

City of Hercules

111 Civic Drive
Hercules, CA 94547



Meeting Agenda

Monday, December 3, 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 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

V. PUBLIC HEARINGS

1. [18-403](#) **Conditional Use Permit #18-04 for Hercules Pet Clinic at 1511 Sycamore Avenue, Suites A& B, expanding the existing 1,133-square-foot veterinary clinic into the adjacent and currently vacant Suite A, for a combined 2,320-square-foot clinic in a Community Commercial (CC) zone.**
Recommendation: Receive presentation from City staff, conduct the public hearing to receive testimony, request any clarifications from staff and/or the applicant's representative(s) and consider adopting draft Resolution #18-19 approving CUP 18-04 subject to the conditions therein.

Attachments: [CUP 18-04 - Pet Clinic - 1511 A+B Sycamore - Staff Report](#)
 [CUP 18-04 - Pet Clinic - 1511 A+B Sycamore - PC Resolution](#)

VI. DISCUSSION / ACTION ITEMS

- [18-404](#) **Workshop for the Sycamore Crossing project to develop a 12.88-acre site with approximately 29,600 square feet of retail space, a 105-room hotel, 120 multi-family residences, and 2.54 acres of creek, wetlands, and open space.**
Recommendation: No formal action is recommended at this time. The project applicants will present proposed parking, pedestrian, and landscaping plans for the residential area of the project in a workshop format, during which the Planning Commission should invite public comments and then discuss the proposed layout and design.

Attachments: [Sycamore Crossing - staff report - 2018-12-3](#)
 [Sycamore Crossing - Att 1 - Residential Parking](#)
 [Sycamore Crossing - Att 2 - Residential Parking Alternatives](#)
 [Sycamore Crossing - Att 3 - Ped Connections](#)
 [Sycamore Crossing - Att 4 - Residential Open Space](#)

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS**VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS****IX. ADJOURNMENT**

The next Regular Meeting of the Planning Commission is Monday, December 17, 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: November 29, 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.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 3, 2018

TO: Members of the Planning Commission

SUBMITTED BY: Holly Smyth, AICP, Planning Director
Robert Reber, AICP, Adjunct Planner

SUBJECT: Conditional Use Permit #18-04 to expand an existing 1,133-square-foot veterinary clinic, Hercules Pet Clinic, at 1511 Sycamore Avenue, Suite B, into the adjacent and currently vacant Suite A, for a combined 2,320-square-foot clinic in a Community Commercial (CC) zone.

APPLICANT: Marla Splinter of Wells Construction, representing Dr. Andrew Moffatt of VetnCare

1. RECOMMENDATION

Receive presentation from City staff, conduct the public hearing to receive testimony, request any clarifications from staff and/or the applicant's representative(s) and consider adopting draft Resolution #18-19 approving CUP 18-04 subject to the conditions therein.

2. PROJECT DESCRIPTION, RELEVANT HISTORY, AND SETTING

Project Description: Conditional Use Permit #18-04 is a request to expand the current operation of the 1,133-square-foot Hercules Pet Clinic at 1511 Sycamore Avenue, Suite B, into the adjacent and currently vacant Suite A (which is located on the corner of the building), for a combined 2,320-square-foot veterinary clinic. The business hours of operation would continue as Monday–Friday, 8:00 a.m.–5:00 p.m. (closed on weekends). The site is located at 1511 Sycamore Avenue, one of five separate properties that make up the Creekside Center. The business is located in the Community Commercial (CC) Zoning District, which allows veterinary clinics and hospitals if a Conditional Use Permit is granted for new businesses, or expansions of existing businesses greater than a 5% increase in size. The applicants have indicated they will separately apply at a later date for new storefront signage, which most likely City staff could approve administratively.

History: Though original records are unavailable, City staff believe a pet clinic has operated continuously in the current location at 1511 Sycamore Avenue, Suite B for about 32 years (since around 1984–5). The present business is operating legally and in good standing with a current business license as of June 2018 which is valid through December 31, 2018. On November 7, 2018, Marla Splinter of Wells Construction, representing the business owner, Dr. Moffatt of VetnCare, submitted an application for a conditional use permit to expand the pet clinic at Suite B into the adjacent vacant Suite A which has been empty for a number of years.

Existing Setting. The project is proposed to be located at the most northwesterly portion of the Creekside Shopping Center, within the set of buildings anchored by the Big Lots retail store. The entirety of the Creekside Shopping Center consists of six parcels totaling 25.25 acres, with 154,491 square feet of commercial buildings. The shopping center is fully developed with 825 parking spaces and landscaping. The shopping center is situated north of Sycamore Avenue and east of Interstate 80. Sycamore Avenue is a fully improved asphalt street with curbs, gutters, and sidewalks. Refugio Creek flows along the Sycamore Avenue frontage in a naturalized creek. The project site is visible and accessible from Interstate 80.

3. PROCESS

Section 13-50 of the Hercules Municipal Code (Chapter 50 of the Zoning Ordinance), “Use Permits”) defines the purpose of all types of “use” permits. Under the Ordinance, “conditional use permits will usually include conditions of approval, mandatory review periods, and expiration periods as required at the discretion of the Planning Commission. In granting conditional approval, the Planning Commission may impose requirements and conditions with respect to location, siting, construction, maintenance, operation, duration, and overall development as deemed reasonable and necessary for the protection of adjacent properties and the public interest.”

Because the project is subject to discretionary review, Sections 13-40.700 and 13-44.200 of the Municipal Code (the “Mailing Lists and Address Labels” and the “Hearings, Appeals, and Judicial Review” sections) require that the City hold a noticed public hearing and notify all property owners within 300-ft. of the project property. Therefore, public hearing notices were mailed to property owners within 300 feet of the subject site, posted at City sites, and then published in the West County Times regarding the Planning Commission’s public hearing of this Use Permit request at least 10 days prior to the hearing. Additionally, staff on November 15 delivered public hearing notices to all business tenants at 1511 Sycamore Avenue.

4. ENVIRONMENTAL DETERMINATION

Staff has determined that the proposed project is Categorical Exempt according to Section 15301, “Existing Facilities,” of the California Environmental Quality Act (CEQA). As defined under CEQA, “existing facilities” include:

“....the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The types of ‘existing facilities’ itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances...”

5. REQUIRED FINDINGS

Section 13-50.300 of the Municipal Code allows the Planning Commission to grant an application for a use permit only if certain findings are made. Below are the required five (5) findings with supporting facts:

Finding 1: The proposed use is consistent with the General Plan.

The General Plan Land Use Map designates the project property as Community Commercial (CC). The proposed expansion of the veterinary clinic is consistent with the CC land use category description and the following objectives and policies of the City's Land Use Element of the General Plan:

- a. "This [Community Commercial] land use category is intended to accommodate commercial development, including retail, office, and service uses that would serve residents and employees within the City. Generally, the location of these properties and the resulting lack of direct access and visibility from regional routes effectively excludes businesses that require patronage from a regional market area. The FAR [floor-to-area] ratio in this category shall range from 0.20 to 1.00, with a typical FAR of 0.25." *Land Use Element, Community Commercial section, page II-30*
- b. "Develop non-residential Land Use Categories which reduce the need for residents to leave the community by providing a variety of shopping and service opportunities." *Land Use Element Policy 2B, page II-12*
- c. "Emphasize employment-generating development which is lagging behind residential development." *Land Use Element Policy No. 2C, page II-13*
- d. "Create a strong and successful focus or center for business and activities that would provide services, shopping opportunities which would attract employees, clients and patrons from a regional area, while not disturbing existing residential and community oriented areas." *Land Use Element Policy 3D, page II-14*
- e. "Encourage uses that bring additional revenues (retail sales, property taxes) either directly or indirectly to the City." *Land Use Element Policy 4B, page II-15.*
- f. "Develop sufficient employment and commercial tax generating uses to maintain a positive City government fiscal condition." *Land Use Element Objective No. 4, page II-15*

Finding 2: The proposed location of the use conforms with the purposes of the zoning ordinance and the purposes of the district in which the site is located, and will comply with the applicable provisions of the Zoning Ordinance.

Chapter 8 of the City of Hercules Zoning Ordinance ("Commercial Districts; Section 13-8 of the Hercules Municipal Code) defines what uses are allowed through either an Administrative Use or Conditional Use Permit (those that are not listed are not allowed). Table 13-8.1, "Land Use Regulations: Commercial District," requires a conditional use permit (CUP) for veterinary clinics and hospitals. The expansion of the veterinary clinic at the Creekside Center shopping

center supports several of the specific purposes of the commercial districts (Sec. 13-8.100, Specific Purposes):

“B. Provide an opportunity for retail stores and offices to concentrate for the convenience of the public in a mutually beneficial relationship to each other and to provide commodities and services that will meet the needs of the community and neighborhood areas they serve.”

“D. Create a strong and successful focus or center for business and activities that would provide services, shopping opportunities which would attract employees, clients, and patrons from a regional area, while not disturbing existing residential and community oriented areas.”

Finding 3: *The location, size, design, and operating characteristics of the proposed use will be compatible in design, scale, coverage, and density with existing and anticipated adjacent uses.*

As demonstrated by years of continuous operation with no known complaints to the City, the veterinary clinic has demonstrated its compatibility with the numerous other business tenants of the Creekside Center. Additionally, there will still be a vacant commercial space that will remain between the use and the next closest tenant Round Table Pizza. The Center itself is compatible with and provides convenient access for surrounding land uses and zoning as follows:

	<u>Zone</u>	<u>Land Use</u>
North	New Town Center	Willow Avenue, I-80 off-ramp, BNSF Railroad
South	Public-Park and Residential Multi-Family Community Commercial	Refugio Valley Park Country Run Condominiums Rite Aid pharmacy; Park Lake Center
East	Public-City	Civic Center, senior housing
West	State (CalTrans)	Interstate 80 Freeway

See also discussion above in Findings 1 and 2.

