City of Hercules

111 Civic Drive
Hercules, CA 94547

Meeting Agenda

Monday, August 5, 2019

7:00 PM

Council Chambers

Planning Commission

Chair Irina Galieva
Vice Chair Hector Rubio
Commissioner Ken Morrison
Commissioner Susan Tolley
Commissioner Nicole Sacramento

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. 19-678 Sycamore Crossing Project: Sycamore Crossing Land Developer, LLC's proposal to construct approximately 29,511 square feet of commercial space, a 105-room hotel, and up to 120 residential dwelling units on approximately 12.88 acres of land bounded by San Pablo Avenue, Sycamore Avenue, and Tsushima Street, and consisting of: 1) Initial Study (IS 17-02) for CEQA Determination; 2) General Plan Amendment (GPA 17-02); 3) Zoning Amendment (RZ 17-02); 4) Initial/Final Planned Development Plan (FPDP 17-02); 5) Vesting Tentative Tract Map #9477; 6) Design Review Permit (DRP 17-04), including Master Sign Program; 7) Conditional Use Permit (CUP 17-04); 8) Minor Exception (ME 19-01) for minimum parking reduction; and 9) Relocation of existing utilities and easements on a portion of the site.
Recommendation: Adopt resolutions recommending City Council approval of project.

Attachments:
- Sycamore Crossing - PC 2019-08-05 - Staff Report
- Att 1 - PC Reso 19-05 Approving General Plan Amendment 17-02
- Att 2 - PC Reso 19-06 Approving Zone Amendment 17-02
- Att 3 - PC Reso 19-07 for PFP-DRP-MSP-CUP-VTM
- Revised Sycamore Crossing Conditions of Approval - redlined
- Revised Sycamore Crossing Conditions of Approval - clean
- Revised Sycamore Crossing Plans (2019-08-01)

2. 19-679 **Conditional Use Permit #19-02 application for Alphas Wheels & Tires LLC at 636 Alfred Nobel Drive, to operate a wheel warehouse and distribution business in a 4,590-square-foot unit in a Planned Office-Research and Development Mixed-Use District (PO/RD)**
Recommendation: That the Planning Commission hold a public hearing and consider approving Resolution #19-08 approving CUP 19-02 subject to the conditions therein.

Attachments: Staff Report for Alphas Wheels and Tires CUP 19-02

Draft PC Reso 19-08 for CUP 19-02 - Alphas Tires and Wheels

VI. DISCUSSION / ACTION ITEMS

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

IX. ADJOURNMENT

The next Regular Meeting of the Planning Commission is Monday, August 19, 2019 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 1, 2019

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.

CITY OF HERCULES
PLANNING DEPARTMENT

MEETING DATE: August 5, 2019

TO: Chair Galieva and Members of the Planning Commission

SUBMITTED BY: Holly Smyth, AICP – Planning Director
Robert Reber, AICP – Adjunct Planner
Jerry Haag, Urban Planning Consultant (SP2)

SUBJECT: **"Sycamore Crossing," a proposal to relocate existing utilities and easements and construct approximately 29,511 square feet of commercial space, a 105-room hotel, and up to 120 residential dwellings on an approximately 12.88-acre site bound by San Pablo Avenue, Sycamore Avenue, and Tsushima Street, and consisting of:**

1) **CEQA Initial Study & Determination (IS 17-02);**
2) **General Plan Amendment (GPA 17-02);**
3) **Zone Amendment (RZ 17-02);**
4) **Vesting Tentative Tract Map #9477;**
5) **Initial/Final Planned Development Plan (FPDP 17-02) (superseding FPDP 14-02);**
6) **Design Review Permit (DRP 17-04), including Master Sign Program;**
7) **Conditional Use Permit (CUP 17-04); and**
8) **Minor Exception (ME 19-02) for parking reduction.**

APPLICANT: Sycamore Crossing Land Developers, LLC

LOCATION: South side of Sycamore Avenue and northwest side of San Pablo Avenue east of Tsushima Street**.**
Assessor Parcel Numbers (APN) 404-020-094-3 and 404-020-095-0

RECOMMENDED ACTION: That the Planning Commission open the continued public hearing, invite the applicant to make a presentation, receive a presentation from City staff, receive any testimony from the public and the Commission, ask applicant team or city staff to answer questions, close the public hearing if ready to take action, and consider adopting Resolutions 19-05, 19-06, and 19-07 recommending the City Council approve various components of the project.

- Draft Resolution #19-05 recommends that the City Council approve General Plan Amendment (GPA 17-02).

- Draft Resolution #19-06 recommends that the City Council adopt an Ordinance approving the Zone Amendment (RZ 17-02).
- Draft Resolution #19-07 recommends that the City Council approve:
    - Initial/Final Planned Development Plan #17-02;
    - Design Review Permit #17-04, including the Master Sign Program;
    - Conditional Use Permit #17-04;
    - Vesting Tentative Map #9477, including relocation of existing utility easements; and
    - Minor Exception #19-02 for minimum parking reduction.

  The project is subject to exhibits contained therein, including:
    - Conditions of Approval (Revised Exhibit A—see attachment below);
    - Environmental Mitigations (Exhibit B);
    - Complete project drawing set (Revised Exhibit C—see attachment below);
    - Master Sign Program (Exhibit D); and
    - Findings with Facts (Exhibit E).

2. BACKGROUND

The Planning Commission held a formal public hearing regarding the Sycamore Crossing project on July 15, 2019, which was after seven (7) informal workshops carried out on October 17 and December 4, 2017, and January 16, June 25, August 6, September 17, and December 3, 2018. The Planning Commission continued the July 15 public hearing to the its August 5, 2019, regular meeting to allow the applicant and staff time to research a number of issues raised during the hearing and revise the project as necessary.

The July 15, 2019, staff report and its attachments are included by reference as part of this staff report.

3. PROJECT DESCRIPTION AND UPDATES

A. Project Description. The Project Description has not substantially changed since the last hearing and includes: (a) approximately 29,511 square feet of retail/commercial uses, including a major drug store/pharmacy (13,111 square feet), with the remaining retail uses in three additional buildings with parking and landscaping, all located on the eastern portion of the site east of Ohlone Creek; (b) a four-story, 105-room hotel (approx. 63,163 square feet) with parking and landscaping in the approximate center of the site adjacent to the west side of Ohlone Creek; and (c) up to 120 attached residential dwellings units on the western portion of the site (east of Tsushima Street). (See attachment below for proposed development plans.)

The project proposal requires City Council approval of the following actions:

- **Initial Study and CEQA Determination (IS #17-02)**;
- **General Plan Amendment (GPA #17-02)** to change the land use designation for the westerly portion of the Project Site from General Commercial (CG) to Planned Commercial–Residential (PC-R) and to change the 2.02-acre Ohlone Creek corridor in the approximate center of the site from General Commercial (CG) to Public/Semi-Public—Open Space (P/SP-OS);
- **Zone Amendment (RZ #17-02)** for the westerly portion of the site, revising the zoning district designation from General Commercial (CG) to Planned Commercial–Residential (PC-R) zoning for the hotel and multi-family residential parcels, and changing the creek corridor that traverses the site from General Commercial (CG) to Public/Quasi-Public—Open Space (P/QP-O);
- **Vesting Tentative Map #9477** subdividing the existing two (2) parcels (totaling approximately 12.88 acres) into seven (7) parcels and relocating utility easements;
- **Initial and Final Planned Development #17-02** to allow the uses described above (this FPDP will supersede FPDP #14-01 that was approved for the site in 2015);
- **Design Review Permit #17-04** (as required by Chapter 13-42 of the Municipal Code), including exterior color and materials, landscaping, lighting, and parking plans, as well as a Master Sign Program (in accordance with Chapter 13-34.400(R) of the Municipal Code);
- **Conditional Use Permit #17-04** to allow: (a) retail stores greater than 2,000 square feet; (b) drive-through facilities for the pharmacy and for a food service pad building; (c) seasonal outdoor sales; (d) a hotel; (e) a shopping center; (f) multi-family residential uses; and (g) beer & wine and potential alcohol sales at retail/restaurant uses; and (h) potential 24-hours of operation at the anchor retail tenant (pharmacy); and
- **Minor Modification #19-02** to allow a reduced minimum number of on-site parking spaces for the proposed 105-room hotel.

The proposed project requires City Council approval for many of the requested applications, including the adoption of an Ordinance. Therefore, as with other projects, the procedure that has been followed is to present all Planning Commission actions as recommendations to the City Council. Draft Resolutions recommending approval of the requested actions are included as attachments to the July 15 staff report, with the modifications to the conditions of approval and plans (Exhibits A & C to Resolution 19-07) included as attachments below.

A. Project Updates since Last Meeting. Based on issues raised at the last meeting by Commissioners and subsequently by City staff, the applicant and City staff propose the following changes to the previously submitted plans and conditions of approval, as reflected in the revised plans (see attachment below):

Design Changes

- **Project Fencing**. The Planning Commission raised concerns about fencing adjacent to the Ohlone Creek open space corridor and storm water quality basins. The applicant has resubmitted plans to indicate two options for lower-height fencing adjacent to these two areas: one option depicts a 42-inch-high "hog wire" mesh fence, and a second option would include a more formal 42-inch-high tubular steel fence (see Sheet L-1.4 of attachment below). The Commission should provide direction to the applicant and staff as to the preferred treatment, though final design is subject to Public Works Director approval (see Conditions of Approval #33 and #52).
- **Relocated Bus Stop**. The bus stop on the north side of Sycamore Avenue has been relocated further east, closer to the intersection with San Pablo Avenue (see Sheet L-2.0).
- **New Signalized Intersection at Commercial Driveway & San Pablo Avenue**. Sheet C-4.4 has been added to present the latest design of the future signalized intersection (connecting to the existing westernmost Hercules Retail Center driveway), as reviewed by the City Engineer.
- **Palm Trees**. As recommended by Planning Commission, the plant palette (see Sheet L-1.1) has been modified to reflect a palm tree species (Canary Island Palm) better suited to local conditions.
- **Corner Sign**. Current design includes option for adding "HERCULES" sign at the project corner facing the intersection of Sycamore Avenue and San Pablo Avenue. Commission should confirm whether or not the sign as proposed is acceptable; if so, Master Sign Program should be modified accordingly.
- **Corner Bollards.** Applicant and staff have proposed several options for planting features/bollards at the corner of Sycamore Avenue and San Pablo Avenue (see Sheet L-1.3). Planning Commission should provide direction on preferred option.
- **Detail for Hotel Plaza**. As requested by the Planning Commission, the revised plans for the proposed hotel plaza now include an elevation/perspective view (see Sheet AH-4.0).
- **Traffic Calming for Ohlone Creek Place**. As requested by City staff, the revised plans have removed special asphalt treatments but added four landscaped "bulb-outs" along Ohlone Creek Place to calm traffic (i.e., reduce vehicle speed).
- **Private Park Playground Apparatus**. The Planning Commission expressed concerns regarding the type, scale, and age-appropriateness of the outdoor play apparatus sited in the community space at the center of the residential area. The applicant has since revised the design of the park and apparatus so as to be used by a wider range of children, not just small children (see Sheet AR-6.1).
- **Intersection of Ohlone Creek Place and Sycamore Avenue.** To create the intersection with the new roadway (Ohlone Creek Place) and to ensure safe sight-distance for vehicles turning onto Sycamore Avenue, nine existing angled parking

spaces on Sycamore Avenue must be eliminated, resulting in a substantial increase to the sidewalk/plaza area so additional on-grade landscaping will be added to the area.

Conditions of Approval Changes

- **Development Milestones.** Condition of Approval #14 has been slightly modified to require that (a) issuance of a building permit for the hotel precede any issuance of building permits for residential buildings, and (b) no more than 25% of the residential unit permits may be issued prior to substantial progress of hotel construction, as determined in writing by the City.
- **Commercial vs. Retail Distinction.** In some instances within the Conditions of Approval, the word "commercial" has been replaced by "retail" to better distinguish between the hotel and retail areas of the project.
- **Electric Vehicle Parking and Recharging Stations:** Condition of Approval #22 has been modified to clarify applicability of CALGreen Code requirements in effect at the time of building permit submittal, not issuance.
- **Preferential Parking District:** Condition of Approval #23 has been simplified by removing language pertaining to the existing Aventine Parking District and related changes that are not the responsibility of the Sycamore Crossing project.
- **Project Fencing**. Staff recommends that the final design and placement of fencing adjacent to the Ohlone Creek open space corridor and proposed stormwater quality basins be subject to Public Works Director approval (see Conditions of Approval #33 and #52) with the intent of using the least visually obtrusive fence that meets safety requirements.
- **Hazardous Materials**. References to the County Hazardous Materials Program (which may not apply to the project) have been removed from Condition of Approval #52.
- **Phasing of Improvements.** A new Condition of Approval (#69) has been added to require that the applicant submit for Public Works Director approval a phasing plan for each discrete component of the project (i.e., hotel, retail, and residential) covering all utility, landscaping, roadway, and other improvements required by the conditions of approval.
- **Public Improvements on Sycamore Avenue**. Parking changes at South Front Street, which are not part of nor the responsibility of the Sycamore Crossing project, have been removed from Condition of Approval #79 (now #80).
- **Traffic Signal on San Pablo Avenue.** Reference to the potential addition of a second out-bound lane at the westernmost driveway of the Hercules Retail Center has been removed from Condition of Approval #80 (now #81) as the additional lane is unnecessary (as determined through traffic queuing analysis).
- **Sidewalk/Parkway/Crosswalk Maintenance.** Conditions of Approval #83 (now #84) and #104 (now #105) has been modified to indicate that maintenance of

sidewalks, landscaping, and irrigation shall be the responsibility of the respective abutting property owner (e.g., retail, hotel, or residential).

- **Monument Sign**. At the request of the Commission, a new condition of approval (#134) has been added to allow the hotel applicant an off-site identification monument sign at the northeast corner of the intersection of San Pablo Avenue and Ohlone Creek Place (outside public right-of-way and visual clear area), as long as the property owner provides written agreement to allow such signage.
- **Retail Hours of Operation.** Condition of Approval #135 has been added to allow the anchor tenant of the retail center (pharmacy with drive through) to operate up to 24 hours per day.
- **Alcohol Service.** Condition of Approval #136 has been added to restrict alcoholic beverage sales and service to indoors and fenced patio areas and to reinforce applicable Alcohol Beverage Control requirements.
- **Outdoor Entertainment.** Condition of Approval #137 has been added to ensure no entertainment, televisions, or other audio systems from the commercial buildings shall be audible to adjacent residents, except as allowed by a special event/temporary use permit issued by the City.
- **Outdoor Commercial Storage.** Condition of Approval #138 has been added to prohibit storage of material outside the hotel and commercial buildings.

4. RECOMMENDATIONS

Based on the analysis of the Project set forth in the previous Staff Report, Planning Staff continues to recommend Planning Commission approval of the various applications comprising the Project, subject to revised Conditions of Approval and revised project plans.

