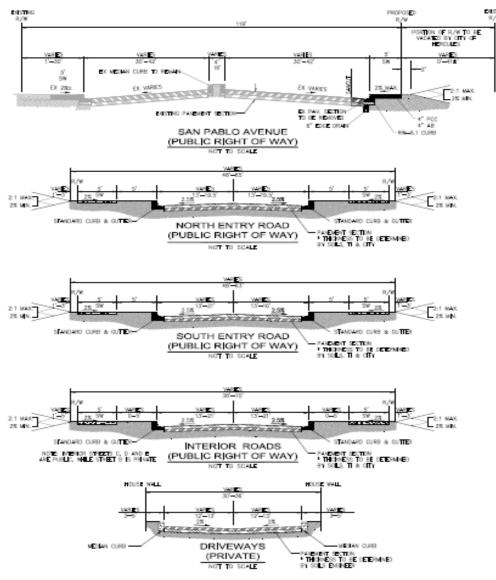
Revised Driveway Configurations Hill Town Project



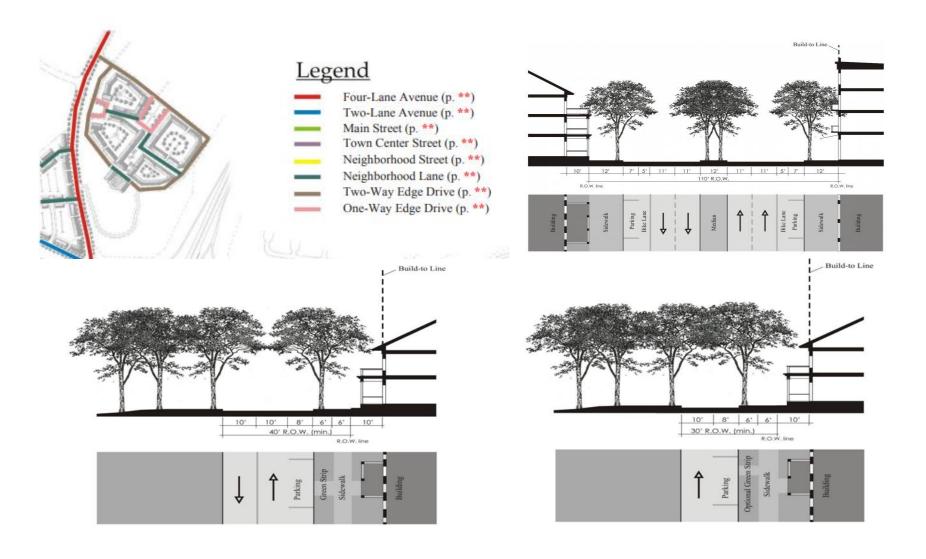
Addition of New Parcel



Roadway Sections of Project



Central Hercules Plan



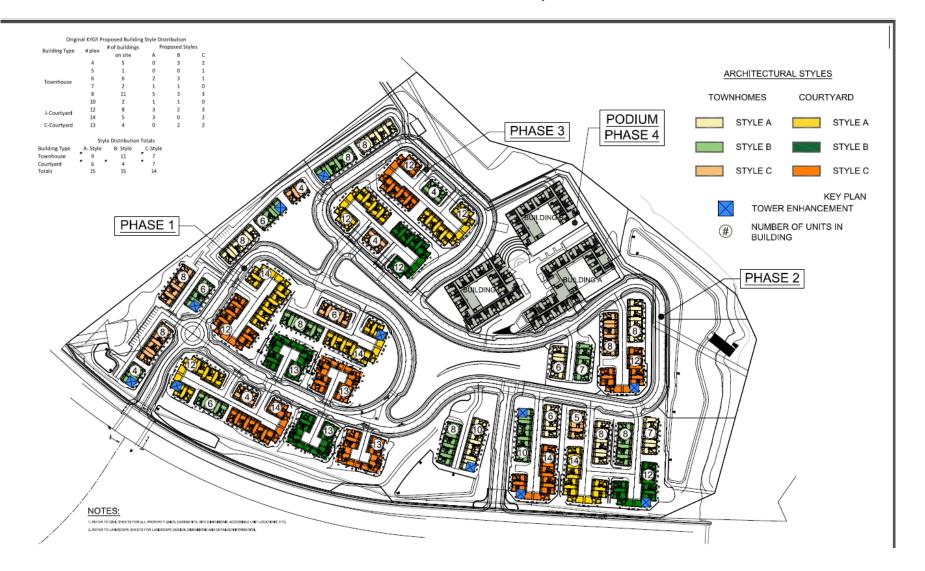
Landscape Plan



Fence & Wall Plan



Site Plan Hill Town Project



View from San Pablo Avenue – North Entry



4. Site Elevation from San Pablo Aven

View from San Pablo Avenue – South Entry



5. Site Elevation from San Pablo Avenue

PC Meetings/Direction

Oct 21, 2019 – Workshop 1

- *Site Plan*: relocate cell tower and add on-street parking
- *Civil*: add shaded contour
- Landscape: delete grand entry, add olive groove pathway, uses basketball/youth
- Architecture: Step down building, Italian Med, add variety, I-80 rendering