Finding 4: *There is adequate access, traffic, public utility, and public service capacity for the proposed use and surrounding existing and anticipated uses.*

Both the currently vacant Suite A and occupied Suite B at 1511 Sycamore Avenue already have all utilities and services necessary for the business to operate, including access from Sycamore Avenue, a four-lane city street with curbs, gutters, and sidewalks. The project site is fully served with underground utilities, including existing water, sanitary sewer, gas, and electrical services, and no additional services are required to be provided. The applicants propose interior alterations and improvements to unify Suites A and B into single, combined space.

Finding 5: *There are no potential, significant adverse environmental impacts that could not be feasible mitigated and monitored.*

The proposed business is Categorically Exempt per Section 15301 of the California Environmental Quality Act as discussed above.

6. ISSUES FOR PLANNING COMMISSION'S CONSIDERATION

Based on the above report, staff has prepared a draft resolution for Planning Commission's consideration. In voting to approve, modify, or deny the application for CUP #18-04, the Planning Commission should consider if the proposed expansion of the veterinary clinic satisfies the required findings with facts listed above and is appropriate for the Creekside Center shopping center and compatible with adjacent businesses. Additionally, Commission should consider if the conditions of approval included in the draft resolution are adequate to ensure that the proposed use is compatible to its surroundings or if conditions need to be added or modified.

7. ATTACHMENTS:

Attachment A – Draft Resolution 18-19 approving Conditional Use Permit #18-04 with conditions of approval contained therein

Figure 1: Project Vicinity and Location (1511 Sycamore Avenue)



Figure 2: Existing Frontage of Veterinary Clinic

**1511 Sycamore Ave.
Suite A**

**1511 Sycamore Ave.
Suite B**

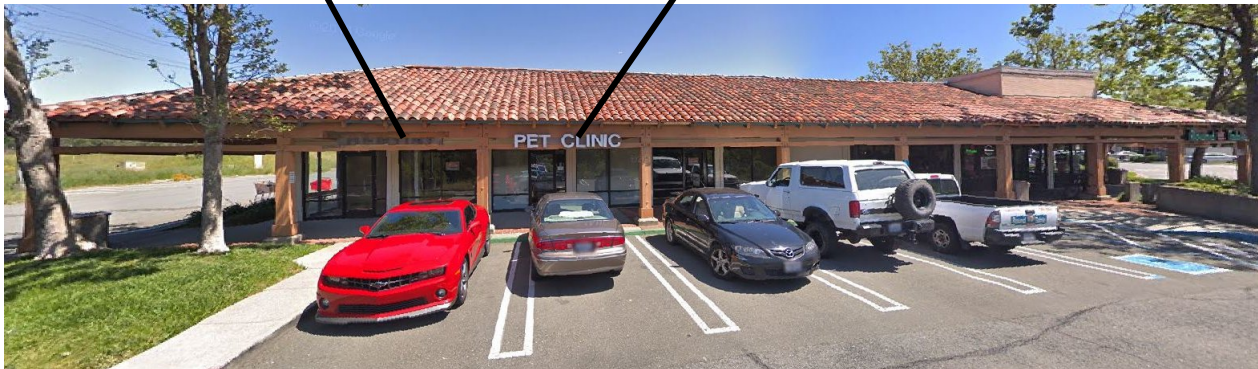
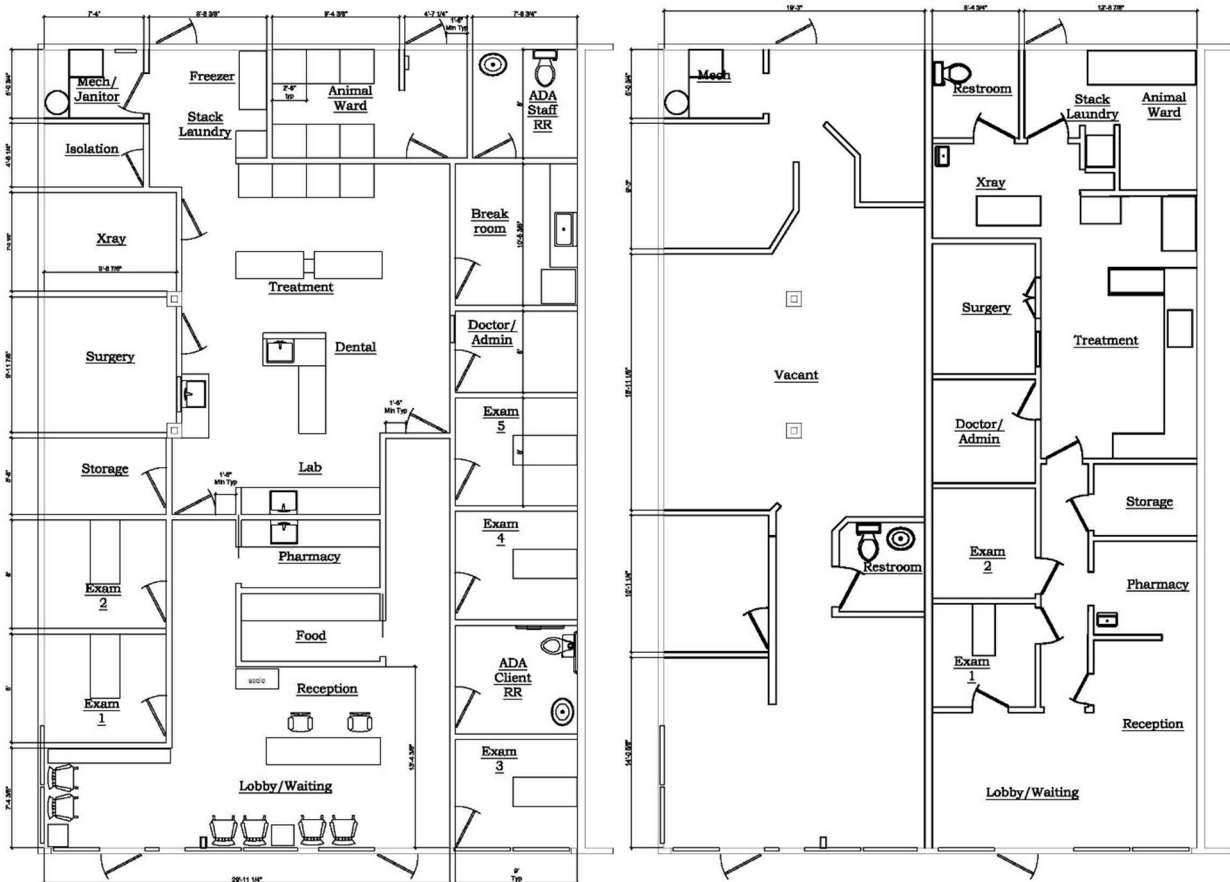


Figure 3: Existing and Proposed Interior Improvements for Veterinary Clinic



Proposed Floor plan Ste 'A' + 'B'- 2,320 sf

Existing Floor plan Ste 'B' - 1,152 sf

RESOLUTION #18-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERCULES APPROVING CONDITIONAL USE PERMIT #CUP 18-04 TO EXPAND AN EXISTING 1,133-SQUARE-FOOT VETERINARY CLINIC, HERCULES PET CLINIC, IN CREEKSIDE SHOPPING CENTER AT 1511 SYCAMORE AVENUE, SUITE B, INTO THE ADJACENT SUITE A, FOR A COMBINED 2,320-SQUARE-FOOT VETERINARY CLINIC, SUBJECT TO CONDITIONS OF APPROVAL

WHEREAS, in accordance with the Hercules Zoning Ordinance, the Planning Commission of the City of Hercules has considered the submittal requirements for Conditional Use Permit #CUP 18-04 filed by Marla Splinter of Wells Construction, representing Dr. Andrew Moffatt of VetnCare; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning staff has determined that the proposed business expansion, as an “existing facility,” is “Categorically Exempt” based on CEQA Guidelines Section 15301, which defines “categorically exempt existing facilities as “...the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination...include[ing]... interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances...””; and

WHEREAS, 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 work or visit this development.

NOW, THEREFORE, BE IT RESOLVED after due study, deliberation, and public hearing, that the Planning Commission of the City of Hercules hereby makes the following findings with facts, as stated in the staff report, so long as the below conditions of approval are complied with:

- a. That the proposed use is consistent with the General Plan.
- b. That the proposed location of the use conforms with the purposes of the Zoning Ordinance and the purposes of the district in which the site is located, and will comply with the applicable provisions of the Zoning Ordinance.
- c. That the location, size, design, and operating characteristics of the proposed use will be compatible in design, scale, coverage, and density with existing and anticipated adjacent uses.
- d. There is adequate access, traffic, public utility, and public service capacity for the proposed use and surrounding existing and anticipated uses.
- e. There are no potential, significant adverse environmental impacts that could not be feasibly mitigated and monitored.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Hercules hereby determines that the project is Categorically Exempt from CEQA per Section 15301 and hereby approves Conditional Use Permit #CUP 18-04 for Hercules Pet Clinic, as represented by owner and operator Dr. Andrew Moffatt of VetnCare, to operate a veterinary clinic at Suites A and B at 1511 Sycamore Avenue, with the following:

CONDITIONS OF APPROVAL:

1. If the approved business for Conditional Use Permit #CUP 18-04 changes addresses, ceases operation within this specific approved commercial space, or if the use is abandoned, discontinued, or changed to another use for a period of six (6) months, #CUP 18-04 shall be considered abandoned and shall no longer be valid and reported as such to the Planning Department, Business License Department, and City Clerk's offices.
2. All instruction and business shall be conducted within the approved facilities at Suites A & B at 1511 Sycamore Avenue in the Creekside Center shopping center. Operating hours shall be limited to Monday–Friday, 8:00 a.m.–5:00 p.m.
3. Any further expansion or relocation of the business or additional uses will require separate City approvals in conformity with the Zoning Ordinance, as this Use Permit is specific to this location.
4. The applicant shall obtain appropriate planning approval and building permit if new exterior signage is proposed. The applicant will not need to get approval of window signage so long as the window signage is located on the inside of the window and does not occupy more than 25% of the glazed area of all windows.
5. The applicant shall maintain at all times a current business license with the City of Hercules Finance Department. (Finance)
6. Any visible fading or chipping of exterior paint along the frontage shall be repainted to match the adjacent uses as well as any visible exterior repairs be made. Any modifications made to the building interior other than painting and carpeting will require issuance of a Building Permit. Americans with Disability Act (ADA) improvements shall be made as required by the Building Codes. (Building)
7. The development or use by the applicant/grantee of any activity or structure authorized by this permit shall constitute acceptance of all of the conditions and obligations imposed by the City on this permit. The applicant/grantee by said acceptance waives any challenges as to the validity of these conditions. (CA)
8. Applicant agrees as a condition of approval to indemnify the City, its agents, officers and employees and to defend at developer's/applicant's own expense against and from any claim, action, or proceeding brought within the time period provided for in Section 66499.37 of the Government Code to attack, set aside, void, or annul the approval of this resolution. City shall promptly notify developer/applicant of such claim, action, or proceeding of which City receives notice, and City will fully cooperate with developer/applicant in the defense thereof.