5. ATTACHMENTS

Attachments remain the same as the July 15, 2019, Planning Commission packet with the following revisions:

- Draft Resolution #19-05 (Attachment 1) recommends that the City Council approve General Plan Amendment (GPA 17-02).
- Draft Resolution #19-06 (Attachment 2) recommends that the City Council adopt an Ordinance approving the Zone Amendment (RZ 17-02).
- Draft Resolution #19-07 (Attachment 3) recommends that the City Council approve:
    - Initial/Final Planned Development Plan #17-02;
    - Design Review Permit #17-04, including the Master Sign Program;
    - Conditional Use Permit #17-04;
    - Vesting Tentative Map #9477, including relocation of existing utility easements; and

- Minor Exception #19-02 for minimum parking reduction.

- Revised Conditions of Approval (Exhibit A to Resolution 19-07)
  - Draft version
  - Draft version with tracked changes

- Revised project plans (Exhibit C to Resolution 19-07)

RESOLUTION# 19-05

SYCAMORE CROSSING

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERCULES RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT (GPA) #17-02 CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 8.88 ACRES OF THE 12.88-ACRE PROJECT SITE KNOWN AS THE SYCAMORE CROSSING , LOCATED WITHIN THE WESTERLY AND CENTRAL PORTIONS OF THE SITE, FROM GENERAL COMMERCIAL (GC) TO PLANNED COMMERCIAL-RESIDENTIAL (P-CR) AND PUBLIC/SEMI-PUBLIC OPEN SPACE (P/SP-OS) LOCATED ALONG THE SOUTH SIDE OF SYCAMORE AVENUE AND NORTHWEST SIDE OF SAN PABLO AVENUE, EAST OF TSUSHIMA STREET (ASSESSOR'S PARCEL NUMBERS 404-020-094-3 and 404-020-095-0) AND CONCUR WITH PLANNING COMMISSION'S DETERMINATIONS

WHEREAS, the application was received from Sycamore Crossing Land Developers, LLC for a General Plan Amendment GPA #17-02 requesting a change in the Land Use Designation of a portion of the 12.88 acre project site known as "Sycamore Crossing" located along the south side of Sycamore Avenue and northwest side of San Pablo Avenue east of Tsushima Street;

WHEREAS, the GPA would affect approximately 8.88 acres of the site with 6.86 acres of the westerly portion changing the Land Use Designation from General Commercial (GC) to Planned Commercial-Residential (PC-R) and 2.02 acres of the center portion changing from General Commercial (GC) to Public/Semi-Public-Open Space (P/SP-OS) designation; and

WHEREAS, California Government Code Sections 65350 – 65358 identifies the process of amending a General Plan, which requires properly noticed public hearings before the Planning Commission and the City Council prior to adoption with no more than 4 amendments in a given year has received and considered an application from Sycamore Land Developers LLC for Zone Amendment (ZA) #17-02 for the westerly portion of the Project known as Sycamore Crossing located along the south side of Sycamore Avenue and northwest side of San Pablo Avenue east of Tsushima Street; and

WHEREAS, the proposed Sycamore Crossing Project is located within the Central Quarter of the Plan for Central Hercules (considered the Penterra/Poe property) and classified as a Phase II/Permissive category (meaning that the applicant has the discretion to adhere to the uses and design standards of development allowed under the *Central Hercules Plan Regulation Code* rather than the standard City Zoning Code) but the Applicant has opted not to pursue development according to the *CHP Regulation Code*; and

WHEREAS, the Project Site in its current state generally is vacant/undeveloped, although it also contains remnant foundations, building pads, and retaining walls from past industrial uses, as well as utility improvements associated with a utility right-of-way along the site's southern boundary; and

WHEREAS, the Project Site is comprised of two separate Assessor parcel numbers which along with a combination of right-of-way dedications and vacations will result in Project Site of approximately 12.88 acres; and

WHEREAS, the overall Sycamore Crossing Project includes up to 120 multi-family condominiums residences, a four-story hotel and up to 29,511 square feet of retail uses, including a CVS drug store and pharmacy, along with parking and open spaces and a permanent open space corridor on 12.88 acres of land; and

WHEREAS, in addition to the General Plan Amendment application referenced above, the following applications for development entitlements related to the Sycamore Crossing Project also have been filed concurrently and collectively define the Project:

- Initial Study – (IS) #17-02 dated June 2019 pursuant to Sections 15063 and 15168 of the California Environmental Quality Act (CEQA) Guidelines;
- Zone Amendment (ZA) #17-02 to rezone 8.88 acres of the westerly and central portions of the Project Site from General Commercial (CG) to a combination of Planned Commercial-Residential (PC-R) and Public/Quasi-Public-Open Space (P/QP-O) zoning districts;
- Vesting Tentative Map #9477 to subdivide approximately 12.88 acres into seven (7) parcels including the preservation of Ohlone Creek, a natural drainage way, with conditions of approval; and
- Final Planned Development Plan (FPDP) #17-02 for 120 multi-family dwelling units, a 105-room hotel, surface parking, and 29,511 square feet of total commercial space, to include a pharmacy, and retail and service uses, including a neighborhood restaurant and coffee shop with a drive-through, in four (4) buildings ranging from 4,400 square feet to approximately 6,000 square feet. The Project Site will include on-site vehicle parking, water quality features, utility extensions, and common areas for parking, landscaping, and pedestrian use;
- Design Review Permit (DRP) #17-04 with a Master Sign Program (MSP), in accordance with Section 13-34.400(R) of the Hercules Municipal Code Zoning section, for the above listed project.
- Conditional Use Permit (CUP) #17-04 for a) retail stores greater than 2,000 square feet; b) drive-through facilities for the pharmacy and for a food service pad building; c) seasonal outdoor sales; d) a hotel; e) a shopping center; f) multi-family residential uses and g) potential beer & wine alcohol sales; and
- Minor Exception #ME 19-02 to reduce the amount of on-site parking for the hotel use; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), a CEQA Initial Study #IS 17-02 and Determination dated June 2019 was prepared for the proposed Project and determined that the land uses and impacts resulting from the level of development for the proposed Sycamore Crossing project are within the scope of the development program evaluated in the 2009 Updated Redevelopment Plan Draft EIR (Redevelopment Plan EIR) (SCH #200112049) certified by the City Council on April 20, 2009 and would result in no new or more severe significant impacts than previously analyzed; and

WHEREAS, the Planning Commission held a duly-noticed public hearing at its regular meeting on July 15, 2019, and continued the hearing to its regular meeting on August 5, 2019; and

WHEREAS, Staff reports dated July 15, 2019, and August 5, 2019, and incorporated herein by reference, described and analyzed the application for GPA #17-02 and related applications listed above, including the CEQA Initial Study and Determination, and recommended that the Planning Commission recommend that the City Council approve the Project; and

WHEREAS, approval of the Project would amend corresponding text, tables, and figures related to amendments to land use designations of the General Plan, including but not limited to area-wide land use diagrams, land use summary tables, and environmental resource exhibits; and

WHEREAS, the Planning Commission has received oral and written comments from the general public, property owners, and interested parties, and has thoroughly considered all above referenced information, reports, Project plans, staff recommendations, and testimony up to and during the public hearings of July 15 and August 5, 2019 (including those discussed at the prior Planning Commission workshops of: October 17, 2017; December 4, 2017; January 16, 2018; June 25, 2018; August 6, 2018; September 17, 2018; and December 3, 2018), described herein and incorporated by reference, before using its independent judgment and taking any recommending action on the Project.

NOW, THEREFORE BE IT RESOLVED that after due study of all project related material, deliberation, and public hearing, the Planning Commission finds and determines that:

1. The foregoing recitals are true and correct and made a part of this Resolution by this reference.

2. The Proposed Project a) Falls within the scope of the development program evaluated previously in the 2009 Certified EIR and subsequent analysis provided in the June 2019 CEQA Initial Study checklist, b) Will not result in any new, significant impacts that were not examined and that none of the circumstances that would require preparation of an addendum or a subsequent or supplemental EIR under CEQA exists or needs to be filed for the proposed project, c) Should still be subject to the Mitigation Monitoring and Reporting Program of the 2009 EIR as part of the entitlement approvals, and 4) Does not require further environmental review, Pursuant to Sections 15162 and 15168 of the CEQA Guidelines.

3. The proposed GPA #17-02 is in the public interest and the General Plan as so amended will remain internally consistent and will maintain the integrity and compatibility of its policy statements as shown in the attached Exhibit B - Statement of Consistency with the Hercules General Plan document.

4. All elements, requirements, and conditions of this General Plan Amendment tied to the above listed entitlement applications are a reasonable and appropriate manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of

the citizenry in general and the persons who work, visit, or live in this development in particular.

5. The Planning Commission recommends City Council approve GPA #17-02 changing the land use designation for the approximately 12.88 acre Project Site encompassing existing APNs 404-020-094-3 and APN 404-020-095-0, and the westerly and central portions of the site from General Commercial (GC) to Planned Commercial-Residential (PC-R) and Public/Semi-Public-Open Space (P/SP-OS) as shown on the attached Exhibit A.

PASSED, APPROVED, AND ADOPTED this 5th day of August 2019 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Irena Galieva, Chairperson of Planning Commission

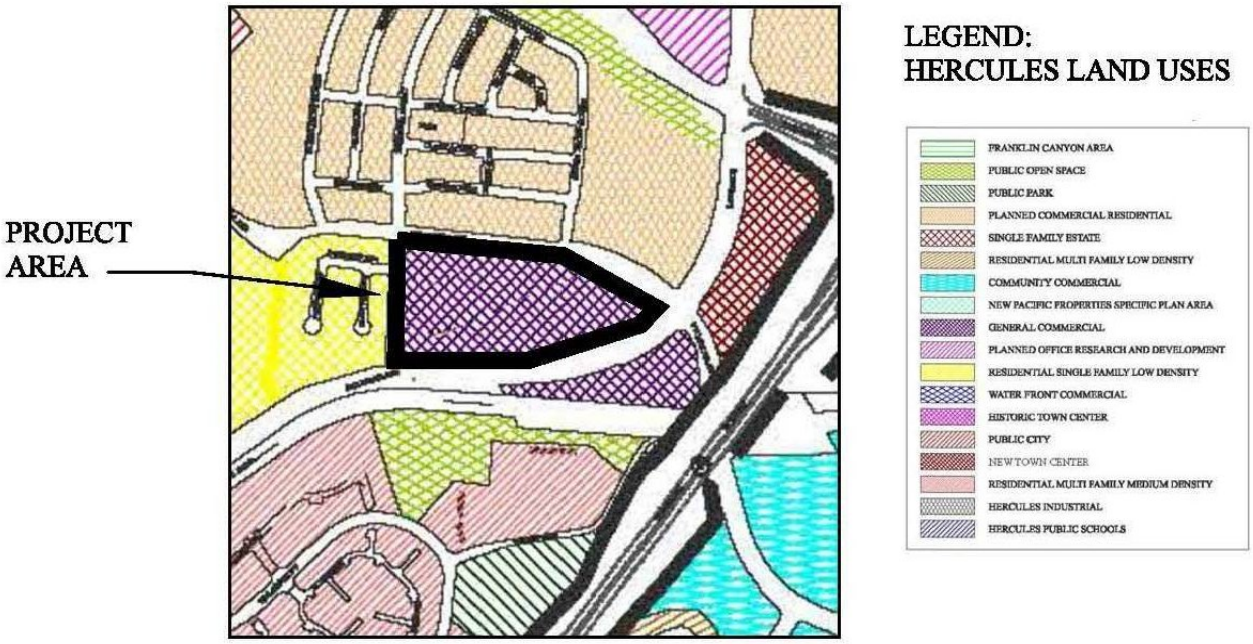
ATTEST:

_____
Holly Smyth, Planning Director & Secretary to the Planning Commission

Exhibits:
A – Existing and Proposed General Plan map
B – Statement of Consistency with the Hercules General Plan

Exhibit A – Existing and Proposed General Plan Map for #GPA 17-02

SYCAMORE CROSSING - Existing Land Use Designation:
General Commercial (GC) on entire site



SYCAMORE CROSSING - Proposed Land Use Designation:
Changing the westerly half to Planned Commercial Residential (PC-R) &
Public / Semi Public Open Space (P/SP-OS)

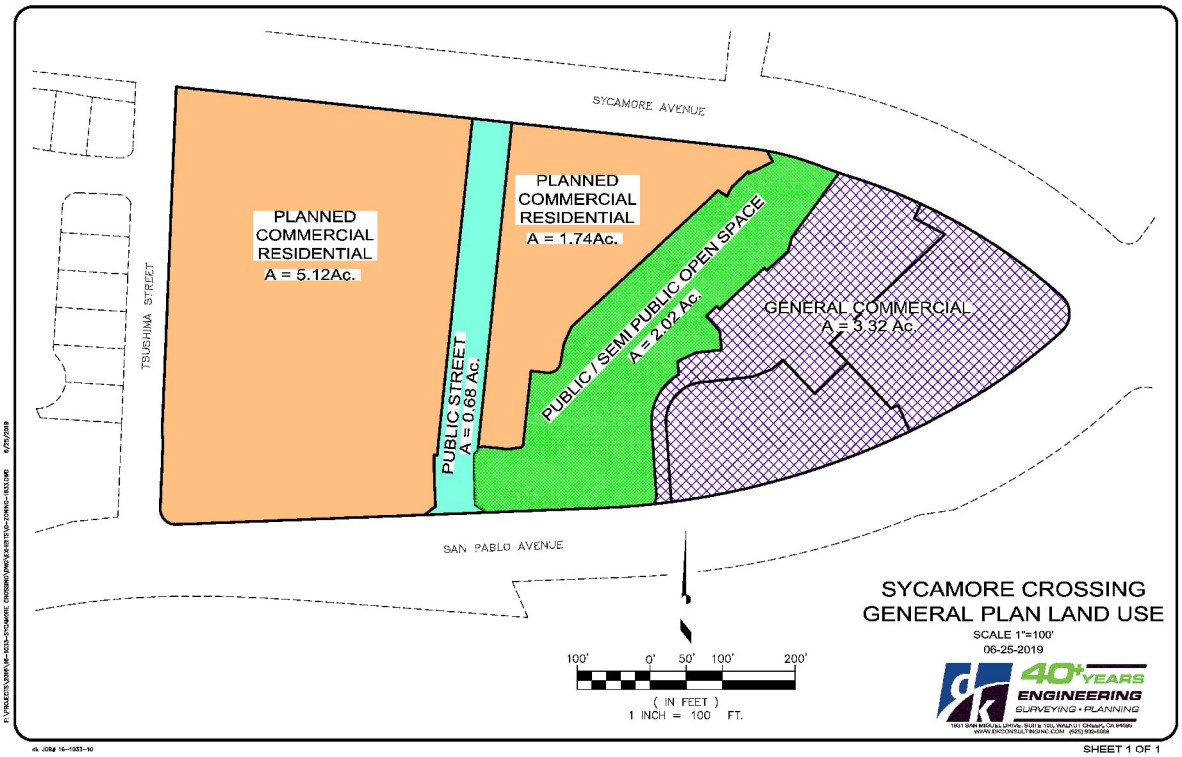


Exhibit B – Statement of Consistency with the Hercules General Plan for #GPA 17-02 as part of Planning Commission Resolution #19-05

Project Consistency: Land use development and resource conservation policies in Hercules generally are regulated by the City of Hercules General Plan. An amendment to the General Plan currently is under consideration to change the land use designation from General Commercial (GC) to Planned Commercial-Residential (PC-R) and Public/Semi-Public Open Space (P/SP-OS).