Jan 21, 2020 – Workshop 2

- Landscape: uses basketball/youth.
- Architecture: Step down building, Italian Med, add variety, San Pablo rendering, staff provided red-line drawings.

Architecture – Townhome (6-P)



2 - ELEVATIO







Architecture – Townhome (Garage) 6-P

a . PEROPEUTIVE 6 8 9 3 11 2 1 T.O. Roof T.O. Plate 匪 E E Level 3 Level 2 Level 1 8 9 6 3 11 1 2 T.O. Tower T.O. Roof



T.O. Plate

Architecture – Courtyard (12P)







Architecture – Courtyard (Garages) 12-P





Architecture – Courtyard (13P)





1 - ELEVATION

Architecture – Courtyard (13P)







1 - ELEVATION

Redline Modifications

- Redlined changes and/or modifications to #FPDP 19-01 drawings contained in Exhibit A attached to this Planning Commission Resolution #20-03 and/or listed below shall be made prior submittal to City Council public hearing and also include all necessary changes for consistency throughout the design plans, subject to City staff review and approval except where noted otherwise below. Changes include:
 - Updating the Map pages to incorporate the adjustments to the motor court entrances and building footprints near the round-about in the North Cluster of the project site.
 - Provide updated page L7 of the Landscape set to incorporate a faux rock wall for areas over 10' in height and stacked stones looking wall for highly visible areas and several potential hand-rail types which will be needed adjacent to sidewalks with more than 30" fall.
 - The relocation of the cell tower site is not part of this project. The relocation shall be a separate application following Chapter 16, City of Hercules Municipal Code. (PL)

Recommendations:

- 1. <u>APPROVE</u> Resolution #20-01 recommending that the City Council approve *CEQA Addendum* #IS 19-01 with Mitigation and Monitoring Report Exhibit A.
- 2. <u>APPROVE</u> Resolution #20-01 finding conformity with the *General Plan for vacation* of portions of excess property/right-of-way

Options regarding architecture:

- 1. <u>DENIAL</u> Recommending denial based on inconsistency with the IPDP.
- 2. <u>NO ACTION</u> Take no action on the FPDP, require further architectural modifications to be in line with IPDP.
- 3. <u>APPROVE</u> Resolution #20-03 recommending that the City Council approve the Final Planned Development Plan #FPDP 19-01, Design Review Permit #DRP 19-02, Conditional Use Permit #19-01, Vesting Tentative Map #9533, based on Facts and Findings, and subject to Conditions of Approval, map, and full drawing with redline of design packages, and modifications to street and site layout prior to City Council

Material Legend:	
1.	Stucco
2.	Stone Veneer
3.	Vinyl Windows
4.	Metal Canopy
5.	Entry Door
6.	Metal Garage Door
7.	Sliding Glass Door
8.	Metal Railing
9.	Brackets
10.	Corbels
11.	Concrete "S" Tile Roof

T.O. Roof

Level3

Level 2

Level 1







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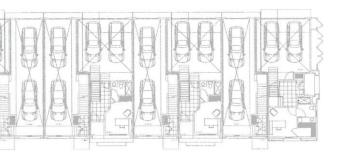
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HILLTOWN HERCULES, CA # 2018-0201 FINAL DEVELOPMENT PLAN VESTING TENTATIVE MAP FEBRUARY 18, 2020



KEY PLAN

3



7 5 9 2 K LI HH 2021 1-ELEVATION

EXTERIOR ELEVATIONS TOWNHOUSE 8-PLEX- STYLE A



Material Legend:	
1.	Stucco
2.	Stone Veneer
3.	Vinyl Windows
4.	Metal Canopy
5.	Entry Door
6.	Metal Garage Door
7.	Sliding Glass Door
8.	Metal Railing
9.	Brackets
10.	Corbels
11.	Concrete "S" Tile Roof