Developer/applicant shall reimburse the City for any court costs and attorney's fees which the City may be required to pay as a result of any such action. City may, in its sole discretion, participate in the defense of any such claim, action, or proceeding, but such participation shall not relieve the developer/applicant of the obligations of this condition. (CA)

9. Applicant shall make arrangements with the Fire District to inspect and test any existing fires suppression systems, fire protection, fire department access, and life safety. Any questions regarding Fire District conditions of approval may be directed to the Battalion Chief at the Rodeo-Hercules Fire Protection District at (510) 799-4561.

PASSED AND ADOPTED by the Planning Commission of the City of Hercules on this 3rd day of December, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dion Bailey, Chairperson

Holly P. Smyth,
Planning Director and Secretary of Planning Commission



STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of December 3, 2018

TO: Hercules Planning Commission

SUBMITTED BY: Holly Smyth, Planning Director
Robert Reber, Adjunct Planner

SUBJECT: Workshop for the Sycamore Crossing project to develop a 12.88-acre site with approximately 29,600 square feet of retail space, a 105-room hotel, 120 multi-family residences, and 2.54 acres of creek, wetlands, and open space.

APPLICANT: Sycamore Land Developers LLC (represented by Sam Miller and Doug Mull) and Hercules Hospitality LLC

LOCATION: South side of Sycamore Avenue and northwest side of San Pablo Avenue east of Tsushima Street (Assessor's Parcel Numbers 404-020-057 and 404-020-058)

RECOMMENDED ACTION:

No formal action is recommended at this time. The project applicants will present proposed parking, pedestrian, and landscaping plans for the residential area of the project in a workshop format, during which the Planning Commission should invite public comments and then discuss the proposed layout and design, including City staff's recommendations at the end of this report.

*Workshop for the Sycamore Crossing Project
Planning Commission meeting of December 3, 2018*

1

BACKGROUND:

In October 2016, the Successor Agency to the Hercules Redevelopment Agency sold the two legal parcels composing the project site to Sycamore Crossing Land Developers LLC (Lewis Group) through a Purchase and Sale Agreement. In May 2017, the City approved a lot line adjustment (LLA #17-01) between the two parcels. Shortly thereafter, the Lewis Group sold to Hercules Hospitality LLC one of the redrawn parcels (Lot 1) that is intended for the development of a hotel and associated surface parking lot.

In September 2017, Lewis Group submitted applications to develop the entire Sycamore Crossing site as a horizontally mixed-use project that would include the following land uses:

- Retail/Commercial — approximately 29,600 square feet of retail space on 3.4 acres;
- Hotel — a 105-room, 4-story hotel on 1.77 acres;
- Residential — 60 single-family residences, since then revised to 120 multi-family residences on 5.17 acres;
- Open Space — creek, wetlands, and open space on 2.54 acres.

The proposed project will require the following planning approvals and entitlements:

- a) General Plan Amendment – Land Use (GPA #17-02) and Rezoning (RZ #17-02) to change western half of site from General Commercial to Planned Commercial–Residential, in order to accommodate residential uses and four-story hotel;
- b) Vesting Tentative Tract Map (to be assigned);
- c) Initial/Final Planned Development Plan #17-01;
- d) Design Review Permit #17-04;
- e) Conditional Use Permit #17-04 – for hotel, shopping centers, retail stores more than 2,000 sq. ft., drive-through services, restaurants with liquor service, and outdoor sales;

- f) Master Sign Program; and
- g) CEQA Addendum (Initial Study #17-02) – As required under the California Environmental Quality Act (CEQA), an Initial Study checklist is being prepared to determine whether the proposed project would result in any new significant impacts or a substantial increase in severity of any significant impacts previously identified in the Hercules Updated 2009 Redevelopment Plan Environmental Impact Report (EIR) (State Clearinghouse #2008112049). The findings of the Initial Study will determine what, if any, additional environmental review may be required by CEQA.

At this time, the application is incomplete. The applicant/property owner has been working with City staff to respond to Planning Commission and community comments—including comments from the Planning Commission workshops held earlier this year on June 25, August 6, and September 17 as well as directions from City staff and other agencies (e.g., Rodeo–Hercules Fire District and WestCAT). Pending feedback from this workshop, the applicant anticipates submitting to the City in early 2019 a complete application with revised plans that respond to workshop comments, with formal project hearings beginning possibly in March or April.

DESCRIPTION / DISCUSSION:

This item is conducted as a public workshop for presenting and commenting on the specific issues related to the pedestrian paths for the entirety of the Sycamore Project and the parking and landscaping/common area features for the residential area of the project. The Planning Commission previously held public workshops (October 16 and December 4, 2017) to discuss the developers' plans for the entire 12.88-acre project site. Planning Commission questions and comments at those first two workshops covered a broad range of topics but primarily related to the viability of the proposed uses and the nature of the residential component.

In response to Planning Commission comments, as well as feedback from City staff, Lewis and its partners—Woodley Design Group (architects) and the New Home Company (builders)—changed the residential concept and design from single-family residences to multi-family condominium residences. The revised residential plans

Workshop for the Sycamore Crossing Project
Planning Commission meeting of December 3, 2018

3

were presented to the Planning Commission at a workshop on June 25, 2018. Plans for the commercial center were presented at the August 6, 2018 workshop. The Planning Commission held a comprehensive workshop for the project on September 17, 2018.

The project applicants have requested this December 3 meeting as an anticipated final Planning Commission workshop to discuss the latest residential design iteration before proceeding to a formal project hearing. To help give the applicants clear direction for finalizing project plans, City staff have several recommendations for Planning Commission to consider and advise:

- **Residential Parking:** In response to prior Planning Commission concerns about the usability of tandem garages and the sufficiency of guest parking, the applicants have substantially increased on-site surface parking to an extent (361 total spaces) that now well exceeds the City's minimum requirements (1.5 enclosed spaces, plus 0.5 guest spaces for each of the 120 dwelling units, for a total of 240 spaces). The current proposed parking configuration (see Attachment 1) results in:
 - Guest parking congregated near Tsushima Street.
 - Main entrances that face the back ends of parked cars.
 - A parking-dominant focus and appearance near the intersection of Tsushima Street and San Pablo Avenue.

Staff Recommendation 1 - Parking: Consider Parking Alternative Concept 1 (see Attachment 2) which relocates some of the parking from the southwest corner of the project to a more central area (results in a slightly lower but still sufficient number of guest parking spaces: 2.94/unit). This alternative also offers a larger common area at the center of the residences.

Staff Recommendation 2 - Parking: Consider eliminating the three parking spaces facing the entrance at Tsushima Street and the five parking spaces facing the entrance at Ohlone Place. In combination with Parking Recommendation 1 above, this would result in 343 total parking spaces, still well in excess of the minimum required amount of 240 parking spaces. This would allow some more appropriate, appealing, and enhanced features to be

installed at the two entrances, as well as open up additional common area space at the center of the residences (see Open Space & Amenities recommendations below).

Staff Recommendation 3 - Parking: *Applicants will need to demonstrate how parking meets current requirements for electric vehicle charging, accessibility, and loading spaces (1.0 per 25 units).*

- **Pedestrian Circulation:** Although the project does not have sidewalks on both sides of all internal roadways (as Staff would recommend) and does not offer a pedestrian bridge over Ohlone Creek (as the Planning Commission has previously expressed as desirable), the project does offer ample and convenient pathways throughout the entire site (see Attachment 3).

Staff Recommendation 4 - Pedestrian: *Need to ensure that paths to rear of residential units do not lead to unsafe mid-block crossings.*

Staff Recommendation 5 - Pedestrian: *Applicants will need to demonstrate how pathways satisfy accessibility requirements.*

- **Open Space & Amenities:** The Planning Commission has previously expressed concerns about the residential density. In response, the applicant has iteratively reduced the number of multi-family residences from 134 to 120 units. Another way to mitigate residential density concerns is to optimize common areas and amenities (see Attachment 4). The central plaza, with its outdoor tables, chairs, and umbrellas, shade structure, seatwalls, and BBQ area offer a promising gathering spot for residents. As the multi-family residences are proposed as two- and three-bedroom units, there will undoubtedly be children who will benefit from on-site recreation. City staff see several areas for improvement in the common areas:
 - The limited size of the central plaza (Attachment 4, AR-36) and the play area (AR-37) limit their individual appeal and usability. Furthermore, the parked cars that would face the central plaza on one side and the play area on three sides make the spaces less hospitable.

The tiny tot lot should be expanded to provide some recreational amenity for older children to enjoy.