Planned Commercial-Residential (PC-R): This land use category is a mixed-use designation that is intended to permit both residential and commercial uses in a well-planned mixed-use development affording the opportunity for an integrated mixture of employment generating uses within the same structure or site, lower cost live-work opportunities, upper floor residential over ground floor commercial uses, and to encourage mixed-use development that could minimize vehicle uses. Businesses locating within this district will attract clientele from both Hercules and the adjacent communities, as well as those using 1-80 and Highway 4. Uses allowed within this designation include: home occupation; retail stores (2,000 square feet or less); restaurants and delicatessens; business services; offices and banks; personal services; accessory dwelling unit; caretaker, manager and employee housing; family day care homes; live-work units; multifamily units; townhouse/condominiums; planned unit development; supportive and transitional housing (apartment type); daycare facilities for employees and visitors; government offices; libraries, museums and galleries; and public safety facilities. Uses in this designation that require a conditional use permit include recreation and entertainment, retail outdoor sales, retail store more than 2,000 square feet, restaurants and delicatessens with liquor service or shopping centers, and hotels.

The PC-R land use designation amends the land use designation, which is consistent with the various General Plan elements and further implements the Hercules General Plan, as follows:

The P/SP-OS designation as applied to the Ohlone Creek Corridor through the site, would protect this sensitive resource from development encroachment.

Land Use Objective 2	***Develop a community that balances housing, jobs, and commercial opportunities.***

As mixed-use project, the Sycamore Crossing project provides a mix job and commercial opportunities as well as new residential development in Hercules. The Sycamore Crossing project replaces a portion of the commercial services that potentially were lost with the approval for Muir Pointe in mid-2014 when a 17-acre site originally approved in 2003 with the Bayside project, designated GC for as a neighborhood commercial shopping center, was re-designated and rezoned to Planned Commercial-Residential (PC-R) and approved for a Residential subdivision.

Future residences on the site, up to 120 dwellings, would also serve to assist in reducing local vehicle trips due to the close proximity of the two uses.

Approval of the Sycamore Crossing Project would provide a location for a modern hotel use, which is currently lacking in the community.

Land Use Policy 2B	***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.***

As a mixed-use development development, the Sycamore Crossing project provides the much-needed services in that location for local commercial services as the City knows that not all sales are not being captured by those in the immediate area. Market data was ascertained by several sources, some of which are not publicly disclosed, (1) using a market trade area analysis for determining market demand, (2) by using demographic data provided by a Bay Area brokerage house to understand market drivers, incomes, population, etc., and (3) institutional knowledge of the Bay Area market along with Applicants long established tenant relationships as it has developed several developments throughout the Bay Area .

Land Use Program 4B	***Encourage uses that will bring additional revenues (retail sales, property tax) either directly or indirectly to the City.***

The commercial portion of this mixed-use development will contribute increased sales and property tax revenues to the City. It will also provide a new stream of transit-oriented taxes which do not currently flow into the City.

Other Policies, Objectives, and Programs

Land Use Policy 3D	***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 Objective 4	***Develop sufficient employment and commercial tax generating uses to maintain a positive City government fiscal condition.***
Land Use Policy 4A	***Encourage local and regional commercial uses that can benefit from substantial regional traffic on I-80, Highway 4 freeway, and San Pablo Avenue.***

Growth & Population - The projected population growth is within the projected population for the General Plan over all. The mixed use project will provide local services and enhance the proximity of jobs to existing and on-site residential uses, integration with the local circulation system, and as a benefit, and contribute toward meeting the goals related to jobs/housing ratio.

Housing - The Sycamore Crossing Project provide for up to 120 market-rate dwellings on the site, assisting the City in meeting regional and local housing goals.

Economic Development - The Project will contribute property tax, retail sales tax and transit-oriented tax directly to the City. Revenues from the Project site would support local economic development and job growth.

The Sycamore Crossing project seeks to promote the high standards in construction, infrastructure, facilities, maintenance, and community life that make Hercules attractive to businesses that induce economic development and will assure a quality environment, instill a sense of pride in the neighborhood, and encourage citizen involvement in the community. These factors will maintain and enhance the image of Hercules as a good location and a community that is inviting to new business activities

Open Space and Scenic Corridors - The Project Site is adjacent to a major transportation route and scenic corridor (San Pablo Avenue). The large wetland areas to the north of the development provide a natural open space buffer for other planned and existing uses. In addition, an on-site natural drainage area (Ohlone Creek) will be preserved as visual open space within the view corridor of San Pablo Avenue and will be protected in perpetuity.

The project contains architectural variety and would be constructed with quality building materials and design. The proposed plan is consistent with the general planning and design intent of the Plan for Central Hercules and complements the character of the planning and design in the area. The project is consistent with the Plan for Central Hercules vision for the Central Quarter to develop as a pedestrian- and transit-friendly mix of uses, including retail, office and residential uses with the underlying purpose of creating a “town center.” The Conditions of Approval would ensure compliance and compatibility.

RESOLUTION# 19-06

SYCAMORE CROSSING

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERCULES RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE AMENDMENT (ZA) #17-02 TO REZONE APPROXIMATELY 8.88 ACRES OF THE 12.88-ACRE PROJECT SITE KNOWN AS SYCAMORE CROSSING, LOCATED WITHIN THE WESTERLY AND CENTRAL PORTIONS OF THE SITE FROM GENERAL COMMERCIAL (CG) TO PLANNED COMMERCIAL-RESIDENTIAL (P-CR) AND PUBLIC/QUASI-PUBLIC OPEN SPACE (P/QP-O) LOCATED ALONG THE SOUTH SIDE OF SYCAMORE AVENUE AND NORTHWEST SIDE OF SAN PABLO AVENUE EAST OF TSUSHIMA STREET (ASSESSOR'S PARCEL NUMBERS 404-020-094-3 AND 404-020-095-0) AND CONCUR WITH PLANNING COMMISSION'S DETERMINATIONS

WHEREAS, an application was received from Sycamore Crossing Land Developers, LLC for a Zoning Amendment (ZA) #17-02 requesting a change in the Zoning designation of a portion of the 12.88 acre project site known as "Sycamore Crossing" located along the south side of Sycamore Avenue and northwest side of San Pablo Avenue east of Tsushima Street;

WHEREAS, the ZA would affect approximately 8.88 acres of the site with 6.86 acres of the westerly portion changing from General Commercial (CG) to Planned Commercial-Residential (PC-R) and 2.02 acres of the center portion changing from General Commercial (CG) to the Public/Quasi-Public-Open Space (P/QP-O) designation; and

WHEREAS, Section 13- 52 (Zoning Amendments) section of the Hercules Municipal Code Zoning section identifies the process for amending the Zoning Ordinance which requires properly noticed public hearings before the Planning Commission and the City Council prior to adoption, and

WHEREAS, the proposed Sycamore Crossing Project is located within the Central Quarter of the Plan for Central Hercules (considered the Penterra/Poe property) and classified as a Phase II/Permissive category (meaning that the applicant has the discretion to adhere to the uses and design standards of development allowed under the *Central Hercules Plan Regulation Code* rather than the standard City Zoning Code) but the Applicant has opted not to pursue development according to the *CHP Regulation Code*; and

WHEREAS, the Project Site is not subject to Chapter 29 of the Zoning Ordinance entitled "Zoning Regulations and Development Standards for Sycamore Crossing" adopted by Ordinance #459, which anticipated mixed-use development in accordance with the existing PC-R land use designation, because it was rescinded from the Zoning Ordinance by City Council through Ordinance No. 482 adopted January 27, 2015; and

WHEREAS, the Project Site in its current state generally is vacant/undeveloped, although it also contains remnant foundations, building pads, and retaining walls from past industrial uses, as well as utility improvements associated with a utility right-of-way along the site's southern boundary; and

WHEREAS, the Project Site is comprised of two separate Assessor parcel numbers which along with a combination of right-of-way dedications and vacations will result in Project Site of approximately 12.88 acres; and

WHEREAS, the overall Sycamore Crossing Project includes up to 120 multi-family condominiums residences, a four-story hotel and up to 29,511 square feet of retail uses, including a CVS drug store and pharmacy, along with parking and open spaces and a permanent open space corridor on 12.88 acres of land; and

WHEREAS, in addition to the Zoning Amendment application referenced above, the following applications for development entitlements related to the Sycamore Crossing Project also have been filed concurrently and collectively define the "Project":

- Initial Study – (IS) #17-02 dated June 2019 pursuant to Sections 15063 and 15168 of the California Environmental Quality Act (CEQA) Guidelines;
- General Plan Amendment (GPA) #17-02 to change the Land Use Designation of 6.86 acres of the westerly and central portions of the Project Site, from General Commercial (GC) to a combination of Planned Commercial-Residential (PC-R) and Public/Semi-Public Open Space (P/SP-OS) designations Land Uses;
- Vesting Tentative Map #9477 to subdivide approximately 12.88 acres into seven (7) parcels including the preservation of Ohlone Creek, a natural drainage way, with conditions of approval; and
- Final Planned Development Plan (FPDP) #17-02 for 120 multi-family dwelling units, a 105-room hotel, surface parking, and 29,511 square feet of total commercial space, to include a pharmacy, and retail and service uses, including a neighborhood restaurant and coffee shop with a drive-through, in four (4) buildings ranging from 4,400 square feet to approximately 6,000 square feet. The Project Site will include water quality features, utility extensions, and common areas for parking, landscaping, and pedestrian use;
- Design Review Permit (DRP) #17-04 with a Master Sign Program (MSP), in accordance with Section 13-34.400(R) of the Hercules Municipal Code Zoning section, for the above listed project.
- Conditional Use Permit (CUP) #17-04 for: a) retail stores greater than 2,000 square feet; b) drive-through facilities for the pharmacy and for a food service pad building; c) seasonal outdoor sales; d) a hotel; e) a shopping center; f) multi-family residential uses and g) potential beer & wine alcohol sales; and
- Minor Exception #ME 19-02 to reduce the amount of on-site parking for the hotel use; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), a CEQA Initial Study #IS 17-02 and Determination dated June 2019 was prepared for the

proposed Project; and determined that the land uses and impacts resulting from the level of development for the proposed Sycamore Crossing project are within the scope of the development program evaluated in the 2009 Updated Redevelopment Plan Draft EIR (Redevelopment Plan EIR) (SCH #200112049) certified by the City Council on April 20, 2009 and would result in no new or more severe significant impacts than previously analyzed; and

WHEREAS, the Planning Commission held a duly-noticed public hearing at its regular meeting on July 15, 2019, and continued the hearing to its regular meeting on August 5, 2019; and

WHEREAS, Staff reports dated July 15, 2019, and August 5, 2019, and incorporated herein by reference, described and analyzed the application for ZA #17-02 and related applications listed above, including the CEQA Initial Study and Determination #IS 17-02, and recommended that the Planning Commission recommend that the City Council approve the Project; and

WHEREAS, approval of the Project would amend corresponding maps, text, tables, and figures related to the Zoning Amendment, including but not limited to environmental resource exhibits; and

WHEREAS, the Planning Commission has received oral and written comments from the general public, property owners, and interested parties, and has thoroughly considered all above referenced information, reports, Project plans, staff recommendations, and testimony up to and during the public hearing of July 15, 2019 (including those discussed at the prior Planning Commission workshops of October 17, 2017, December 4, 2017, and January 16, 2018, June 25, 2018, August 6, 2018, September 17, 2018, and December 3, 2018), described herein and incorporated by reference, before using its independent judgment and taking any recommending action on the Project.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission after due study, deliberation, and public hearing for the proposed ZA #17-02 to the westerly and central portions of the Project Site, consisting of approximately 8.88 acres of land, finds and determines that:

1. The foregoing recitals are true and correct and made a part of this Resolution by this reference.

2. The Proposed Project a) Falls within the scope of the development program evaluated previously in the 2009 Certified EIR and subsequent analysis provided in the June 2019 CEQA Initial Study checklist, b) Will not result in any new, significant impacts that were not examined and that none of the circumstances that would require preparation of an addendum or a subsequent or supplemental EIR under CEQA exists or needs to be filed for the proposed project, c) Should still be subject to the Mitigation Monitoring and Reporting Program of the 2009 EIR as part of the entitlement approvals, and 4) Does not require further environmental review, Pursuant to Sections 15162 and 15168 of the CEQA Guidelines.

3. Zone Amendment #17-02 is consistent with the Planned Commercial-Residential (PC-R) and the Public/Quasi-Public-Open Space (P/QP-O) General Plan designations contingent upon the adoption of General Plan Amendment #GPA 17-02 by the City Council.

4. Zone Amendment #17-02, as proposed, would not be detrimental to the health, safety, welfare, and public interest of the City.

5. Zone Amendment #17-02, as proposed, is internally consistent and does not conflict with the purposes, regulations, and required findings of the Zoning Ordinance in that:

   *Potential uses for the Project Site allowed by the proposed ZA #17-02 are compatible with the objectives, policies, general land uses, and programs specified and allowed by the PC-R and P/QP-O General Plan land use designations.

   *The elements, requirements, and conditions of ZA #17-02 are a reasonable and appropriate manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit, or live in this development in particular.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council adopt #ZA 17-02 by Ordinance in conformity with the attached Exhibit after the General Plan Amendment #GPA 17 with CEQA determination is adopted.