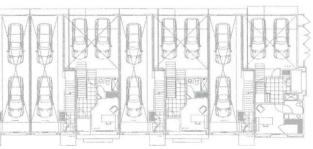


3





KEY PLAN



2



ELEVATION



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Mate	Material Legend:		
1.	Stucco		
2.	Stone Veneer		
3.	Vinyl Windows		
4.	Metal Canopy		
5.	Entry Door		
6.	Metal Garage Door		
7.	Sliding Glass Door		
8.	Metal Railing		
9.	Brackets		
10.	Corbels		

11. Concrete "S" Tile Roof





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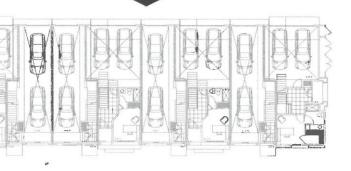
HILLTOWN HERCULES, CA # 2018-0201 FINAL DEVELOPMENT PLAN VESTING TENTATIVE MAP FEBRUARY 1B, 2020

16

32



KEY PLAN



2



1 - ELEVATION



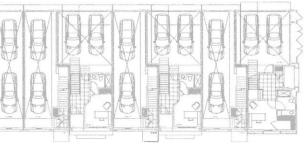
EXTERIOR ELEVATIONS TOWNHOUSE 8-PLEX- STYLE B





KEY PLAN

3







3 • PERSPECTIVE





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 The Leamington Building

 1814 Franklin Street
 Santa Clara Valley Housing Group

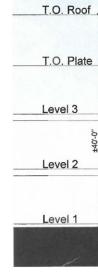
 Suite 400
 404 Saratoga Avenue, Ste. 100

 Oakland, CA 94612
 Santa Clara, CA 95050

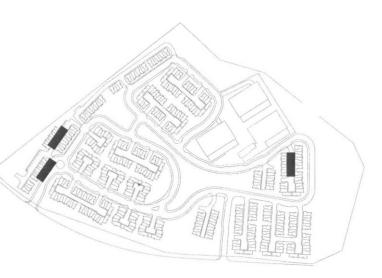
 510.272.2910
 Santa Clara, CA 95050

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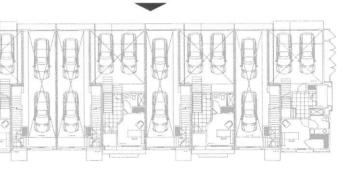
HILLTOWN HERCULES. CA #2018-0201 FINAL DEVELOPMENT PLAN VESTING TENTATIVE MAP FEBRUARY 18,2020



16



KEY PLAN



2



1 · ELEVATION

EXTERIOR ELEVATIONS TOWNHOUSE 8-PLEX- STYLE C





- Entry Door
- 6. Metal Garage Door
- Sliding Glass Door Metal Railing 7.
- 8.
- 9. Brackets
- 10. Corbels
- 11. Concrete "S" Tile Roof





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HILLTOWN HERCULES, CA # 2018-0201

FINAL DEVELOPMENT PLAN VESTING TENTATIVE MAP FEBRUARY 18, 2020



Find Caps Ħ H





- 4.
- 5.
- 6.
- Metal Canopy Entry Door Metal Garage Door Sliding Glass Door 7.
- 8. Metal Railing
- 9. Brackets
- 10. 11. Corbels
- Concrete "S" Tile Roof



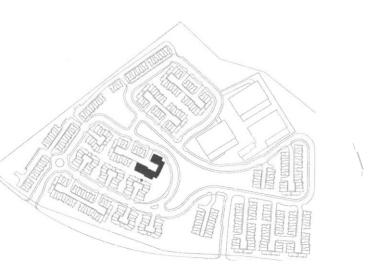


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KEY PLAN



2.





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HILLTOWN HERCULES. CA # 2018-0201 FINAL DEVELOPMENT P LAN VESTING TENTATIVE MAP FEBRUARY 18,2020

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- Material Legend: 1. Stucco
- Stone Veneer Vinyl Windows 2. 3.
- 4. Metal Canopy
- 5. Entry Door
- Metal Garage Door Sliding Glass Door Metal Railing 6.
- 7. B.
- 9. Brackets
- 10. Corbels
- 11. Concrete "S" Tile Roof

2 - PERSPECTIVE





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KEY PLAN

2



2 8



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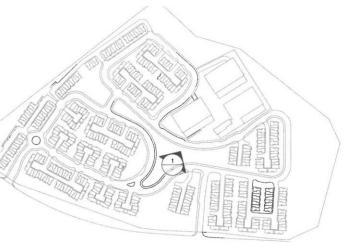
1. View from Olive Grove



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HILLTOWN HERCULES, CA # 2018-D201

FINAL DEVELOPMENT PLAN VESTING TENTATIVE MAP FEBRUARY 18, 2020



PERSPECTIVES

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