- Chairs, tables, and umbrellas along Sycamore Avenue may attract vandalism and present maintenance challenges. These areas may not invite people to sit as much as the nearby but more active plazas at the center of the residences, across the street at the Aventine project, outside the hotel, and at the food court of the commercial area of the project.

Staff Recommendation 6 - Open Space/Amenities: Concentrate the majority of open space/amenities in one central area (see Parking Recommendation 1 above). Expand and enhance the recreational amenities for multi-generational enjoyment, and add softscape to the enlarged common area to balance out the hardscape.

Staff Recommendation 7 - Open Space/Amenities: Remove the tables, chairs, and umbrellas from the two residential corners adjacent to Sycamore Avenue. As an alternative to umbrellas, consider putting a large shade tree at the mini-plaza adjacent the corner of Ohlone Way and Sycamore Avenue.

Staff Recommendation 8 - Open Space/Amenities: To provide a little more balance between the residential and hotel sides, install a monument feature on the hotel side opposite the residential plaza at the corner of Ohlone Way and Sycamore Avenue.

Staff Recommendation 9 - Open Space/Amenities: Given the level of traffic and high visibility, the intersection of Tsushima Street and San Pablo Avenue provides an opportunity to give the residential project a strong presence. A prominent monument, berming, and landscaping would have the added benefit of screening the parking that faces San Pablo Avenue.

ATTACHMENTS:

1. Residential Parking Concept – 11-21-2018
2. Alternative Parking Concepts 1, 2 & 3

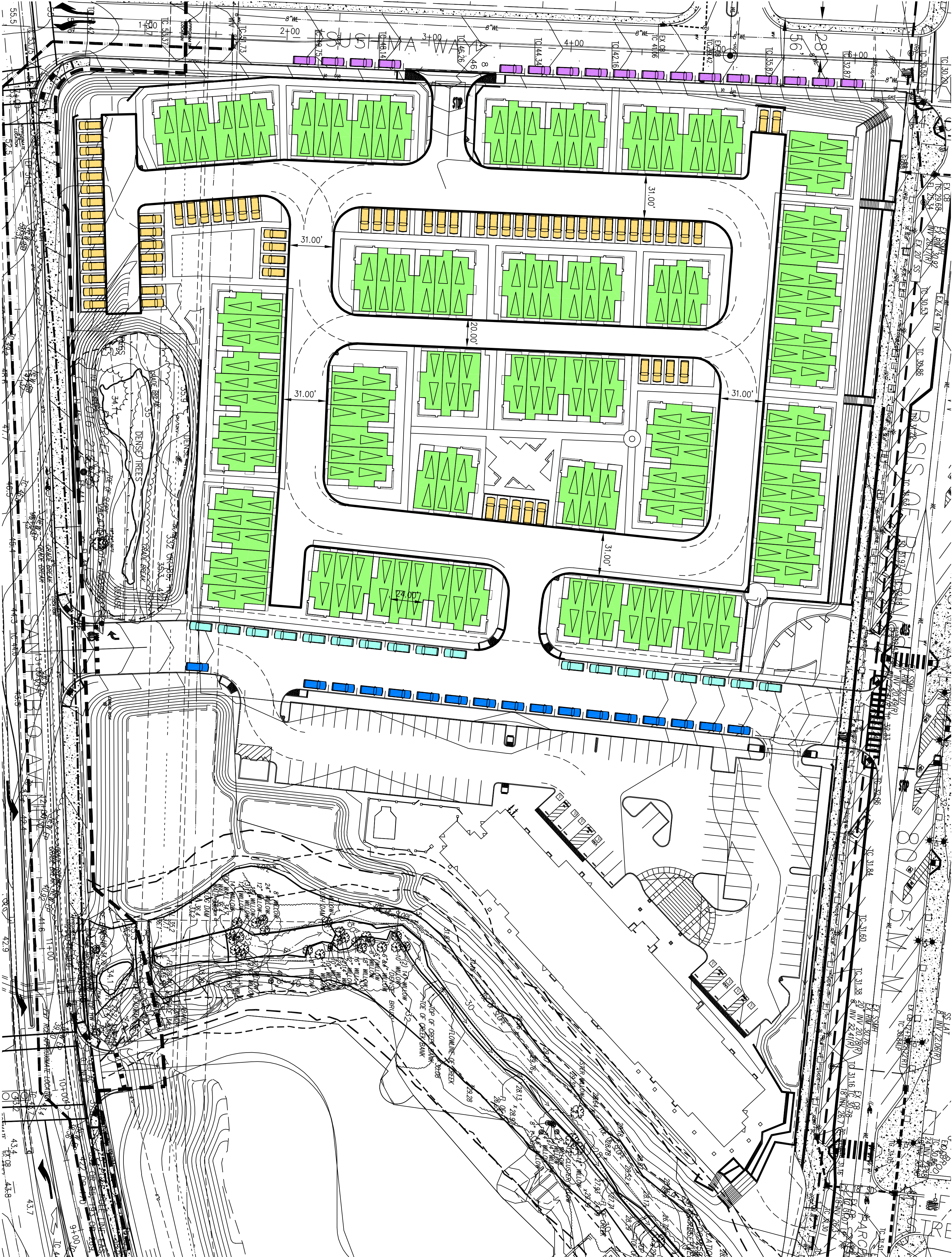
Workshop for the Sycamore Crossing Project
Planning Commission meeting of December 3, 2018

6

3. Pedestrian Circulation Plan
4. Residential Open Space Design Concepts

Workshop for the Sycamore Crossing Project
Planning Commission meeting of December 3, 2018

7



SITE DATA	
SITE AREA	5.6 ACRES
TOWNHOME UNITS	120 DU
OVERALL DENSITY	22.5 DU/AC
PARKING CALCULATION	
GARAGE @ 2/ UNIT	240 SPACES (240 TOTAL - 2/UNIT)
"BAY" PARKING	69 SPACES (309 TOTAL - 2.58/UNIT)
OHLONE WEST	18 SPACES (327 TOTAL - 2.73/UNIT)
OHLONE EAST	17 SPACES (344 TOTAL - 2.87/UNIT)
TSUSHIMA EAST	17 SPACES (361 TOTAL - 3.01/UNIT)

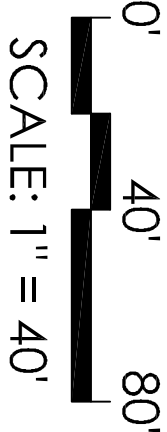
11.21.18

SYCAMORE CROSSINGS | LEWIS MANAGEMENT CORP.

HERCULES, CALIFORNIA

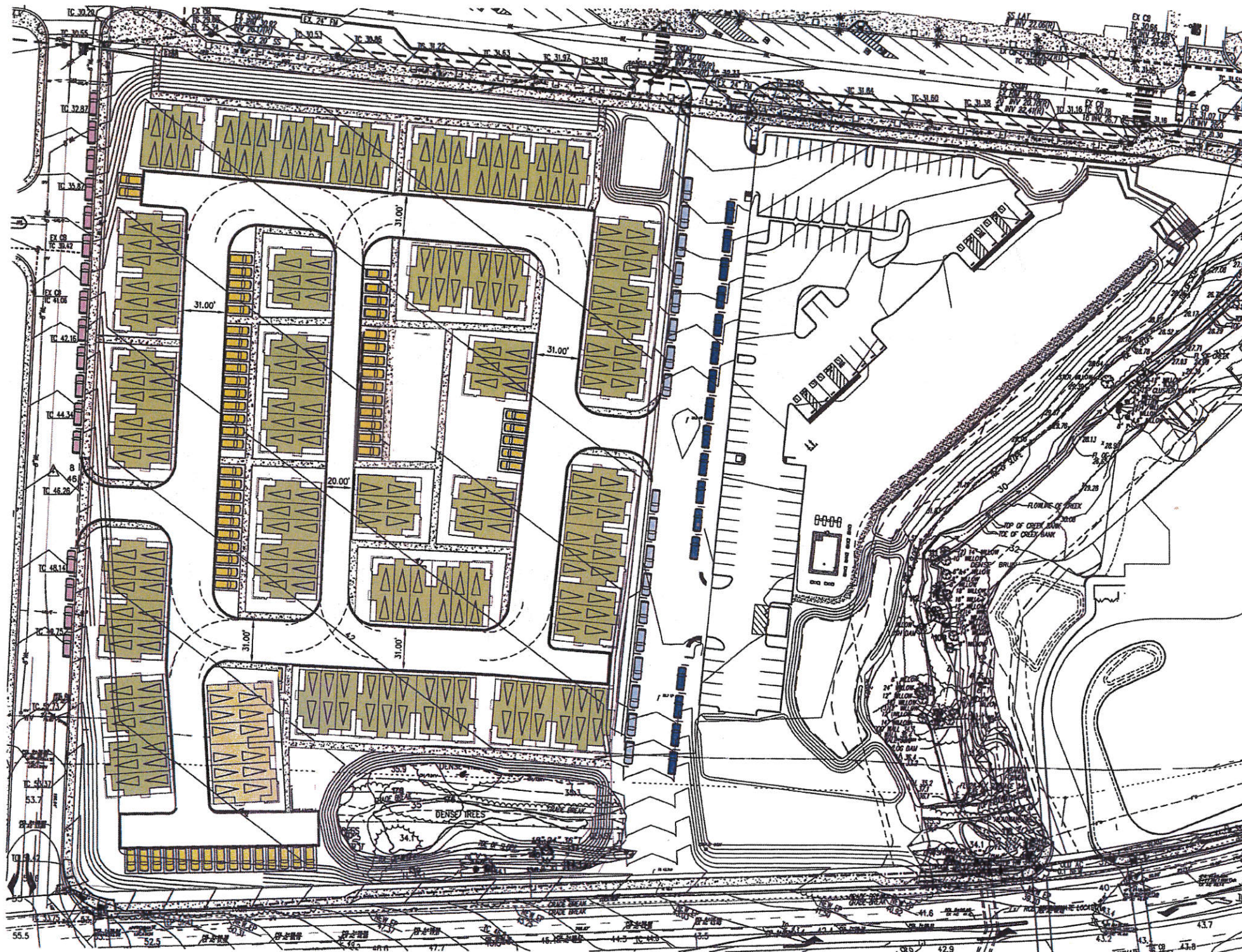
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



woodley
architectural
group, inc

colorado // 731 southpark dr., suite b
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite a
san joe, ca 92105 / 949 553.8919