PASSED, APPROVED AND ADOPTED this 5th day of August 2019 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Irena Galieva, Chairperson of the Planning Commission

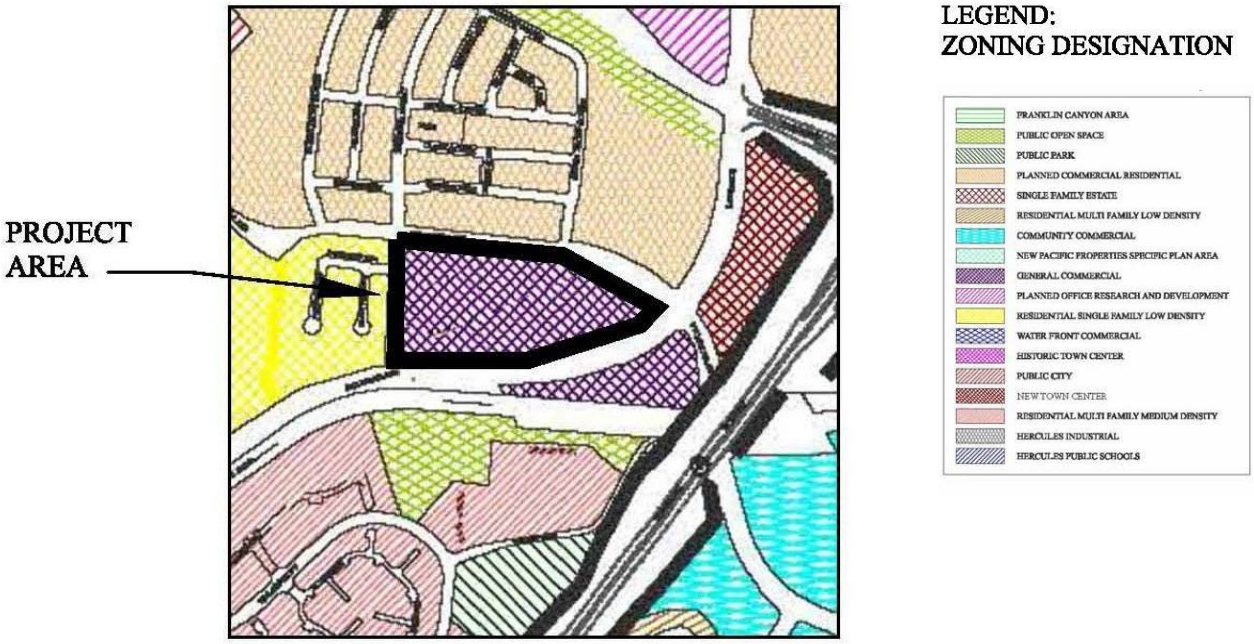
ATTEST:

Holly Smyth, Planning Director & Secretary to the Planning Commission

Exhibit A: Existing and Proposed Zoning Map
Exhibit B: Findings with Facts for ZA #17-02

Exhibit A – Existing and Proposed Zoning Map for #ZA 17-02

SYCAMORE CROSSING - Existing Zoning:
General Commercial (GC) on entire site



SYCAMORE CROSSING - Proposed Zoning:
Changing the westerly half to Planned Commercial Residential (PC-R) &
Public / Quasi Public Open Space (P/SP-O)

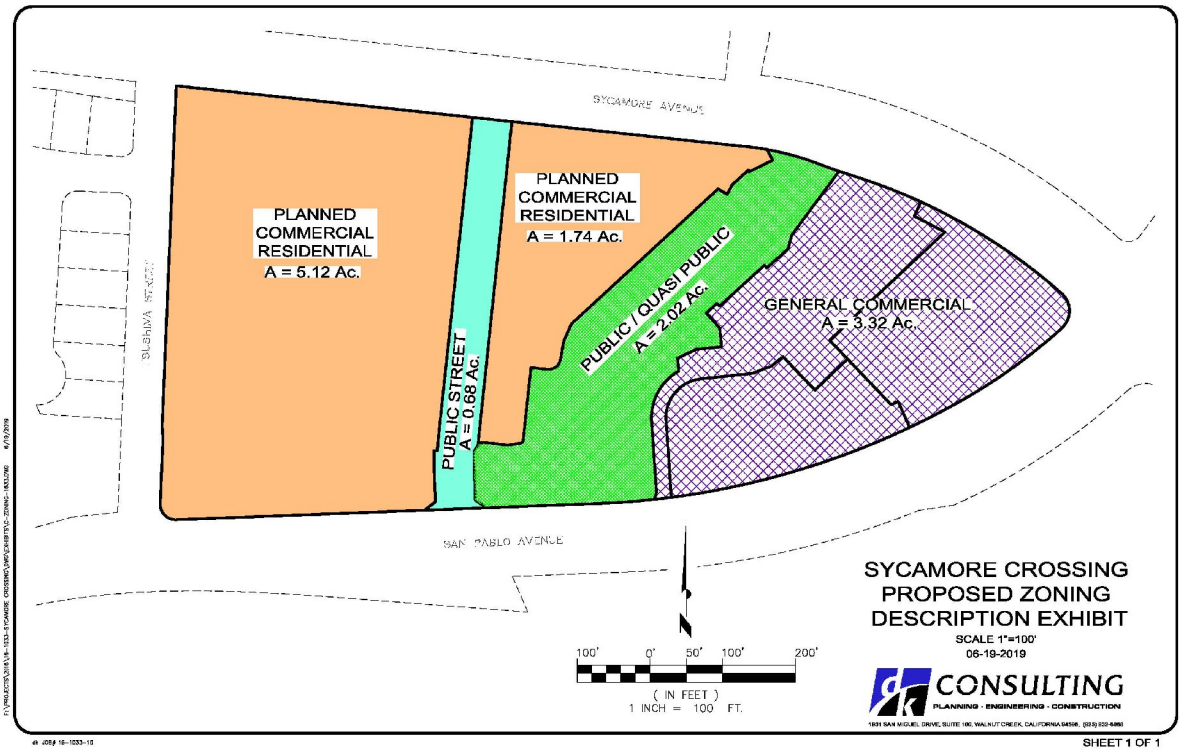


Exhibit B Findings with Facts for
Sycamore Crossing Zone Amendment (#ZA 17-02)

Section 52.400 of the City of Hercules Zoning Ordinance requires all of the following findings to be made for granting an amendment to the Zoning Map or Zoning Ordinance:

FINDING NO 1: The proposed amendment is consistent with the General Plan.

FACT: The proposed General Commercial (CG) zoning classification would be consistent with the proposed General Plan Land Use designation as the applicant proposes to amend the current Land Use designation of the western and central portions of the Project site from "General Commercial" (GC) to a combination of "Planned Commercial-Residential " (PCR and Public/Semi-Public Open Space (P/SP-O)). The proposed Zoning Classification and Land Use designation would be consistent as both allow for the development of various types of commercial and residential uses provided that applicable regulations are satisfied and certain performance standards are met. The PC-R land use designation of the General Plan and related zoning allow for a wide variety of residential and commercial uses to serve the market area within a floor-to-area ratio (FAR) of 0.20 to 0.40 and a residential density of up to 40 dwellings per acre. The Sycamore Crossing mixed-use development, as currently designed and proposed, will be developed at density of approximately 23 dwellings per acre, consistent with the General Plan.

The proposed Zone Designation Amendment #ZA 17-02 to change the zoning designation from General Commercial (CG) to a combination of Planned Commercial-Residential and Public/Quasi-Public Open Space (P/QP/O) Plan and includes a Planned Development Plan as required by Title 13 Chapter 8.200 of the Hercules Municipal Code Zoning Section .

FINDING NO 2: The proposed ZA 17-02 would not be detrimental to the health, safety, welfare, and public interest of the City.

FACT: Staff has determined that development of the Project will result in a public benefit, including the provision of a commercial shopping center, hotel, and condominiums which will provide additional mix of services to the community of Hercules, located an infill area within close vicinity to existing single- and multi-family residential developments to the west and southwest of the project site and is located within close vicinity to I-80 and Highway 4.

In addition, the project will contribute to the City's General Plan policies, goals, and vision in terms of increasing the City's sales and property tax revenues.

Public improvements to current circulation infrastructure (including bus stop facility and multi-use path for bicyclists and pedestrians) along San Pablo and Sycamore Avenues will also occur as part of the project and will overall increase pedestrian accessibility to the site by providing alternative forms of transportation. The proposed commercial buildings will be developed to current building safety and fire codes, which promote development concepts of the Hercules General Plan.

FINDING NO. 3: The proposed ZA 17-01 is internally consistent and do not conflict with the purposes, regulations, and required findings of the Zoning Ordinance.

FACT: The proposed Zone Designation Amendment #ZA 17-01 is consistent with the proposed General Plan Amendment #GPA 17-01 and would allow for the development site consisting of approximately 29,511 square feet of commercial space (including an approximately 13,111 square foot one-story drug store and pharmacy and other pads), a four-story 105-room hotel, and up to 120 attached multi-family condominium dwellings along with common areas for parking, landscaping, and pedestrian use and preservation of a natural drainage way on the 12.88-acre infill Project Site.

The proposed Zone Designation Amendment #RZ 17-01, would be internally consistent and would not conflict with the purposes, regulations, and required findings of the Zoning Ordinance for the General Commercial (CG) zoning district in that approvals are being considered under the Planned Development Plan. The accompanying Planned Development Plan, pursuant to Title 13-Chapter 48 of the Hercules Municipal Code Zoning Section, would establish the Development Regulations applicable to the proposed project.

RESOLUTION# 19-07
SYCAMORE CROSSING

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERCULES RECOMMENDING CITY COUNCIL APPROVE FINAL PLANNED DEVELOPMENT PLAN (FPDP) #17-02, DESIGN REVIEW PERMIT (DRP) #17-04 WITH A MASTER SIGN PROGRAM (MSP), CONDITIONAL USE PERMIT (CUP) #17-04, VESTING TENTATIVE MAP (VTM) #9477, MINOR EXCEPTION #ME 19-02, FOR THE 12.88-ACRE PROJECT SITE KNOWN AS SYCAMORE CROSSING LOCATED ALONG THE SOUTH SIDE OF SYCAMORE AVENUE AND NORTHWEST SIDE OF SAN PABLO AVENUE EAST OF TSUSHIMA STREET (ASSESSOR'S PARCEL NUMBERS 404-020-094-3 AND 404-020-095-0) AND CONCUR WITH PLANNING COMMISSION'S DETERMINATIONS

WHEREAS, the Planning Commission has received and considered applications from Sycamore Crossing Land Developers LLC ("Applicant") for the Project known as Sycamore Crossing located along the south side of Sycamore Avenue and northwest side of San Pablo Avenue east of Tsushima Street; and

WHEREAS, the proposed Sycamore Crossing Project is located within the Central Quarter of the Plan for Central Hercules (considered the Penterra/Poe property) and classified as a Phase II/Permissive category (meaning that the applicant has the discretion to adhere to the uses and design standards of development allowed under the *Central Hercules Plan Regulation Code* rather than the standard City Zoning Code) but the Applicant has opted not to pursue development according to the *CHP Regulation Code*; and

WHEREAS, the Project Site is not subject to Chapter 29 of the Zoning Ordinance entitled "Zoning Regulations and Development Standards for Sycamore Crossing" adopted by Ordinance #459, which anticipated mixed-use development in accordance with the existing PC-R land use designation, because it was rescinded from the Zoning Ordinance by City Council through Ordinance No. 482 adopted January 27, 2015; and

WHEREAS, the Project Site in its current state generally is vacant/undeveloped, although it also contains remnant foundations, building pads, and retaining walls from past industrial uses, as well as utility improvements associated with a utility right-of-way along the site's southern boundary; and

WHEREAS, the Project Site is comprised of two separate Assessor parcel numbers which along with a combination of right-of-way dedications and vacations will result in Project Site of approximately 12.88 acres; and

WHEREAS, the following applications related to the Sycamore Crossing Project have been filed concurrently and collectively define the Project:

- Initial Study – (IS) #17-02 dated June 2019 pursuant to Sections 15063 and 15168 of the California Environmental Quality Act (CEQA) Guidelines;

- General Plan Amendment (GPA) #17-02 to change the Land Use Designation of 8.88 acres of the westerly and central portions of the Project, from General Commercial (GC) to Planned Commercial-Residential (PC-R) and Public/Semi-Public Open Space (P/SP-OS) located along the south side of Sycamore Avenue and northwest side of San Pablo Avenue, east of Tsushima Street;
- Zone Amendment (ZA) #17-02 to rezone 8.88 acres of the westerly and central portions of the Project Site from General Commercial (CG) to a combination of Planned Commercial-Residential (PC-R) and Public/Quasi-Public-Open Space (P/QP-O) zoning districts;
- Vesting Tentative Map #9477 to subdivide approximately 12.88 acres into seven (7) parcels including the preservation of Ohlone Creek, a natural drainage way, with conditions of approval; and
- Final Planned Development Plan (FPDP) #17-02 for a 120 multi-family dwelling units, a 105-room hotel, surface parking, and 29,511 square feet of total commercial space, to include a pharmacy, and retail and service uses, including a neighborhood restaurant and coffee shop with a drive-through, in four (4) buildings ranging from 4,400 square feet to approximately 6,000 square feet. The Project Site will include water quality features, utility extensions, and common areas for parking, landscaping, and pedestrian use;
- Design Review Permit (DRP) #17-04 with a Master Sign Program (MSP), in accordance with Section 13-34.400(R) of the Hercules Municipal Code Zoning section, for the above listed project.
- and Design Review Permit (DRP) #17-04
- Conditional Use Permit (CUP) #17-04 for: a) retail stores greater than 2,000 square feet; b) drive-through facilities for the pharmacy and for a food service pad building; c) seasonal outdoor sales; d) a hotel; e) a shopping center; f) multi-family residential uses and g) potential beer & wine alcohol sales; and
- Minor Exception #M# 19-02 to reduce the amount of on-site parking for the hotel use; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), a CEQA Initial Study #IS 17-02 and Determination dated June 2019 was prepared for the proposed Project and determined that the land uses and impacts resulting from the level of development for the proposed Sycamore Crossing project are within the scope of the development program evaluated in the 2009 Updated Redevelopment Plan Draft EIR (Redevelopment Plan EIR) (SCH #200112049) certified by the City Council on April 20, 2009 and would result in no new or more severe significant impacts than previously analyzed; and

WHEREAS, Chapter 48 of the Zoning Ordinance states that an initial planned development plan and final planned development plan may be reviewed concurrently at the request of the applicant, and that planned development plans and subdivision maps may be processed concurrently; and

WHEREAS, all new and expanded commercial development that comes online after the initial project tenants shall apply for an administrative or conditional use permit and shall be subject to Chapter 49, Design Review; and

WHEREAS, certain open space uses proposed for central portion of the proposed Project and the P/QP-O zoning district further identifies open space areas with natural areas and passive use on lawn areas and trails are permitted without being subject to use permit approval pursuant to Chapter 49 of the Zoning Ordinance; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission at their July 15, 2019 Planning Commission meeting, where a Staff Report dated July 15, 2019, incorporated herein by reference, described and analyzed all of the above listed applications, including the CEQA Initial Study and Determination, and staff recommended that the Planning Commission recommend that the City Council approve the Project; and

WHEREAS, the Planning Commission has received oral and written comments from the general public, property owners, and interested parties, and has thoroughly considered all above referenced information, reports, Project plans, staff recommendations, and testimony up to and during the public hearing of July 15, 2019 (including those discussed at the prior Planning Commission workshops of October 17, 2017, December 4, 2017, and January 16, 2018, June 25, 2018, August 6, 2018, September 17, 2018, and December 3, 2018), described herein and incorporated by reference, before using its independent judgment and taking any recommending action on the Project.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission after due study, deliberation, and public hearing for the proposed Final Planned Development Plan (FPDP) #17-02, Design Review Permit (DRP) #17-04 with accompanying Master Sign Program (MSP), Conditional Use Permit (CUP) #17-04, and Minor Exception #ME 17-02 finds and determines that:

1. The foregoing recitals are true and correct and made a part of this resolution by this reference.

2. The Proposed Project a) Falls within the scope of the development program evaluated previously in the 2009 Certified EIR and subsequent analysis provided in the June 2019 CEQA Initial Study checklist, b) Will not result in any new, significant impacts that were not examined and that none of the circumstances that would require preparation of an addendum or a subsequent or supplemental EIR under CEQA exists or needs to be filed for the proposed project, c) Should still be subject to the Mitigation Monitoring and Reporting Program of the 2009 EIR as part of the entitlement approvals, and 4) Does not require further environmental review, Pursuant to Sections 15162 and 15168 of the CEQA Guidelines.

3. Specific findings and determinations shown in the attached Findings with Facts contained herein as Exhibit E contingent upon the City Council approvals of a) CEQA Initial Study and Determination #IS 17-02, 2) adopt General Plan Amendment #GPA 17-02, 3) adopt Zone Amendment #ZA 17-02, and applicant's adherence to the Conditions of Approval contained herein as Exhibit A.

4. The proposal would not be detrimental to the health, safety, welfare, and public interest of the City.

5. The proposal is internally consistent and does not conflict with the purposes, regulations, and required findings of the Zoning Ordinance once the above listed amendments thereto are approved by and made effective by the City Council.

6. The Planning Commission finds that all elements, requirements, and conditions are a reasonable and appropriate 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 in particular.

BE IT FURTHER RESOLVED that the Planning Commission finds the following regarding the proposed Final Planned Development Plan #FPDP 17-02 in accordance with Section 13- 48 of the Hercules Municipal Code Zoning Section as it relates to approval of a Planned Development Plan:

1. The proposed use and densities are consistent with the General Plan, once the above listed General Plan and Zoning Amendments are approved and in effect by action of City Council.

2. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the proposed project exceeding those anticipated in the Initial Study and updated Traffic Analysis contained therein.

3. That any exceptions from standard ordinance requirements are warranted by the design and amenities incorporated in the approved FPDP 17-02 drawings and approved minor exception regarding the hotel parking.

4. The area surrounding the Project Site can be planned and zoned in coordination and substantial compatibility with the proposed development so long as the conditions of approval are met.

5. The existing and proposed utility services are adequate for development densities proposed and will comply with the improvement standards required by VTM #9477.

6. The proposed FPDP #17-02 is environmentally compatible as determined by #IS 17-02 as it is subject to applicable Mitigation Measures from the 2009 Redevelopment Update EIR, which are made part of this resolution as Exhibit B.

7. The proposed plan is consistent with the general planning and design intent of the Central Quarter of the Plan for Central Hercules and complements the character, planning, and design in the balance of the area.

8. The proposed plan complies with the Architectural Regulations, Projecting façade element standards, and palette of Street Types and other General Provisions adopted in the Hercules General Plan Circulation Element and the Zoning Code Section of the Hercules Municipal Code contained within Title 13. so long as any redlined changes to the drawings shown in Exhibit C which are attached herein, as discussed by staff and Planning Commissionare incorporated into the City Council approval.

9. Once the City Council approves FPDP #17-02 for the Project Site known as Sycamore Crossing the prior FPDP # 14-01 adopted January 13, 2015 will no longer be valid and superseded by the new approvals subject to Conditions of Approval contained in Exhibit A contained herein.

BE IT FURTHER RESOLVED that the Planning Commission finds the following regarding the proposed Design Review Permit #DRP 17-04 in accordance with Section 13- 42 of the Hercules Municipal Code Zoning Section that:

1. The approval of the design review plan is in compliance with all provisions of the City of Hercules Municipal Code Zoning Section in Title 13 including Section 13-42 Design Review, as well as other pertinent provisions of the Zoning Ordinance and applicable zoning and land use regulations, and including, but not limited to, the Hercules General Plan, and the Plan for Central Hercules once the above listed General Plan and Zoning Amendments are approved and in effect.

2. The approval of the Design Review is in the best interest of the public health, safety, and general welfare.

3. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development.

4. General architectural considerations, including the character, scale and quality of design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements have been incorporated in order to ensure the compatibility of this development with its design concept and the character of adjacent buildings.

5. General preliminary landscape considerations, including the location, type, size, color, texture and coverage of plant materials at the time of planting and after a five (5) year growth period, provision for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures, and to provide an attractive environment for the enjoyment of the public.

6. The Planning Commission recommends approval of DRP #17-04 for the Project Site known as Sycamore Crossing subject to Conditions of Approval contained herein as Exhibit A so long as any redlined changes to the drawings shown in Exhibit C, which are attached herein,, as discussed by staff and the Planning Commission are incorporated into City Council approval.

BE IT FURTHER RESOLVED that the Planning Commission finds that:

1. The Master Sign Program (MSP) referenced above as dated May 29, 2019 by National Sign Corporation has been submitted for the Sycamore Crossing Project in accordance with Section 13-34.400(R) of the Hercules Municipal Code Zoning Section

2. The Planning Commission recommends City Council approval of the MSP referenced above and attached herein as Exhibit D subject to Conditions of Approval contained herein in Exhibit A.

BE IT FURTHER RESOLVED that the Planning Commission finds the following regarding the proposed Conditional Use Permit #CUP 17-04 in accordance with Section 13-50 of the Hercules Municipal Code Zoning Section and the Plan for Central Hercules once the above listed General Plan and Zoning Amendments are approved and in effect by action of City Council:

1. That the proposed use is consistent with the General Plan.

2. 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.

3. 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.

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

5. There are no potential, significant adverse environmental impacts that could not be feasibly mitigated and monitored as we have determined that the Project a) Falls within the scope of the development program evaluated previously in the 2009 Certified EIR and subsequent analysis provided in the June 2019 CEQA Initial Study checklist, b) Will not result in any new, significant impacts that were not examined and that none of the circumstances that would require preparation of an addendum or a subsequent or supplemental EIR under CEQA exists or needs to be filed for the proposed project, c) Should still be subject to the Mitigation Monitoring and Reporting Program of the 2009 EIR as part of the entitlement approvals (contained herein as Exhibit B), and 4) Does not require further environmental review, Pursuant to Sections 15162 and 15168 of the CEQA Guidelines

6. The Planning Commission recommends City Council approval of Conditional Use Permit #CUP 17-04 for the Project Site known as Sycamore Crossing subject to Conditions of Approval contained herein in Exhibit A, so long as any redlined changes to the Exhibit C Plan Drawings as discussed by staff, and the Planning Commission are incorporated into the City Council approval for the following uses:

    a. retail stores over 2,000 square feet;
    b. drive through facilities for the pharmacy and for a food service pad building;
    c. outdoor sales;
    d. alcoholic beverage and beer and wine sales
    d. local shopping center; and
    e. hotel

BE IT FURTHER RESOLVED that the Planning Commission finds the following regarding the proposed Vesting Tentative Map VTM #9477 in accordance with Title 10, Chapter 2 (Subdivisions) of the Hercules Municipal Code:

1. VTM #9477 is consistent with the General Plan, as amended, and the Central Hercules Plan;

2. VTM #9477 is consistent with the PC-R zoning of the property which allows the proposed PC-R uses;

3. VTM #9477 is consistent with the Regulating Code for the Central Hercules Plan;

4. VTM #9477 is consistent with the intent of applicable subdivision regulations and related ordinances in Title 10, Chapter 2 (Subdivisions) of the Hercules Municipal Code;

5. The design and improvements of VTM #9477 are consistent as they relate to the Project Site;

6. VTM #9477 is consistent with the FPDP #17-02 for the Sycamore Crossing project and therefore consistent with the Zoning Ordinance

7. Project design, architecture, and concept are suitable for the Project Site created by VTM #9477 and therefore, the proposed subdivision is physically suitable for the type and intensity of development proposed;

8. All Mitigation Measures and the Mitigation Monitoring program adopted with Program EIR and subsequent Addenda pertaining to the 2009 Redevelopment Plan EIR applicable to the Sycamore Crossing site would be applicable as appropriate for addressing any potential environmental impacts identified with no new mitigation measures required;

9. VTM #9477 will not result in environmental damage or substantially injure fish or wildlife or their habitat or cause public health concerns; and

10. The design of VTM #9477, will not conflict with easements or access through or use of property within the proposed subdivision; and

11. The Planning Commission recommends that the City Council approves VTM #9477 for the Project Site known as Sycamore Crossing subject to Conditions of Approval contained herein in Exhibit A so long as any redlined changes to the drawings shown in Exhibit C as discussed by staff and Planning Commission are incorporated into the City Council approval.

BE IT FURTHER RESOLVED that the Planning Commission finds and the Applicant agrees (as stated in the public hearing) with the necessity of and accepts all elements, requirements and conditions of the FPDP #17-02, DRP #17-04 with Master Sign Program (MSP), CUP #17-04, VTM #9477, and the above referenced for the Sycamore Crossing project 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, visit or live in this development in particular based on the attached Facts and Findings in Exhibit E.

BE IT FURTHER RESOLVED that to the extent there is any conflict between Final FPDP #17-02, DRP #17-04, CUP #17-04, and VTM #9477 and the Plan for Central Hercules and Regulating Code for the Central Hercules Plan, the FPDP #17-02, DRP #17-04, CUP #17-04, and VTM #9477 then shall prevail.

BE IT FURTHER RESOLVED that if there is any conflict between the attached Approved Sycamore Crossing Development Plans and Master Sign Program contained in Exhibits C & D and/or the conditions of approval in Exhibits A and B, the Planning Director shall reasonably resolve the issues based on the general intent discussed in the staff reports, environmental documents, Findings with Facts and City policy.

The foregoing Resolution was duly and regularly adopted at a regular meeting of the Planning Commission of the City of Hercules held on the 5th day of August 2019, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Irena Galieva, Chairperson of Planning Commission

ATTEST:

_____
Holly Smyth, Planning Director &
Secretary to the Planning Commission

Exhibits:

Exhibit A - Sycamore Crossing Conditions of Approval
Exhibit B - Mitigation Monitoring and Reporting Program adopted with *2009 Updated Redevelopment Plan Environmental Impact Report*
Exhibit C - Sycamore Crossing Development Plans
Exhibit D - Sycamore Crossing Master Sign Program
Exhibit E - Sycamore Crossing Findings with Facts

EXHIBIT A
SYCAMORE CROSSING PROJECT CONDITIONS OF APPROVAL

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM ADOPTED WITH 2009 UPDATED REDEVELOPMENT PLAN ENVIRONMENTAL IMPACT REPORT

EXHIBIT C:
SYCAMORE CROSSING DEVELOPMENT PLANS
(See June 24, 2019 Spiral Bound Submittal plus Slip Sheet from July 11, 2019)

Includes Site Plan, Floor Plans, Elevations, and Color and Material Palette, Landscape Plans, Vesting Tentative Map #9477, and Civil Plans

EXHIBIT D:
SYCAMORE CROSSING MASTER SIGN PROGRAM

EXHIBIT E:
FINDINGS WITH FACTS

EXHIBIT A
CONDITIONS OF APPROVAL
SYCAMORE CROSSING

INITIAL/FINAL PLANNED DEVELOPMENT PLAN (FPDP) #17-02
VESTING TENTATIVE MAP (VTM) #9477
DESIGN REVIEW PERMIT (DRP) #17-04, WITH MASTER SIGN PROGRAM
CONDITIONAL USE PERMIT (CUP) #17-04
MINOR EXCEPTION (ME) #19-01

The Applicant shall comply with the following Conditions of Approval. Where a Condition refers to a building or property owner or other person or entity, the Applicant shall ensure that such other person or entity complies with such Condition. The Applicant may, in appropriate circumstances, assign responsibility for compliance with specific Conditions to a successor-in-interest (e.g., a residential or commercial property owners association or other successors-in-interest to property within the project), but such assignment shall not relieve the Applicant of the obligations to the City as set forth herein without the express, written consent of the City Manager, which consent shall not be unreasonably withheld. The Applicant shall supply to the Planning Department written statements from each agency or department having primary responsibility for the implementation of each condition, indicating that, in the reasonable discretion of such department, all applicable conditions required have been or will be met prior to issuance of building permits, installation of any improvements, or as otherwise indicated.

LEGEND:
DEPARTMENT with primary responsibility for implementing the listed conditions of approval:

(B) = Building (CA) = City Attorney (F) = Fire District
(PD) = Police Dept. (PL) = Planning (PR) = Parks & Recreation;
(PW) = Public Works

1. Any redlined changes to FPDP #17-02 drawings shown in Exhibit C, as discussed by staff and approved by Planning Commission, shall be updated for the City Council submittal package. (PL)
2. Initial/Final Planned Development Plan (FPDP) #17-02 is contingent upon City Council approval of CEQA Determination/Initial Study (IS) #17-02, General Plan Amendment (GPA) #17-02 designating portions of the property as Planned Commercial–Residential (PC-R) and Public/Semi-Public–Open Space (P/SP-OS), Rezone (RZ) #17-02 rezoning portions of the property as Planned Commercial–Residential (PC-R) and Public/Quasi Public Open Space (P/QP-O). (PL)
3. Approval of Vesting Tentative Map #9477 is contingent upon City Council approval of RZ #17-02 and FPDP #17-02. (PL)
4. Approval of Design Review Permit (DRP) #17-04, with Master Sign Program, is contingent upon approval of FPDP #17-02 and VTM #9477. (PL)

5. Approval of Conditional Use Permit (CUP) #17-02 and Minor Exemption (ME) #19-01 is contingent upon approval of FPDP #17-02 and Design Review Permit #DRP 17-04. (PL)

6. Applicant shall comply with all applicable conditions of approval for FPDP #17-02, VTM #9477, DRP #17-04, CUP #17-04 and ME #19-01 contained herein. (PL)

7. **Minor Plan Changes.** The project shall be built substantially in compliance with the approved FPDP #17-02 and DRP #17-04, unless otherwise amended by action of the City Council. Minor modifications to the project may be requested by the Applicant and approved administratively by the City, in the reasonable discretion of the Planning Director, in accordance with Section 13-46 of the City of Hercules Municipal Code. The decision must be based on the standards that applied to the original project approval, and a minor change can only be approved or conditionally approved if the Planning Director determines that the minor change is consistent with the spirit and intent of the original project approval and does not change the effects of the approval on surrounding property. Under no circumstance shall a minor modification be deemed to include a change in land use, an increase in the square footage of any building, a reduction in any required setback, or a relocation of any street. Any substantial change or increase will require that the Applicant apply for and receive approval a major modification by an amended permit approved by the Planning Commission. (PL)

8. **Non-Transferability.** The project approvals listed are approved for the project and location described in the application, shown and described as the Sycamore Crossing project, and shall not be transferable to other property. (PL)

9. **Approval Period.** These approvals referred to herein (which do not include the General Plan and Zoning Amendments) are each valid for two years from the City Council Zoning Ordinance Amendment (RZ #17-02) being effective (the "Approval Period"). If site grading or relocation of on-site utilities has not commenced by that time, these approvals shall expire. The Approval Period may be extended for one (1) additional year by submitting to the Planning Department a written request and paying the applicable fee for extension prior to the expiration date, however, no extension may be granted unless and until the Planning Director determines, in writing, that (a) the applicant has diligently pursued development of the proposed project, and (b) these initial conditions of approval remain adequate to assure that the stated findings required for each approval remain valid. If the Planning Director or his/her designee determines that the initial conditions of approval are no longer adequate to assure that the stated findings remain valid, he/she may grant the requested extension subject to such reasonable additional conditions of approval as are necessary to assure that the stated findings required for each approval will remain valid. If site grading or relocation of on-site utilities has commenced prior to the expiration of the Approval Period, this Condition No. 9 shall have no further force or effect. (PL)

10. **Acceptance of Conditions; Waiver of Objections.** 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)

11. **Indemnification.** Applicant/Grantee agrees to indemnify and defend the City, its agents, officers, and employees, at Applicant/Grantee's own expense, against and from any claim, action or proceeding ("Claims") brought by any third party arising from or relating to the City's processing of Applicant/Grantee's development applications and the City's issuance of any of the approvals described in these conditions, including but not limited to any Claims brought to attack, set aside, void or annul any of the City approvals described in these conditions, and any Claims brought against the City arising from or relating to Applicant/Grantee's development and operation of the project that is the subject of such City approvals. City shall promptly notify Applicant/Grantee of any such Claim of which City receives notice, and City will fully cooperate with Applicant/Grantee in the defense thereof. Applicant/Grantee's obligations under this condition shall extend to and include the obligation to reimburse the City for any court costs, reasonable attorney's fees, and damage awards which the City may be required to pay as a result of any such Claim. City may, in its sole discretion, participate in the defense of any such Claim and may elect to be represented by counsel of the City's choosing at Applicant/Grantees' expense, and such participation shall not relieve the Applicant/Grantee of any of the obligations of this condition. This ~~idemnity~~ **indemnity** shall not apply to Claims arising from (i) the negligence or willful misconduct of the City, or (ii) the ownership and/or maintenance of any public lands, public facilities or public improvements in the project that have been dedicated to and accepted by the City and for which any applicable warranty period has expired. (CA)

12. **Conditional Use Permit:** Outdoor seasonal or other temporary sales are subject to provisions of Section 13-35.290 of the City's Municipal Code for Outdoor Retail Sales and shall require City approval as needed for temporary use permits.