ALTERNATIVE ONE

SITE DATA

SITE AREA	5.6 ACRES
TOWNHOME UNITS	120 DU
OVERALL DENSITY	22.5 DU/AC

PARKING CALCULATION

GARAGE @ 2/ UNIT	240 Spaces (240 Total - 2/Unit)
"BAY" PARKING	61 Spaces (301 Total 2.51/Unit)
OHLONE WEST	18 Spaces (319 Total 2.66/Unit)
OHLONE EAST	17 Spaces (336 Total 2.80/Unit)
TSUSHIMA EAST	17 Spaces (353 Total 2.94/Unit)

0' 40' 80'
SCALE: 1" = 40'

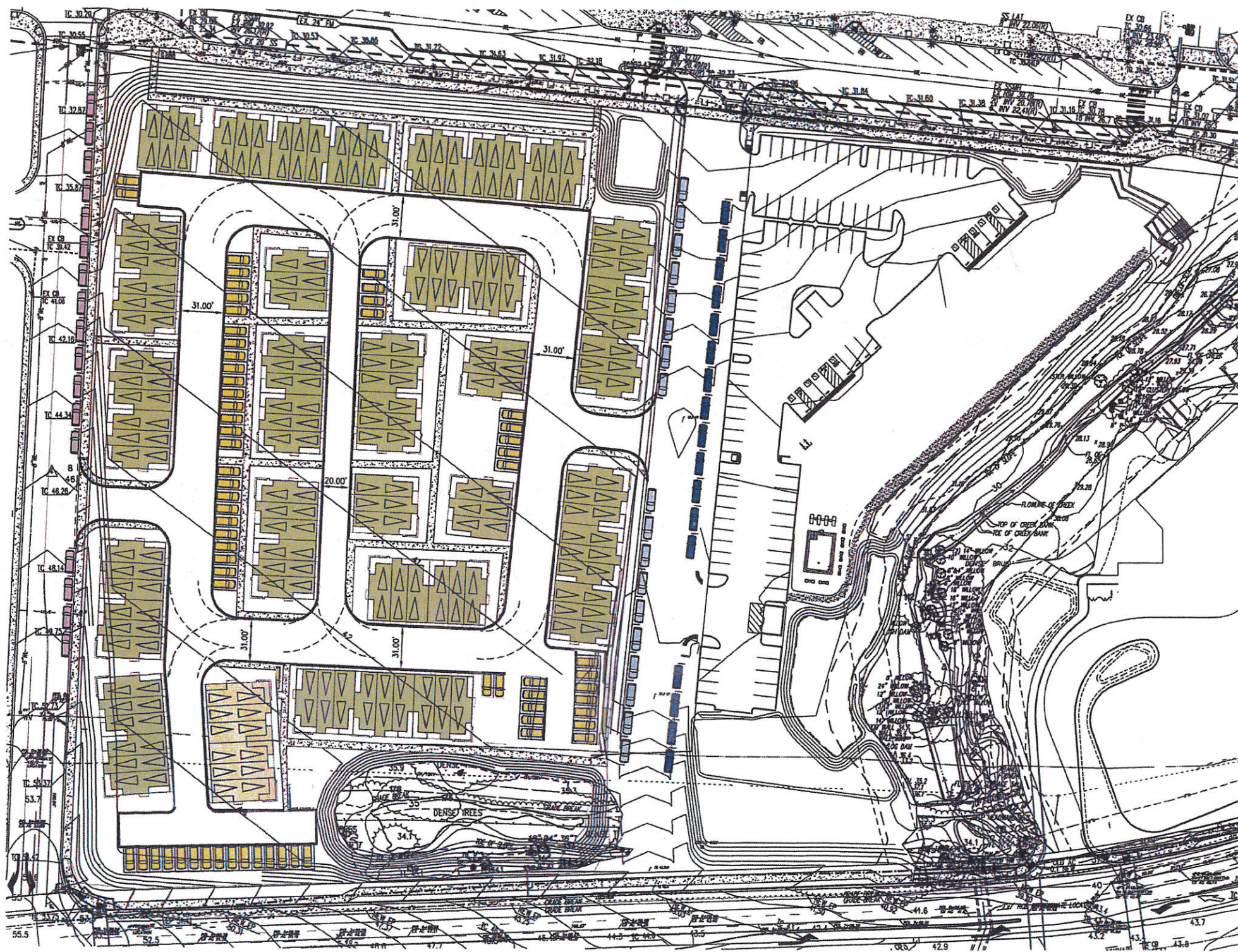


SYCAMORE CROSSINGS | LEWIS MANAGEMENT CORP.
HERCULES, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

THESE DRAWINGS ARE PREPARED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE SUCH AS FINAL PLANNING, DESIGN, ENGINEERING, OR CONSTRUCTION. © COPYRIGHT 2004 WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS HAVE NOT BEEN USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

woodley architectural group, inc
colorado // 731 southpark dr. suite 8
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919



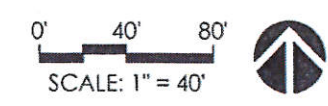
ALTERNATIVE TWO

SITE DATA

SITE AREA	5.6 ACRES
TOWNHOME UNITS	120 DU
OVERALL DENSITY	22.5 DU/AC

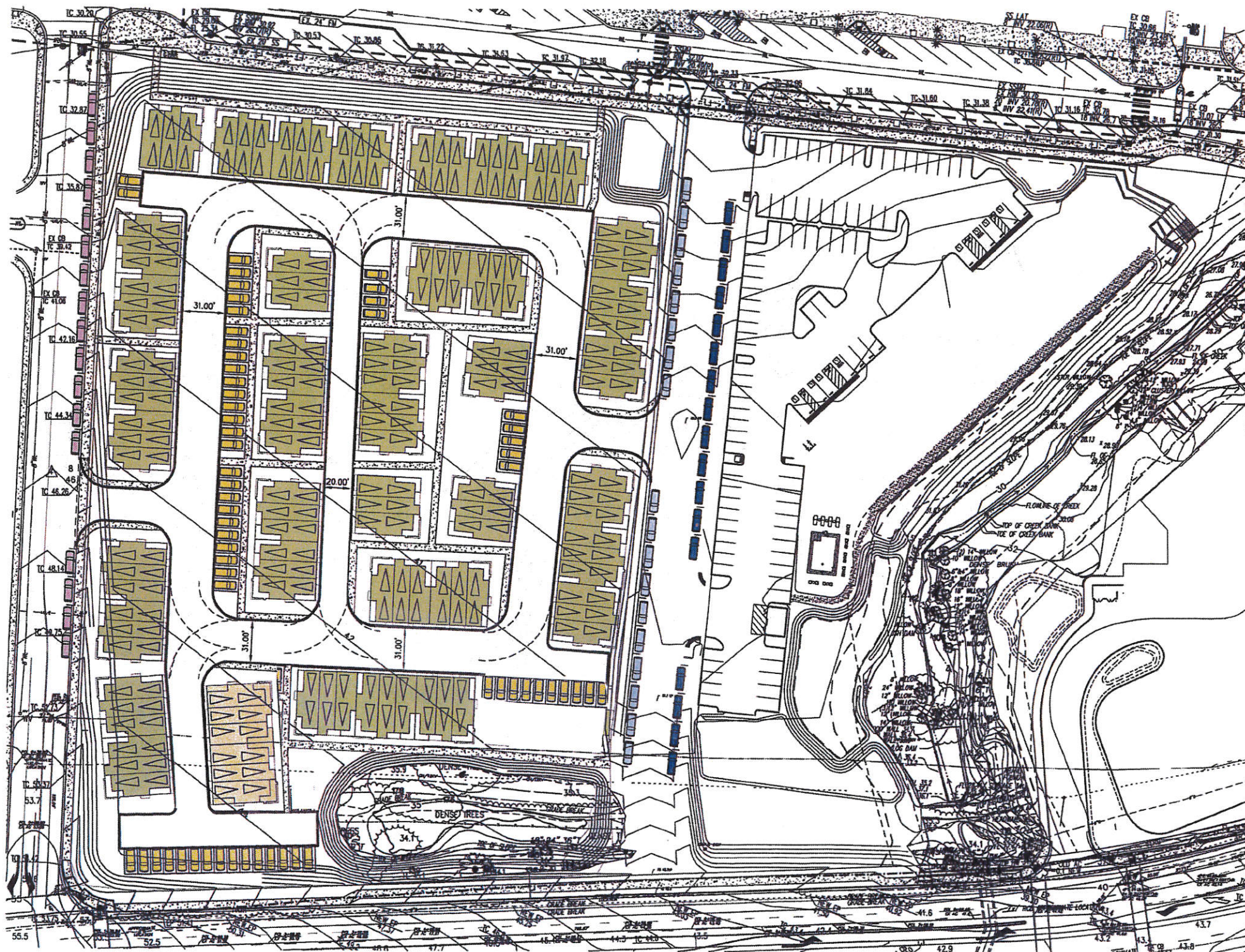
PARKING CALCULATION

GARAGE @ 2/ UNIT	240 Spaces (240 Total - 2/Unit)
"BAY" PARKING	60 Spaces (300 Total 2.5/Unit)
OHLONE WEST	18 Spaces (323 Total 2.65/Unit)
OHLONE EAST	17 Spaces (340 Total 2.80/Unit)
TSUSHIMA EAST	17 Spaces (357 Total 2.93/Unit)