13. **Site Plan, Elevations, Exterior Materials, and Design Elements:** The location and elevations of all buildings and structures and the colors and materials shall be in substantial conformance, as determined by the Planning Director in his or her reasonable discretion, with the City Council approved FPDP #17-02 (including submitted color/material boards), VTM #9477, and DRP #17-04 and the Governing Ordinances set forth therein. Any request for a minor modification shall be accompanied by three copies of any plans reflecting the requested modification. (PL)

14. **Development Milestones.** No residential building permits shall be issued until **the City~~,~~ has ~~in its sole discretion, has provided a written determination that substantial progress in the design/development of the hotel has been made; provided,~~ issued~~ance of~~ a building permit for the hotel, and no more than 25% of the total residential building permits shall be issued until the City—in its sole discretion—has provided a written determination that construction of the hotel has been initiated~~deemed to constitute substantial progress at which time this condition will automatically be deemed satisfied~~.** ~~the hotel developer has (i) entered into a construction contract for the horizontal improvement work for the hotel (i.e., grading, sewer, water, drainage, streets, landscape, etc.), (ii) commenced the horizontal site improvement work, and (iii) submitted all building construction drawings to the City for plan check. Additionally, no more than 25% of the permits for the residential units shall be issued unless the hotel building permit has been issued. If project is phased, the~~

~~Applicant shall work with the City Engineer and Planning Director to confirm which off-site improvements shall be implemented.~~ (PL)

15. **Conditions, Covenants, and Restrictions (CC&Rs).** Prior to recordation of the Final Map, the Applicant shall provide the City with copies of the draft CC&Rs for the proposed development ~~(~~**,** including separate CC&Rs for the residential area **(excluding the hotel)** and the ~~commercial~~ **retail** area **(excluding the hotel**) for review and approval by the City Attorney, Community Development Director, City Engineer, and Chief of Police. All CC&Rs shall be consistent, in the exercise of the reasonable discretion of the applicable City reviewer, with the terms of these approvals and the Hercules City Code, Final Development Plan, and all other applicable City laws and regulations. Where a conflict exists between the CC&Rs and City regulations, City regulations shall prevail. (PL)

16. **Color, materials, and windows.** Building plans and permit application will be subject to **these** Project **Conditions of** Approval~~s~~ and standard City building permit submittal criteria. (PL)

17. **Graffiti Control**. The site shall be maintained free of graffiti. Graffiti applied to any surface of the subject property shall be removed within forty-eight (48) hours of the Applicant being notified by the City. The City may remove the graffiti if the Applicant fails to remove the graffiti within forty-eight (48) hours of notification; the Applicant shall reimburse the City for the graffiti-removal work. (PW)

18. **Street Addresses.** Prior to issuance of a building permit, the applicant shall obtain City Planning Department approval in coordination with the Police Department and Fire District of a plan for addressing and identifying project buildings. Such a plan shall include directional signs and markings, as may be required by the City or the Fire District. Residential address numbers shall be clearly visible and readable from the front to responding Police and Fire personnel; additionally, the address with street name shall be viewable on the garage side of each residential unit. All unit numbers shall be externally illuminated. (PL)

19. **Utility Boxes**. All utility meters, transformers, irrigation control boxes, valves, and similar devices shall be painted and landscaped in a manner which is reasonably consistent with the site landscaping and building design, or hidden to blend with the surrounding environment to the extent practical. (PL)

20. **Public Art and Interpretive Signage**. Applicant shall submit for Planning Director review and approval detailed location and design plans for public art and interpretative signage (as shown on Sheet L-1.2) to be installed: at the corner of Tsushima Street and Sycamore Avenue; at the corner of Sycamore Avenue and San Pablo Avenue; at the hotel plaza; and near storm water treatment areas, wetlands, and open space areas. (PL)

21. **Parking*:*** On-site compact parking spaces shall be limited to no more than 40% of total retail/hotel project parking calculations as defined by the project approvals. Parking configuration and striping will be subject to project approvals and applicable city codes. Handicapped and compact parking spaces shall be appropriately identified on the pavement to meet ADA standards. Parking adjacent to public streets shall be screened with landscaping, hardscape and/or grade separation. The Applicant shall provide a

minimum of 1-foot wide step-out curb or equivalent on landscape fingers and islands adjacent to parking stalls. All landscape planters within the parking area shall maintain a twenty (20) foot curb radius for major aisle intersections and ten (10) foot curb radius for minor aisle intersections, unless otherwise allowed by the Public Works Director. (PL, PW)

22. **Electric Vehicle (EV) Parking and Recharge Stations*:*** The number of EV parking spaces in the project shall be as required by the CALGreen Code in effect **at the time of** ~~when~~ building permits **submittal** ~~are issued~~ (currently required to be a minimum of 3% of the residential parking spaces and 5% of non-residential spaces). EV parking spaces shall be shown on drawings included with the Building Permit submittal. (PL)

23. **Preferential Parking District**. ~~The adjacent Aventine Preferential Parking District will need to be modified by City Council to accommodate the loss of at least 10 of the existing 2-hour parking spaces at the Sycamore Avenue mid-block to accommodate the proposed Ohlone Creek Place~~ **intersection** ~~and provide adequate sight lines to avoid an all-way stop at this location. Additionally, City staff will explore if additional parking within this District at South Front Street and Sycamore Avenue can be removed from this parking district to avoid an all-way stop which would require several stalls close to the intersection to be lost to accommodate adequate visual clear space. Crosswalks at South Front Street, Ohlone Creek Place, and Tsushima Street across~~ Sycamore Avenue shall incorporate aesthetical enhancements that blend with the adjacent Bayside neighborhood as determined by the Planning Director in coordination with the City Engineer.

    The Applicant shall initiate the formation of a new Parking District, separate from the Aventine Preferential Parking District, to encompass the residential and hotel uses. The District shall include language to prepare and implement a Preferential Parking Program (as provided in Title 3, Chapter 4, Article 17of the Hercules Municipal Code) for the hotel and residential areas to better accommodate the maximum peak occupancy and associated parking demand on the proposed new Ohlone Creek Place and a portion of Tsushima Street. The Plan shall identify specific measures to accommodate all hotel guests (e.g., use of a valet parking service, satellite parking lots, and similar features). The costs to process changes to the existing district and formation of a new Parking District shall be borne by the Applicant.

24. **Bicycle Parking.** The Applicant shall install a minimum number of bicycle lockers and bike racks, currently equal to 5 percent of vehicle parking spaces (per 2016 CALGreen Standards) near commercial building entrances, in general proximity of the approved Site Plan and to the reasonable satisfaction of the Planning Director. (PL, PW)

25. **Signage*:*** Individual sign permits to be issued under the approved Master Sign Program (MSP), included as part of DRP #17-04, are subject to approval by the Planning Director. Individual sign permit review and consideration will be subject to general conformance to the approved MSP. Final location of any monument signs shall be coordinated with the Director of Public Works to assure unobstructed traffic visibility, prior to the issuance of a building permit, in substantial conformity with the approved Final MSP and in accordance with the provisions of Section 13-34.800 of the Municipal Code, "Examples of Signs Permitted and Prohibited." Signs shall be placed within the shopping center portion of the Project to direct delivery trucks to the loading dock areas. (PL, PW)

26. **Shopping Carts**: Any proposed cart corral areas within the parking lot of the ~~commercial~~ **retail** center shall be shown on the improvement/building plans. Cart collection areas shall not displace any landscaped areas or reduce the total number of parking spaces below the overall Project site requirement. Wheel locks shall be required on all shopping carts to ensure carts stay on the ~~commercial~~**retail** premises. Discarded carts within the shopping center shall be retrieved from cart storage areas within the parking area on a sufficiently regular and timely basis to prevent overflow from the cart storage areas. As identified on Sheet L-1.4 – Fencing Plan of the Design Plan Set, the natural channel shall be fenced off to prevent access. Property owners shall recover all shopping carts from the natural drainage area and any offsite location within 24 hours after being discovered. (PL, B, PW)

27. **Landscape & Fencing*:*** The final landscape plan and irrigation plan with planting materials and planting plans shall be submitted to the Planning Director for review and approval concurrent and consistent with the submission of the final ~~grading plan~~**improvement plans for each component of the project (i.e., hotel, retail, residential)**. Irrigation and landscape plans shall comply with the City's Water Efficient Landscape Regulations, and provisions of Section 13-30.700.2 of the City's Municipal Code, "Landscaped Areas." The Landscape Plan shall use native, drought-resistant, and low maintenance species of plants, trees, and shrubs to reduce the demand for water and gas-powered landscape maintenance equipment. A tree replacement plan shall be incorporated as part of an environmental mitigation program and the landscape construction drawings. The final landscape plan shall indicate the type, location, and size of all plants, trees, shrubs, and groundcover materials. All trees planted at the site shall be at least 15 gallon; all shrubs shall be a minimum of 5 gallon, except that ornamental shrubs along pathways may be 1 gallon. Landscaping and irrigation shall be incorporated with the site development permit plan set and installed per plans, as approved by the City, prior to issuance of a Certificate of Occupancy. **Any** ~~L~~**l**andscaping and fencing **proposed** within the **jurisdictional** wetland boundary is subject to regulatory approval by **the appropriate state and/or federal** ~~various~~ agencies. In the event of any conflict between City's Conditions of Approval regarding landscaping and regulatory agency permitting criteria, regulatory agencies' specifications shall prevail. (PL, PW, B)

28. **Landscape Easement and Maintenance.** A landscape easement shall be recorded with the Final Map allowing for the Applicant's maintenance of the landscape parkways within the City right-of-way along the project's full frontage. (PL)

29. **Landscape Installation**. Prior to issuance of a Certificate of Occupancy, the project landscape architect shall verify in writing that the landscaping has been installed in accordance with the approved final landscape plan in all respects, including with respect to size, number, and species of plants. (PL)

30. **Watering Schedule.** The landscape contractor shall provide a watering schedule to the building owner or manager prior to issuance of a Certificate of Occupancy. The watering system shall include automatic rain shut-off devices, and the watering schedule shall include instructions on how to override the system during rainy periods or for other reasons (e.g., drought requirements). (PL)

31. **Walkway Requirements**. All on-site sidewalks and paths shall be at least four (4) feet wide and designated "accessible paths" (as generally indicated on Exhibit C-3.0) shall comply with accessibility standards for individuals with disabilities under the Americans with Disabilities Act (ADA).

32. **Final Plans**. The final building plans and corresponding building permit applications shall clearly indicate all building elevations, materials, and colors to be used in construction. (PL/B)

33. **Fence/Wall Installation**. Prior to construction of any permanent fencing, the project applicant shall secure approval by the ~~City Planning Director~~**Public Works Director** of a plan for fencing, in substantial compliance with Sheet L-1.4. Fencing shall not exceed 42 inches in height above the highest adjacent grade. The Plan shall include, at minimum, exact location, height, materials, and colors of all fencing for the wetland area and any other areas anticipated for retaining walls, handrails, private patio areas, and the like. (PL)

34. **Refuse/Trash Collection and Construction Debris**: A refuse collection plan shall be formulated, working with the refuse collection provider, Republic Services (or its successor), to provide for efficient and effective trash/refuse collection system. The refuse collection plan shall be subject to ~~Planning Director~~**Public Works Director** review and approval. All solid waste enclosures within the hotel and ~~commercial~~**retail** areas shall substantially conform with Exhibit AC-7.3. Republic Services (a.k.a., Richmond Sanitary Service) is the exclusive franchised solid waste hauler for the City of Hercules. Republic Service's exclusive collection rights include collection of all solid waste in the City, including construction and demolition (C&D) waste from construction and demolition projects in the City. Removal of construction and demolition (C&D) waste from the construction of Blocks Q&R must be arranged with Republic Services (or its successor) prior to commencement of construction, or in another manner consistent with the Franchise Agreement or State Law. (PL, PW)

35. **Materials Storage**. The storage of materials is not allowed in the parking lot of the ~~commercial~~**retail** center or hotel. This prohibition includes materials in trucks and storage containers and pallets, but shall not apply to construction-related activities. All construction material/equipment shall be staged outside the City's rights-of-way. (PL)

36. **Building Plan.** To the extent required by the building code then in effect in Hercules, a building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this ~~permit~~ **approval**. Prior to the issuance of a building permit, a reproduction of all applicable conditions of this ~~permit~~ approval as adopted by resolution of the City Council shall be part of, and incorporated into, all sets of the construction documents and specifications for that **portion of the** project. (B)

37. **Roof Equipment**. All roof-mounted mechanical equipment, including but not limited to heating, ventilation, and air conditioning equipment, shall be recessed, grouped, and/or screened from view on adjoining property and public streets subject to reasonable approval of the Planning Director. It is realized that not all roof-mounted equipment may be fully screened from higher elevations. Plumbing vents, ducts, and other appurtenances protruding from the roof shall be integrated in such a manner that they will not be viewed from the front of the property or other highly visible vantage points from public streets.