SYCAMORE CROSSINGS | LEWIS MANAGEMENT CORP.
HERCULES, CALIFORNIA

woodley architectural group, inc
 colorado // 731 southpark dr. suite 8
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919



ALTERNATIVE THREE

SITE DATA

SITE AREA	5.6 ACRES
TOWNHOME UNITS	120 DU
OVERALL DENSITY	22.5 DU/AC

PARKING CALCULATION

GARAGE @ 2/ UNIT	240 Spaces (240 Total - 2/Unit)
"BAY" PARKING	60 Spaces (300 Total 2.5/Unit)
OHLONE WEST	18 Spaces (323 Total 2.65/Unit)
OHLONE EAST	17 Spaces (340 Total 2.80/Unit)
TSUSHIMA EAST	17 Spaces (357 Total 2.93/Unit)

0' 40' 80'
SCALE: 1" = 40'



SYCAMORE CROSSINGS | LEWIS MANAGEMENT CORP.
HERCULES, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLANNING, DESIGN, ENGINEERING, OR CONSTRUCTION. COPYRIGHT © WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

woodley architectural group, inc
colorado // 731 southpark dr. suite 8
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919



SYCAMORE CROSSING

HERCULES, CALIFORNIA

PEDESTRIAN CIRCULATION PLAN



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN



meg architecture



J.M. CALIFF AIA
& PARTNERS
INCORPORATED

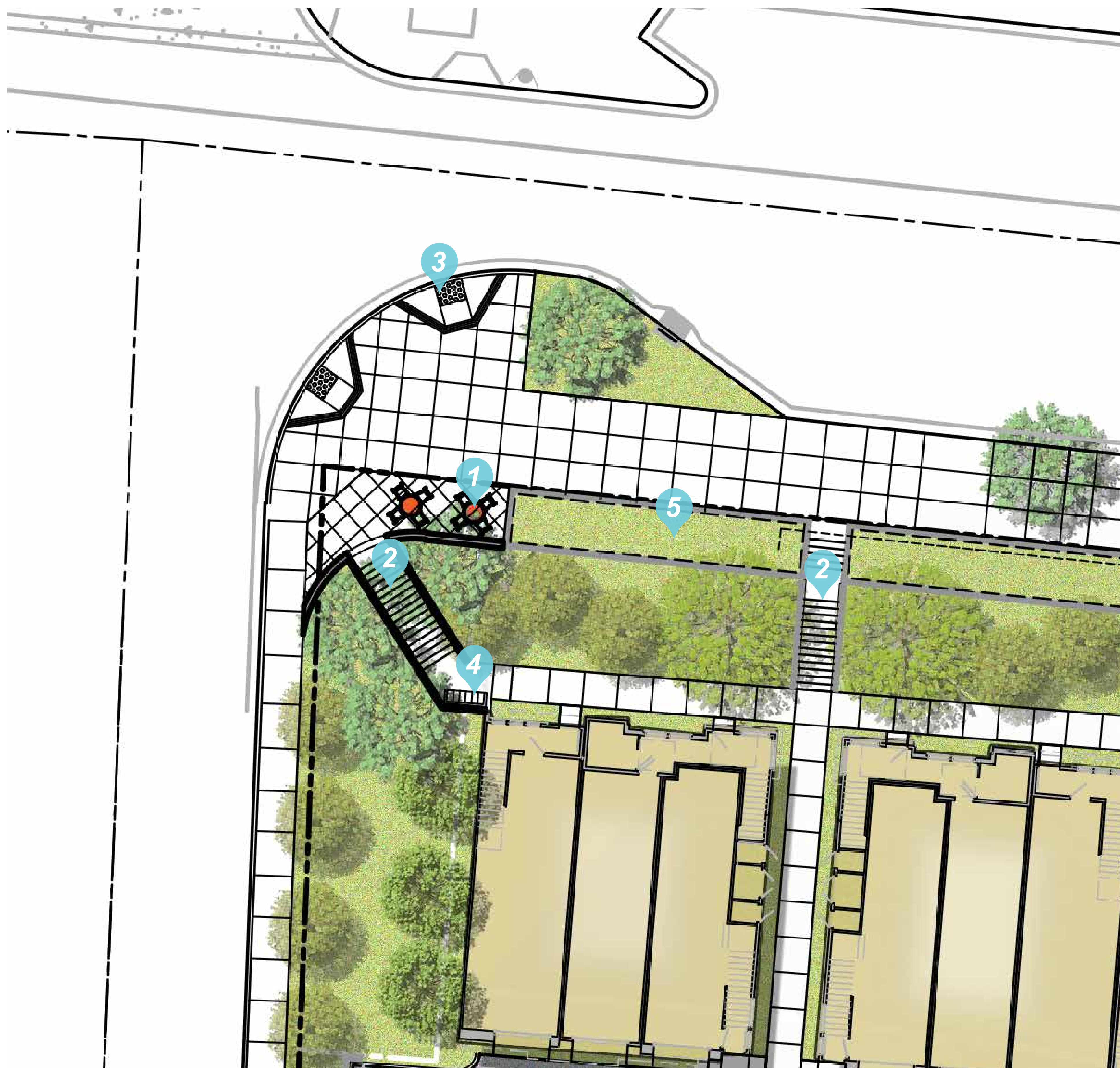


CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION

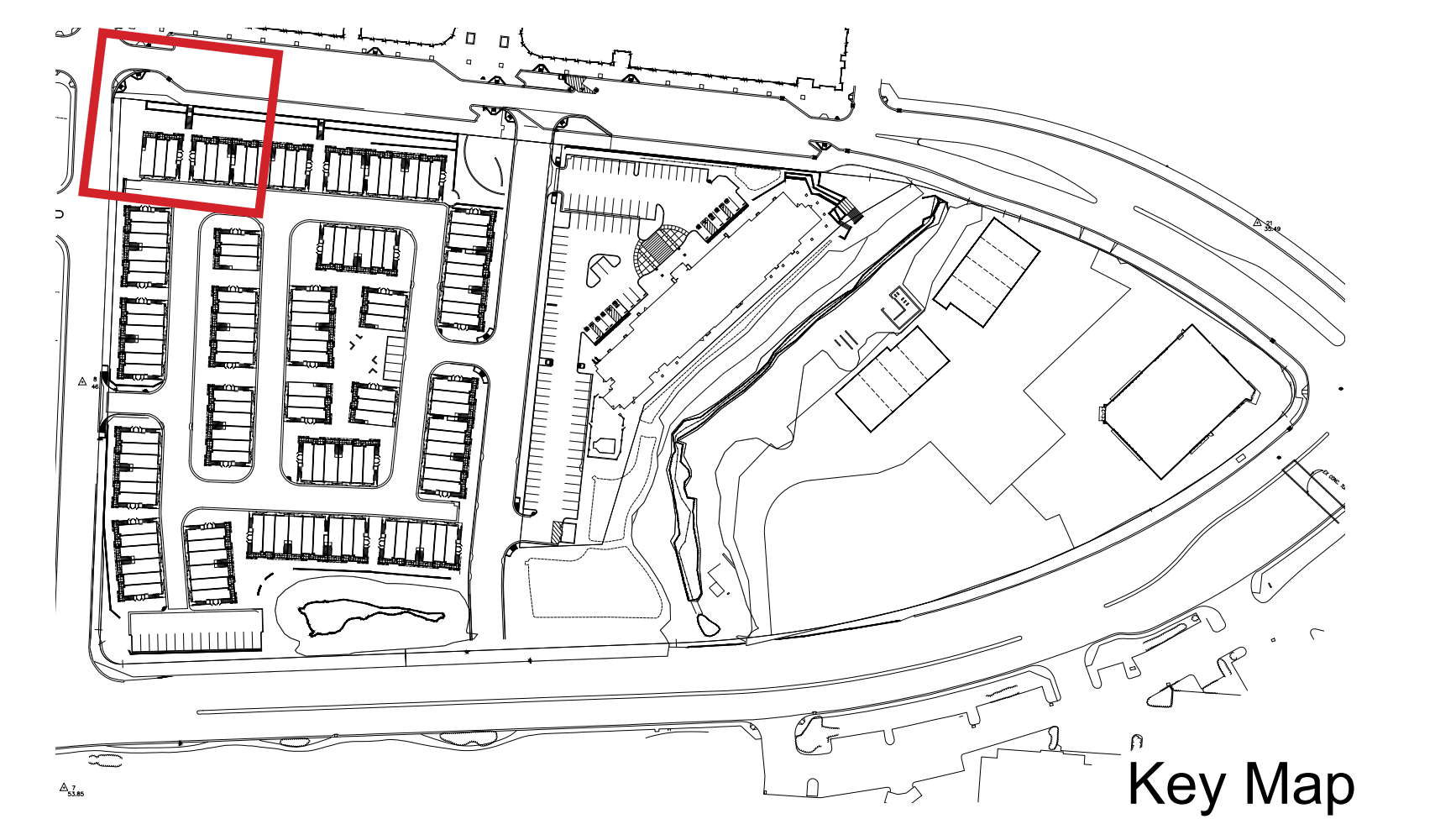


DRAFT

L-2.0
11/16/2018



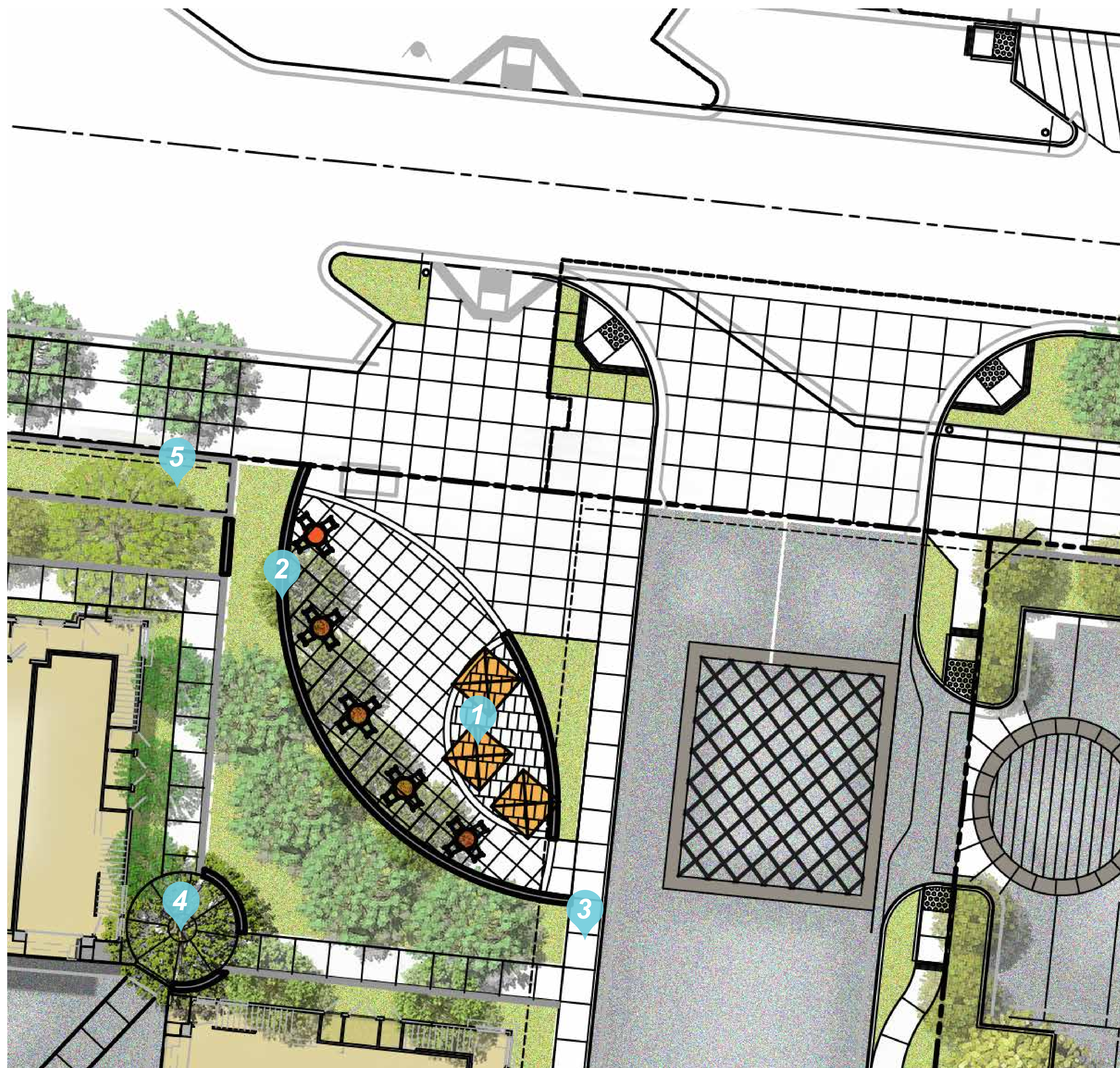
- 1 Outdoor seating area
- 2 Stairway access to community
- 3 Pedestrian connection
- 4 Bench Seating
- 5 Stormwater planter



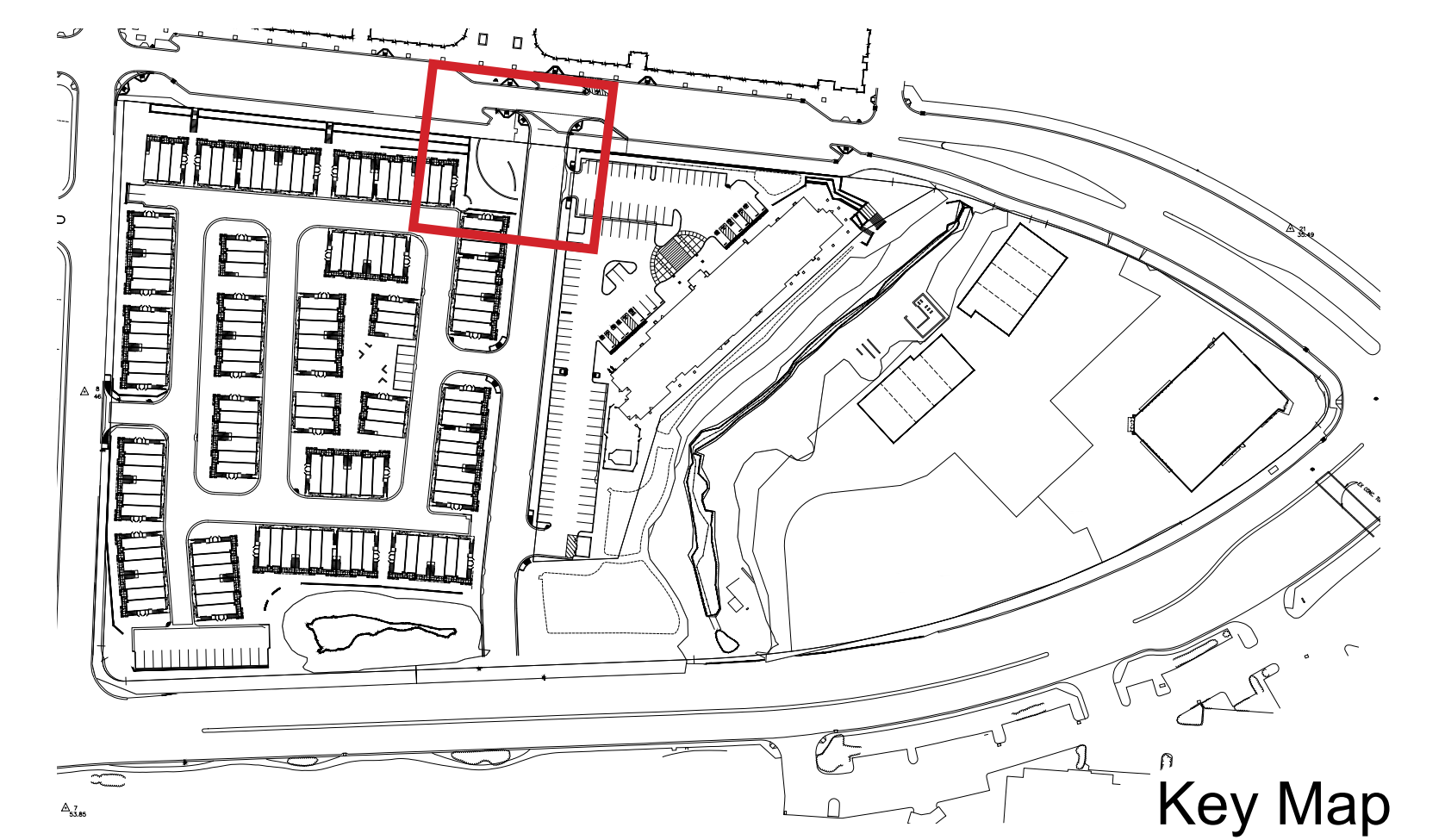
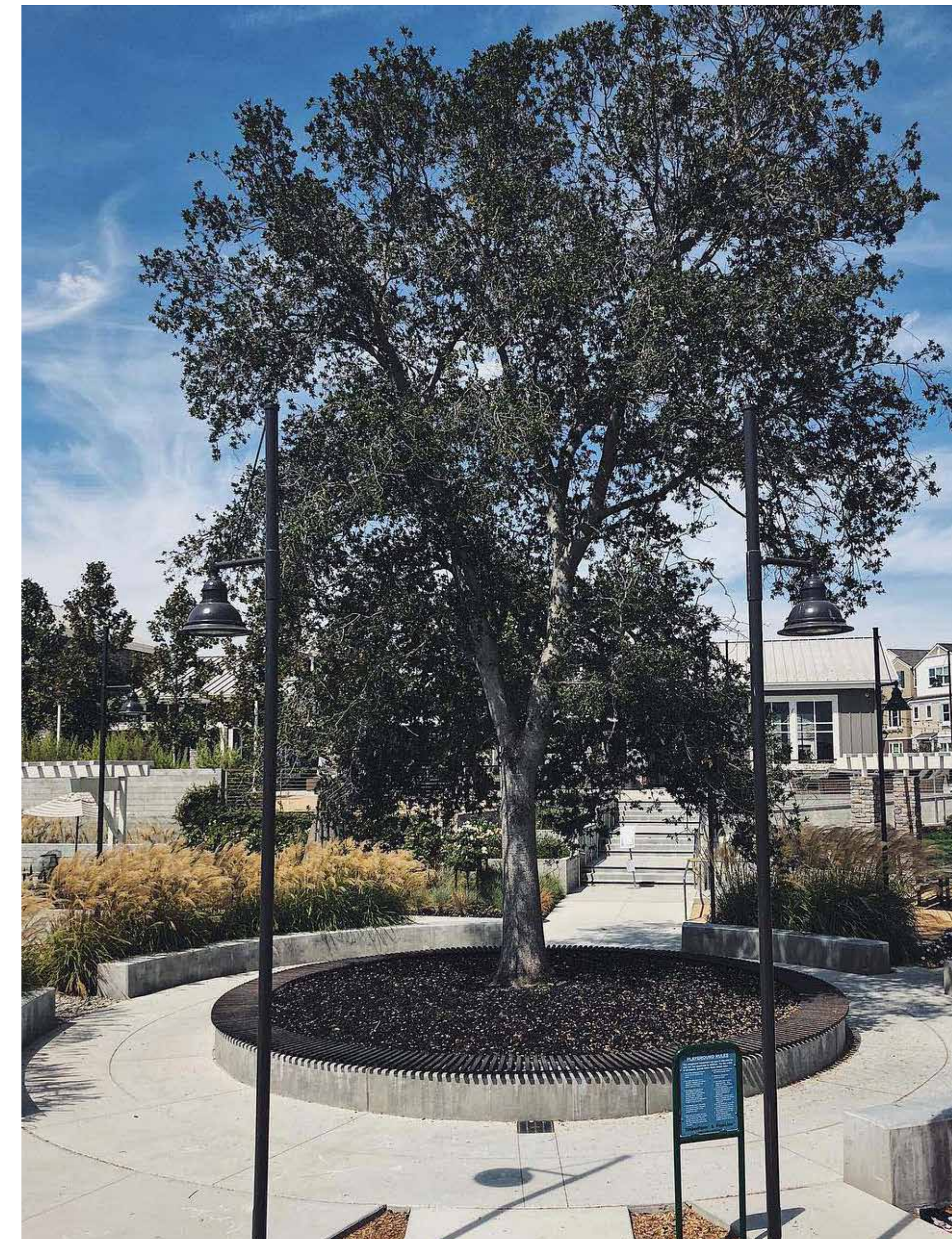
SYCAMORE CROSSING