All vents, gutters, downspouts, flashings, conduits, etc. that are visible from outside the building shall be painted the color of the adjacent surface. Gutters shall be installed at the lower edge of all sloping roofs. Rainfall carried in such gutters shall be carried in downspouts to sub-grade storm drains. A note shall be included on construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL, B)

38. **On-Site Maintenance**: The property owner, homeowners association(s), and business association(s) shall be responsible for the operation, maintenance, servicing, and capital replacement of all areas not operated and/or maintained by individual property owners, including all parking area (except those in public streets), landscaping, open space (including the natural channel and wetlands area), private streetlights, alleys, private streets, pedestrian paseos, and non-public areas held in common by the association(s). The ~~property owner or~~ association(s) shall also be responsible for enforcement of any recorded Covenants, Conditions, and Restrictions (CC&R) related to property maintenance. (PW)

39. **Payment of Fees**. Applicant shall secure all applicable permits and/or pay all third-party fees from other public regulatory agencies such as, but not limited to, Rodeo–Hercules Fire District, East Bay Municipal Utility District, PG&E, School District, West County Sub-regional Transportation Mitigation Fees (STMP), City sewer connection, water boards, etc. (PL)

40. **City Fees**. Applicant shall pay all applicable City Development Impact Fees, all other applicable fees imposed by the City in the Master User Fee list, and other applicable public and regulatory agency fees, and all applicable processing charges, prior to the issuance of building permits (or when otherwise due) that are in effect at the time of permit submittal. Required City fees shall include, but are not limited to, Planning fees, Building permit fees, General Public Facilities, Police Facilities, Transportation Facilities Fee, Sewer Facilities, Community Development Tax, Park and Recreation Facilities, General Plan update fee, and Building Training Fund.

    Applicant shall pay its fair share costs**/fee** ~~of~~ **for** traffic mitigation fees as identified in the 2019 Fehr & Peers Traffic Assessment Report and the 2009 Redevelopment Plan EIR and may apply proportional credit for costs of signal installation at Tsushima Street and San Pablo Avenue above its fair share. Proportional cost of signal installation share includes any and all work associated with installation of traffic signals, including, but not limited to, ADA curb modifications, landscaping within curb modifications, signage relocations, and utility work. Such credits to traffic fees shall not include median island improvements necessitated by the Project, nor include abutting pavement, curb, gutter, landscape parkway, and sidewalk.

41. **City Business License**. All contractors shall obtain a City of Hercules business license before starting work. (PL)

Fire District Conditions

42. **Fire Access.** Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures and hazardous materials use or storage areas. Access roads shall be designed to current Fire Department standards: 20 feet wide minimum for structures two-stories or less in height, and 26 feet wide minimum (with Aerial Apparatus Access compliance) for structures more than 30 feet in height. Turning radius 25 feet inside and 45 feet outside. Dead-end private access roads more than 150 feet in length shall have an apparatus turn-around per current Fire Department standards. (FD, CFC 503)

    a. As a mitigation for reduced fire department access to the creek side of the hotel, the Applicant shall provide an on-site fire lane on the north side of the hotel via the hotel plaza. The fire lane is identified on Sheets AH-1.0 (Hotel Site Plan), C-1.0 (Final Development Plan and Vesting Tentative Map) and C-3.0 (Preliminary Grading Plan and Utility Plan: Hotel and Residential) and will be required to be provided on the project improvement and the grading plans.

    a. An "auto-turn" analysis shall be provided for the Fire District that illustrates that the turning radii (25-feet inside, 45-feet outside) will accommodate fire equipment access to and from the development.

    b. With respect to "height" of the buildings related to Aerial Apparatus Access requirements on Sheet AR-5.0, this project is proposed to be 2 inches less than the trigger height (29 ft. 10 inches vs 30 ft.). This is within the provisions however we caution that a minor 2-inch variation in grading, foundation, or eventual height (measured between the lowest level of fire department access and the eave of any building) would create a non-compliant condition with a difficult remedy.

43. **Fire Flow Analysis.** A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the proposed fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of final grading plans. Minimum adjusted (50% sprinkler credit) Fire Flow for this commercial project is estimated at 2,250-2,500 gallons per minute with 20 residual psi in the water main. Applicant shall contact East Bay Municipal Utilities District to have a flow test performed for the nearest existing hydrant to be used for the hydraulic design prior to submitting the Fire Flow Analysis. (FD, CFC 507).

44. **Hydrant Spacing**. Hydrant spacing for this commercial project shall comply with current Fire District standards of CA Fire Code Chapter 9 and Appendix C, and three (3) copies of the final site plan shall be submitted for approval of hydrant locations. Location of bollards and Fire Department Connections (FDCs) for the required automatic fire sprinkler system and standpipe system are a deferred item but shall be on the front side (main entrances) of the development.(FD, CFC Appendix C).

    Prior to any building construction or any construction materials being placed on site, the following exterior-located hydrants shall be installed and in service, subject to RHFD approval:

a. Fire hydrants shall be provided along public streets adjoining Shops Building 2, Pharmacy, Pad 1, and 3-story residential occupancies facing Sycamore and Tsushima Avenues (comment from 10/25/17 & 2/25/19 review).

b. A hydrant is needed to cover the EVA/Fire Lane on the north side of the hotel.

c. A hydrant is needed near the southwest corner of the hotel.

45. **Fire Sprinklers**. The Rodeo-Hercules Fire Protection District has adopted a local ordinance which requires automatic fire sprinkler systems in certain type/size of new construction. All structures shall be protected with automatic fire sprinkler systems in accordance with CA Fire Code Chapter 9 as adopted by the Fire District. (FD, CFC 903)

46. **Hotel Fire Protection.** Hotel occupancy is required to provide a Class III standpipe system throughout. System shall be in-service prior to any construction occurring at or beyond 40 feet. Additionally, as a mitigation to reduced fire department access on the creek side of the hotel as described in Item 41(a) above, the Applicant shall provide two Class I standpipe outlets along the creek path. (FD, CFC 905 & 3313)

47. **Underground Mains.** Private Underground Fire Mains (a.k.a., on-site mains behind the detector check) require a separate Fire Department permit. Public or private fire mains may not run under buildings. (FD, CFC 507)

48. **Additional Fire Protection.** The Applicant may be required to provide additional fire protection measures as determined by the District to ensure that an acceptable level of fire safety is maintained. (FD)

49. **Exit Analysis.** An exit analysis shall be submitted with the Building permit set. Areas of Refuge or Areas of Assisted Rescue shall be identified and provided with a two-way communication system per CFC 1009. (FD, CFC 1003)

50. **Rescue Windows.** Rescue windows required by the CA Building Code shall be placed such that a ground ladder can functionally access the window sill with a 65–70-degree angle. Ladder pads shall be provided over unimproved soil. Sheet AH-1.0 shows trellises along the NE and SE side of the hotel. Verification these will not impede ladder access to rescue windows will be needed during the Building Permit review. (FD)

51. **Traffic Signal Preemption.** As mitigation for delays in response time, traffic signal pre-emption (Opticom or compatible) shall be provided on new traffic signals serving this development. (FD)

52. **Hazardous Materials.** ~~Review of the Environmental Site Assessment, re-use of the site, and implementation of the construction program shall be approved by Certified Unified Program Agency (CUPA), Contra Costa Hazardous Materials Programs, 4585 Pacheco Blvd., Suite 100, Martinez, CA 94553, ccchazmat@hsd.cccounty.us (925-335-3200).~~ In its September 19, 2016, Phase I Environmental Site Assessment (Attachment 14 of the CEQA Environmental Checklist for the Project), ENGEO ~~identified~~ **made reference to** lead contaminated soils in a discrete location within the eastern portion of the creek corridor, but concluded that no further action was required because the ~~P~~**p**roject would not affect those soils. The subject areas shall be fenced to prevent any public access to or construction in these areas**, subject to the reasonable satisfaction of the Public Works**

Director~~.~~ If any further actions are later required by DTSC, owner shall remain responsible to complete all such actions. (FD, PW)

53. **Site Address Signs.** Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use. A complex directory shall be provided at the main entrances. (FD, CFC 505)

54. **Elevator Design**. Elevators shall accommodate a medical stretcher. The fire resistive smoke assembly used for the elevator must be operable from the elevator cab (by first responders). (FD, CBC 607)

55. **Fire Lanes.** Required Fire Department access roads and the on-site fire lane described in Item 41(a) shall provide "No Parking-Fire Lane" markings per current Fire Department standards and the CA Vehicle Code. (FD, CFC 503).

56. **Access Roads**. Required Fire Department access roads and the on-site fire lane described in Item 41(a) shall provide "No Parking—Fire Lane" markings per current Fire Department standards and the CA Vehicle Code. (FD, CFC 503)

57. **Approval of Traffic Calming.** Traffic calming measures or controls (speed bumps, humps, undulations, gates, etc.) are not approved as a part of this review and require specific approval from the Fire Department. (FD, CFC 503.4)

58. **Knox Lock**. Structures and lockable gates limiting vehicle access to commercial facilities shall be equipped with a Fire Department-approved locking device or Fire Department-approved key system ("Knox" lock or "Knox" keyed lock). (FD, CFC 506)

59. **Radio System.** A bi-directional public safety emergency responder radio system, designed and installed per current Fire Department standards, is required in all new commercial structures. System can be building-specific or a campus-wide system can be provided. (FD, CFC 510)

60. **Solar Systems**. Rooftop Solar Photovoltaic Systems shall comply with the CA Fire Code and CA State Fire Marshal Photovoltaic Guideline. Illustrations of rooftop solar potential on Sheets AR-2.3, 3.3 and 4.3 are more generous than the standard would allow. (FD, CFC 6050.

61. **Fee Deferral**. Required Fire Department permits that are eligible for deferred submittal: **Construction:** Underground Fire Main, Automatic Fire Sprinkler System, Fire Standpipe System, Fire Alarm System, Sprinkler Alarm Supervisory Service (water-flow monitoring), Fixed Extinguishing System (if cooking facilities), High Pile Combustible Storage (if >8 feet in retail or 12 feet in storage), Fire pump, Generator Fuel Storage (if proposed). **Operation:** Apartment Building, Bi-Directional Repeater System. (FD, CFC 105).

62. **Fees**. The Applicant shall remit the Development Impact Fee with the Building Permit submittal. (FD)

63. **Review Fees.** The Applicant shall **provide proof of payment of the** ~~remit the~~ Rodeo–Hercules Fire District Review Fee ~~2.1 in the amount of $729.00~~ **applicable** for this planning review. (FD)

64. **Construction Pla**n. The Applicant shall submit a "Fire Safety During Construction" plan to the Fire District at the time of Building Permit submittal. (FD, CFC 3308)

65. **Hazardous Materials Storage.** Storage or use of any hazardous materials at the site (such as diesel fuel for an on-site generator or sulfuric acid in batteries) will require a Hazardous Materials Business Plan be submitted to the CUPA. (FD, CFC 5001)

66. **Construction Fire Protection**. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials. (FD, CFC 3312)

Police Department / Parks & Recreation Conditions

67. **Play Equipment.** Play structures and equipment shall not provide for concealed shelter or encampment. (PD, PR)

68. **Anti-Skate Devices.** Anti-skate devises shall be installed on wall seating areas and similar areas as determined by the Parks and Recreation Department. (PD, PR)

~~68.~~**69. Phasing of Improvements. Applicant shall submit for Public Works Director, Planning Director, and Fire District approval a phasing plan for all utility, landscaping, roadway, and other improvements required by the conditions of approval. Such phasing plan shall identify the improvements required to be built in order to allow construction and occupancy of each discrete component of the project (i.e., hotel, retail, and residential) and orderly sequencing of the improvements~~. **(PW, PL, FD)**

Public Works/Engineering Conditions

~~69.~~**70. Compliance with City Engineering Standards**. Applicant shall comply with all applicable City of Hercules Public Works Standards. In the event of a conflict between the Standard Public Works Standards and these Conditions of Approval, these Conditions shall prevail. In the event that clarifications to the conditions of approval are required, the Director of Public Works or the Planning Director, as applicable, shall have the authority to clarify the intent of the conditions without going to a public hearing. (PW)

~~70.~~**71. Construction Issues: Trash/Debris.** Reasonable measures shall be taken to contain all construction-related trash, debris, and materials on-site until disposal off-site can be arranged. The Applicant shall keep the adjoining public streets and properties free and clean of project dirt, mud, and materials during the construction period. Construction debris boxes shall be provided during all phases of construction. The Applicant shall be responsible for corrective measures reasonably related to its construction activities at no expense to the City of Hercules. (PW)

~~71.~~**72. Noise Control**. Applicant and contractors shall comply with the recommendations specified in the Environmental Noise Analyses dated June 4, 2018, and April 22, 2019, by Veneklasen Associates, Inc.

~~72.~~**73. Temporary Construction Fencing**. The use of any temporary construction fencing shall be subject to the review and reasonable approval of the Public Works Director, Hercules Police Department, and the Building Official. Security lighting and patrols shall be employed as necessary. The fencing shall not obstruct pedestrian access along the frontage during construction. A safe pedestrian access route shall be maintained along the

frontage at all times where sidewalks exist, except for City-approved closure permits during construction. (PW)

~~73.~~74. **Final Geotechnical Report.** The Applicant shall retain a licensed Geotechnical Engineer to prepare a Geotechnical Investigation Report for the site and streets. The design of the underground utilities, grading, paving, retaining walls, and foundations shall be based on the recommendations outlined in said Report. The Geotechnical Engineer shall certify that the design conforms to the recommendations in the Report before the City issues a Grading/Site Development Permit. Applicant shall pave all parking lots in accordance with the Geotechnical Engineer's recommendations based on the traffic index provided by the Traffic Engineer. Pavement sections shall be approved by the City Engineer or their designee in his or her reasonable discretion. (PW)

~~74.~~75. **Right-of-Way Dedication along Tsushima Street frontage.** The Applicant shall irrevocably dedicate land as public right-of-way along the east side of Tsushima Street frontage from San Pablo Avenue in accordance with project approvals generally shown on Sheet C-6.1. This dedication will allow lanes to accommodate a westbound right turn lane, an eastbound left turn lane, and a northbound lane at the intersection of San Pablo Avenue that the applicant shall be responsible for appropriately striping. (PW)

~~75.~~76. **Public Improvements on San Pablo Avenue, Sycamore Avenue, and Tsushima Street.** The Applicant shall repair or replace all improvements to the extent damaged by its construction activities, along the San Pablo Avenue, Sycamore Avenue and Tsushima Street project frontage, within the public right-of-way, including curb, gutter, sidewalks, paving and utilities to the reasonable satisfaction of the Director of Public Works during construction activities. Any improvement constructed within the public right-of-way shall be constructed in accordance with project approvals, the City's approved standards and/or approved construction civil plans and may be constructed only after an encroachment permit has been issued by the City. Any missing street trees along the Sycamore Avenue frontage shall be replaced with 24 inch-box sized trees that match the species of existing adjacent trees. Applicant is responsible for third party damage that is directly attributable to their construction activities. (PL, PW)

~~76.~~77. **Transit Stops:** Applicant shall install four (4) standard bus shelters, seating, and real-time route information for new bus stops: two (2) located on eastbound and westbound Sycamore Avenue and two (2) located on northbound and eastbound San Pablo Avenue as generally shown on Revised page C-1.0, at the discretion of WestCAT staff with adequate ADA accessibility.