HERCULES, CALIFORNIA

RESIDENTIAL OPEN SPACE: TSUSHIMA/SYCAMORE CORNER



- 1 Outdoor seating area
- 2 Seatwall
- 3 Pedestrian connection
- 4 Pedestrian entry node
- 5 Stormwater planter



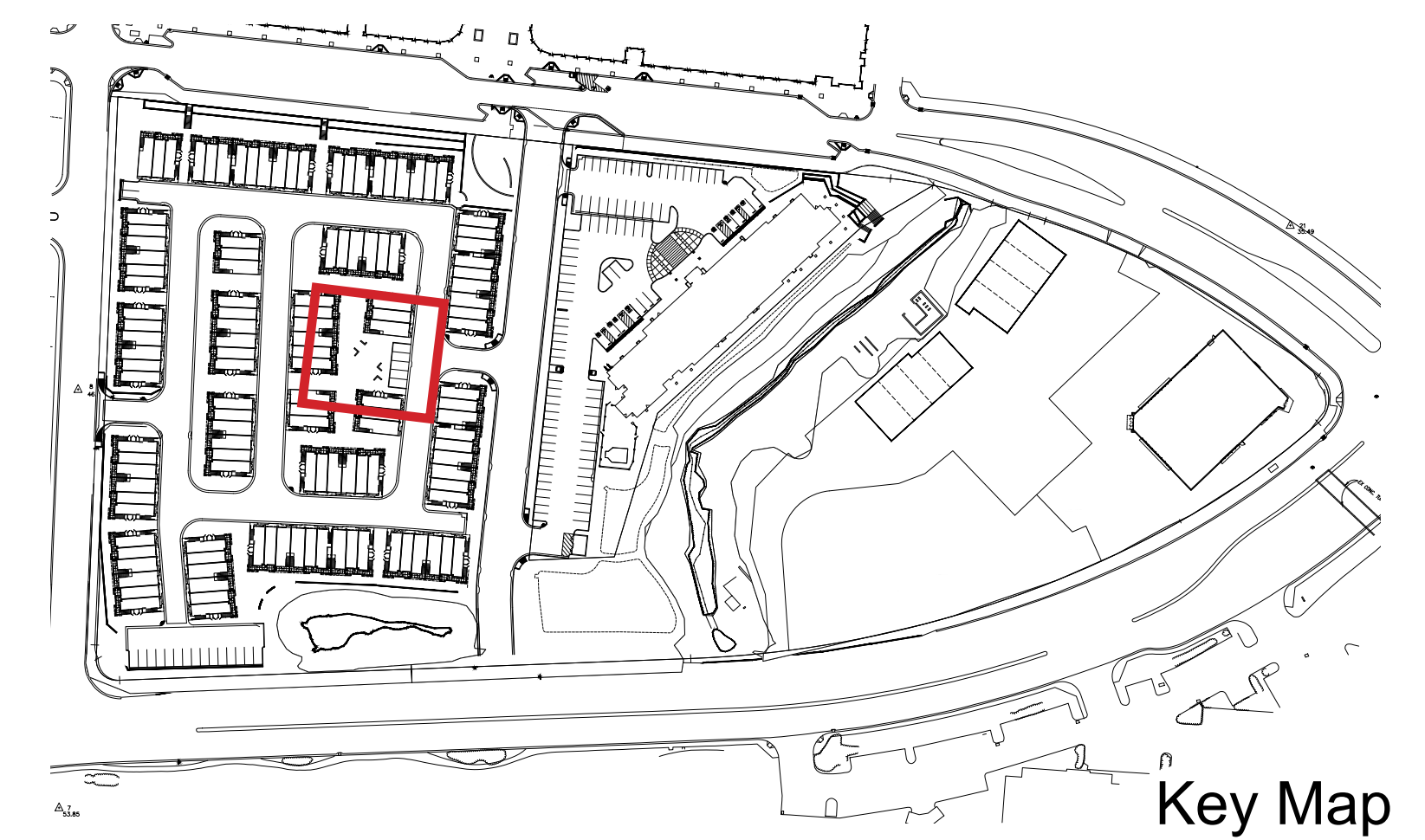
SYCAMORE CROSSING

HERCULES, CALIFORNIA

RESIDENTIAL OPEN SPACE: CORNER OF OHLONE & SYCAMORE



- 1 Outdoor seating area with tables, chairs & umbrellas
- 2 Seatwalls, typical
- 3 Pedestrian connections, typical
- 4 Shade structure
- 5 Outdoor BBQ area

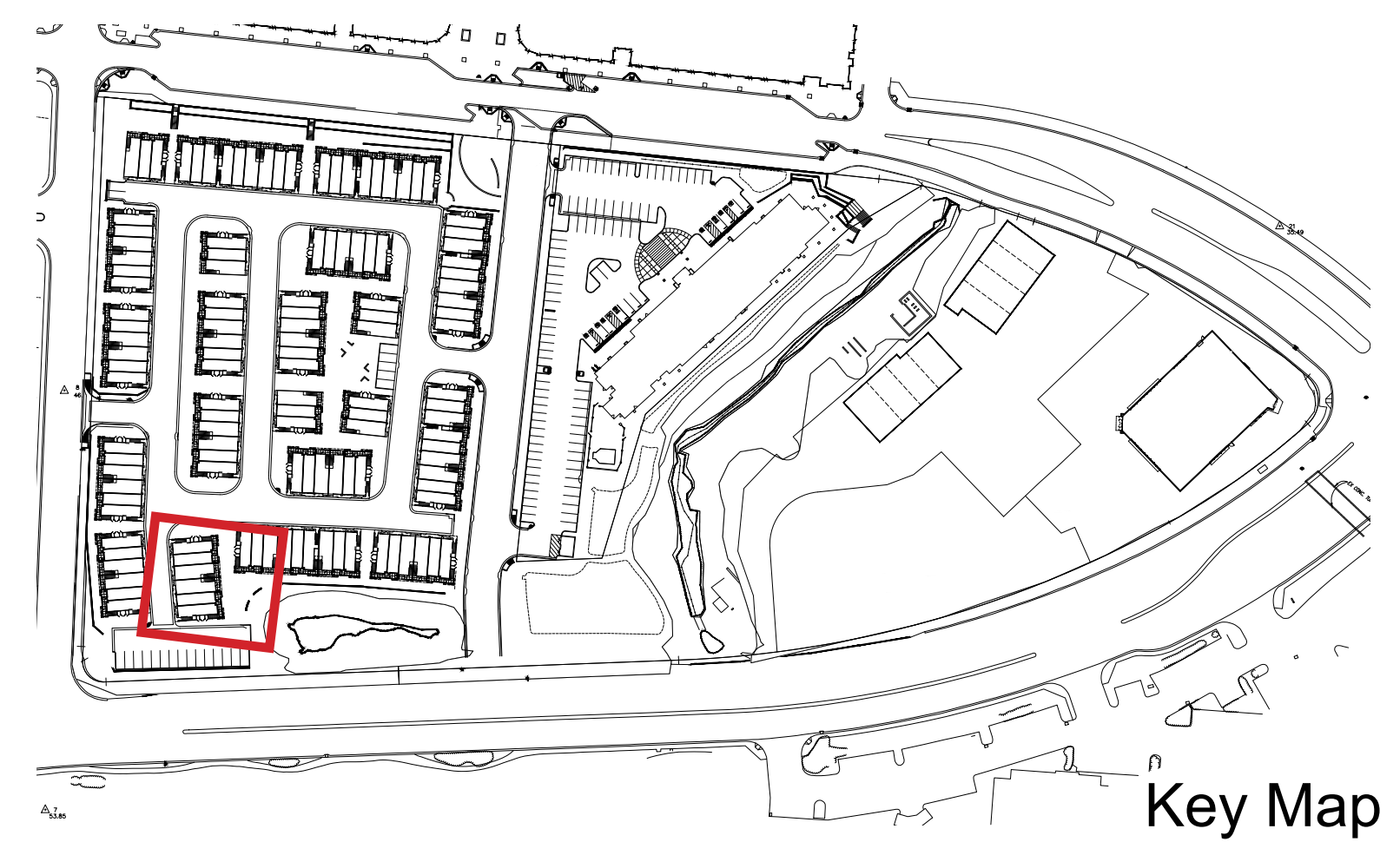


SYCAMORE CROSSING HERCULES, CALIFORNIA

RESIDENTIAL OPEN SPACE: CENTRAL PLAZA



- 1 Outdoor seating area with tables and chairs
- 2 Seatwalls, typical
- 3 Pedestrian connection, typical
- 4 Shade structure
- 5 Casual lounge seating
- 6 Nature-themed play elements on artificial turf safety surfacing



SYCAMORE CROSSING HERCULES, CALIFORNIA

RESIDENTIAL OPEN SPACE: PLAY AREA & PLAZA