~~77.~~78. **Public Improvements on San Pablo Avenue.** The Applicant shall at its cost improve the public right-of-way on San Pablo Avenue along the project frontage to accommodate frontage and landscaped median channelization improvements as generally reflected on Sheets C-3.1 and C-3.0. Said improvements shall conform to the following requirements:

a. Any utilities, trees, or other improvements within the widening area shall be removed or relocated as reasonably required by the Public Works Director, or applicable utility provider.

b. The pavement structural section for the widened street shall match the existing section, or shall be designed based on appropriate Traffic Index (TI) and Soil

Resistance (R) values. The new asphalt concrete shall be keyed to the existing using a conform detail acceptable to the City.

c. The public sidewalk along the project frontage shall be generally consistent with project approvals shown on Sheet C-6.0. Said sidewalk, curb and gutter shall be constructed in accordance with City Standards. Existing asphalt concrete pavement shall be removed and replaced as necessary to accommodate frontage improvements. New asphalt concrete pavement installed to conform to existing pavement to remain shall have a minimum width of two (2) feet.

d. Proposed driveways shall be constructed in accordance with City Standards and shall have ADA compliant curb returns and ramps.

e. 24-inch-box sized street trees shall be planted in the planter strip in accordance with City Standards and the tree species shall match the adjacent streetscape.

f. Appropriate signs and pavement markings shall be provided within each left-turn pocket on San Pablo Avenue as approved by the Director of Public Works.

g. The existing medians and striping along San Pablo Avenue shall be modified within the existing right of way as reasonably required by the City Engineer to substantially conform to the new landscaped median channelization improvements, accommodate pedestrian refuge islands (which anticipates potential removal of one existing left-turn lane in the NBL movement from San Pablo Avenue to Sycamore Avenue with the intent of accommodating a wider landscaped median island for pedestrians and maintaining cumulative buildout scenario anticipated Level of Service), incorporate trees and landscape throughout the median, and accommodate for a potential future third northbound through-travel lane (see below).

h. Channelization improvements shall include striping modification, removal/ reconstruction/extension of portions of the existing raised concrete medians along San Pablo Avenues to accommodate two separately located westbound left turn pockets, and two separately located eastbound left turn pockets with center landscape for traffic calming and include an off-site area approximately 400 feet west of Tsushima Street for left turn pocket as determined by the City Engineer. (PW)

i. San Pablo Avenue shall be repaved to the median (centerline) of roadway due to the extensive utility trenching within the public street.

j. The Applicant shall work with the City of Hercules to evaluate the feasibility of adding a third through-travel lane to the northbound approach of the San Pablo Avenue/Sycamore Avenue intersection as outlined in the *Sycamore Crossing Transportation Impact Assessment* report. If improvements are deemed necessary, Applicant shall be credited Transportation Facilities Impact Fee credits consistent with the 2019 Hercules Transportation Impact Fee Nexus Study to make the improvements. (PW)

~~78.~~**79.** **Public Improvements on Tsushima Street.** The Applicant shall modify the Tsushima Street along the project frontage in accordance with project approval~~s~~ **sheets C-6.1 and C-1.0**. (PW)

~~79.~~**80.** **Public Improvements on Sycamore Avenue**. The Applicant shall modify the south side of Sycamore Avenue in accordance with project approvals as indicated on Sheet C-3.0 ~~(updated to reflect sight distance modifications at the South Front Street and Ohlone Creek Place intersections and removal of stop control on Sycamore Avenue at Ohlone Creek Place).~~ (PW)

a. **Westbound Turn Lane.** The Applicant shall provide a 100-foot minimum turn lane for westbound left-turn movement at the Sycamore Avenue/East Parcel Project Driveway intersection.

~~80.~~**81.** **Traffic Signals on San Pablo Avenue.** The Applicant shall install two (2) new coordinated traffic signals on San Pablo Avenue, one at Tsushima Street and one at the commercial entry driveway that ties into the existing "Hercules Retail Center" (on the opposite side of San Pablo Avenue), as generally indicated on Sheets C-3.0 and C-1.0, in accordance with project approvals. Traffic signal improvements shall include traffic controllers, traffic signal poles, detector loops, signs, lighting, Opticom devices, and pavement markings and appropriate adjustments to the raised center median. Pedestrian countdown signals shall be installed at all new traffic signals. Internally illuminated hanging street signage shall be incorporated into each signal.

The **final design of the** new signal serving the project and the "Hercules Retail Center" **shall be approved by the City Engineer. The design shall accommodate the anticipated turning movements ~~and 95th percentile que length~~ of each leg of the proposed intersection as indicated on sheet C-7.0.)** ~~may require the driveway nearest the current Chase Bank to be widened to accommodate an additional travel lane (one in-bound and two out-bound lanes) to improve queueing within the shopping center which may include converting approximately a 15-foot-wide section of existing landscaping to a full ADA compliant driveway entrance with asphalt, curb cut and sidewalk, while avoiding relocation of the storm drain inlet in the street, on-site parking, light pole, sign, and other utility boxes. This potential widening is not currently reflected in the design drawings but needs to be further reviewed during the final design of this signal and the queueing lengths of the two west bound left turn pockets.~~

The applicant shall be responsible for all costs associated with the design and construction of the above two traffic signals with a fair share credit being applied towards Transportation Facilities Impact Fees only for the Tsushima at San Pablo signal. (PW)

~~81.~~**82.** **Signal Timing:** Signalized timing along the San Pablo Avenue corridor shall be coordinated with and approved by the City of Hercules at the Applicant's expense. (PW)

~~82.~~**83.** **Public Sidewalk Easements.** The Applicant shall irrevocably dedicate appropriate sidewalk easements for any public sidewalk, access ramp, cross walk, or portion thereof, that extends outside of the public right-of-way directly adjacent to the Sycamore Avenue, San Pablo Avenue, or Tsushima Street. The intent of this Condition is to provide unobstructed continuous and accessible pedestrian access along the property frontages adjacent to the foregoing streets, exclusive of all walkways interior to the project site. (PW)

~~83.~~**84.** **Maintenance of Frontage Sidewalks, Parkways, and Decorative In-Line Cross Walks.** The Applicant and/or its successor owners shall be responsible for constructing

~~and maintaining~~ sidewalks (including the brick-accented sidewalk with trees within iron-grated wells along Sycamore Avenue to align with the patterns on the opposite side of the street) and parkways in accordance with California Streets and Highways Code Section 5600 abutting the project site and include decorative/textured crosswalks across project entrances, regardless of if it is in the City right-of-way, as generally shown on Sheet L-1.0 of the project plans. **Maintenance of the parkway landscaping and irrigation improvements and sidewalks in the public right-of-ways along the project frontage, and behind the curb and gutter sections on San Pablo Avenue, Sycamore Avenue, Ohlone Creek Place and Tsushima Street, shall be the responsibility of the applicable abutting property owner (i.e. residential, hotel, or retail).** Other decorative cross walks, sidewalks, and pavement areas within the project site identified in the approved Site Plan shall be maintained by the owners of the shopping center through a shared maintenance agreement **included in the retail project CC&Rs**. Final design details shall be approved by the Planning Director in coordination with **the** Public Works Director. (PW, PL)

~~84.~~**85.** **Southeast Quadrant of Tsushima Street and Sycamore Avenue.** The proposed pedestrian approach at the southeast quadrant of Tsushima Street and Sycamore Avenue shall consist of curb returns and ADA curb ramps and shall be in accordance with City Standards to accommodate WestCAT buses through the intersection. (PW)

~~85.~~**86.** **Transitioning Existing Improvements.** The Applicant shall be responsible for transitioning proposed street improvements for smooth transition to the existing improvements on San Pablo Avenue, Sycamore Avenue, and Tsushima Street to the satisfaction of the Director of Public Works/City Engineer. (PW)

~~86.~~**87.** **Retaining Walls.** Any retaining walls to be built along the property boundary to resolve differences in elevation between the property and the abutting right of way shall be constructed of concrete, masonry block, or other City-approved durable material. Structural calculations for any retaining walls shall be submitted to the City Engineer and/or the County Building Department acting on behalf of the City for review and approval. Walls constructed of wood will not be permitted. Maintenance of said walls shall be the responsibility of the Applicant. (PW)

~~87.~~**88.** **Pavement Slopes.** Pavement slopes and parking stalls will be subject to ADA design standards. (PW)

~~88.~~**89.** **Storm Drainage.** The Applicant shall be subject to project approvals and regulatory agency permitting requirements. If storm drainage improvements occur within the defined wetland area, the Applicant shall obtain all necessary jurisdictional permits (e.g., Army Corps of Engineers, Department of Fish and Wildlife, State Water Resources Control Board, etc.) prior to issuance of the Site Development/Grading Permit. The design of the storm drain system shall be consistent with the City standards, as evidenced by the preparation and submittal of hydrologic/hydraulic calculations prepared by a registered Civil Engineer. Drainage shall be designed in accordance with City standards and shall meet all requirements of the Regional Water Quality Control Board.

a. **Flood Plain.** The Applicant shall demonstrate to the Director of Public Works that the elevations of proposed building finished floors on this project are a minimum of one foot above the 100-year storm event and that 1.25’ minimum of freeboard is

provided at each storm water inlet as measured from top of curb to hydraulic grade line. All grading improvement plans shall be reviewed and approved by the Director of Public Works prior to start of any grading. Should the project alter the 100-year flood plain, the Applicant shall file a Letter of Map Revision (LOMR) with the Federal Emergency Management Agency. (PW)

~~89.~~**90.** **Existing Underground Utilities and Associated Easements.** According to the Preliminary Title Report for the project site, several existing easements encumber the site. The Applicant shall effect removal of existing easements that conflict with the construction of the proposed Sycamore Crossing buildings and site improvements prior to ~~building permit~~ issuance **of building permits for any affected area**. Such easement include, but may not be limited to: (a) a utility easement in favor of PG&E; (b) a utility easement in favor of EBMUD; (c) a sanitary sewer easement in favor of the City, and (d) an access easement in favor of the public. If any existing utilities are altered or removed, the Applicant shall submit evidence reasonably acceptable to the Director of Public Works that the easement holder has consented to said work and/or a new easement area is made where utilities are anticipated to be relocated as generally described in the City Council Resolutions of Vacation #15-002 and #15-003. (PW)

~~90.~~**91.** **Removal of Obstructions.** Applicant shall remove all trees including major root systems and other obstructions from building sites or parking/drive aisle areas within the project boundary that are necessary for improvements or for public safety, as reasonably directed by the Director of Public Works. (PW)

~~91.~~**92.** **Dedication and Improvement of Fire/Emergency Access.** Applicant shall provide adequate access and turn-around for the general public, and for fire and other emergency vehicles per Rodeo–Hercules Fire District (RHFD) requirements. (FD, PW)

~~92.~~**93.** **Reciprocal Access/Maintenance/Parking Agreements.** The Applicant shall reserve and record**, within the retail project CC&Rs,** reciprocal cross-access, cross-maintenance, and cross-parking easement agreements across the parking and access areas over the entire **retail** project site in a form acceptable to the City Attorney. (PW, CA)

~~93.~~**94.** **Decorative Paving.** Applicant shall not construct decorative pavement within the City right-of-way that is not consistent with the IPDP/FDP unless otherwise approved by the Director of Public Works. (PW, PL)

~~94.~~**95.** **Location of Improvements/Configuration of Right of Way.** All public streets, sidewalks, driveway approaches, street lights, traffic markings and signs, storm drainage facilities, handicap ramps, and other street improvements shall be located within the public right of way or public service easements. The location of improvements and type shall be approved by the Director of Public Works prior to construction in coordination with the Planning Department. (PW)

~~95.~~**96.** **Signing and Striping Plan.** A signage and striping plan for the parking fields shall be submitted to the Public Works Department and/or the County Building Department on behalf of the City for review and approval with the building construction plans. (PW)

~~96.~~**97.** **Disabled Access Requirements.** An accessible pedestrian route shall be provided between each primary building entrance and the public sidewalk, and between each primary building entrance and the disabled parking stalls designated to serve that

building. The accessible route and all ramps shall comply with all current applicable ADA access requirements and City Standards. (PW)

~~97.~~**98.** **Water and Sewer Lines.** Applicant shall construct all fire hydrants, water lines and sewer lines needed to serve the project, to the satisfaction of EBMUD and the Rodeo–Hercules Fire District, City of Hercules, and Pinole-Hercules Treatment Plan. (PW)

~~98.~~**99.** **Erosion Control Measures.** An Erosion Control Plan will be required and shall be included in any Stormwater Pollution Prevention Plan (SWPPP) required for grading permit or activity that may take place at the site. A plan for erosion control shall be prepared and submitted for approval by the Public Works Director. All erosion control measures shall be in accordance with the latest standards in effect at time of permit submittal of the Regional Water Quality Control Board Manual of Sediment Control. (PW)

~~99.~~**100.** **Water Quality During Construction.** Applicant shall demonstrate to the Director of Public Works that the project development meets the requirements of the City's "Best Management Practices" to mitigate storm water pollution. The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and submit a notice of intent (NOI) to the State Water Resources Control Board for their approval. (PW)

~~100.~~**101.** **Joint Utility Trenches/Undergrounding/Utility Plans.** Applicant shall construct all off-site joint utility trenches (such as electric, telephone, cable TV, and gas) in accordance with the applicable utility jurisdiction standards. All communication vaults, electric transformers, cable TV boxes, blow-off valves and any appurtenant utility items thereto shall be undergrounded. Utility plans, showing locations of all proposed utilities (including electrical vaults and underground transformers) shall be reviewed and approved by the Director of Public Works in his or her reasonable discretion concurrent with the approval of the grading plans. Location of these items shall also be shown on the Final Landscaping and Irrigation Plan and Site Plan for the Project construction and placed to reduce their visual impact and locations in relation to new trees. (PW)

a. **Joint Trench Conduit.** The Applicant shall install interconnected conduit, to be owned by the City, within the joint trench of internal public and private streets of the development and along San Pablo Avenue and Tsushima Street to support future fiber ring improvements to the development.

~~101.~~**102.** **On-Site Lighting.** Prior to the issuance of a building permit, the Applicant shall obtain the approval of the Public Works Director of a photometric lighting plan which demonstrates that all exterior areas on-site will have a lighting level in accordance with California Code of Regulation and Title 24 (generally less than 0.01 foot candle light spill at 15 feet beyond the property line). All lighting shall be scaled to the pedestrian. At a minimum, the plan should include: 0.50 candle lighting at all doors, and lighting fixtures of exterior doors should be of a vandal-resistant type. Lighting in landscaped areas throughout the project shall also be subject to reasonable review and approval of City's Landscape Architect, Planning, Public Works, and Police Departments, in consideration of IES standards for lighting in public/community areas. The Applicant shall meet a performance standard of no increase in lighting spillover into adjacent "light-sensitive" areas as reasonably approved by the Planning Director. (PL, PW, PD)

~~102.~~**103.** **Street Lighting.** The two existing street lights on the easterly side of Tsushima Street, from San Pablo Avenue to Sycamore Avenue, shall be replaced so they match street lights along Sycamore Avenue. Street lights along Sycamore Avenue east of the creek shall also be specialty single-headed lighting as shown in project approvals to match the adjacent neighborhood to the north of the project site and should be located in the landscape parkway in line with the architectural columns of the adjacent building and, where possible, be offset from street trees. Additional photometrics of off-site lighting shall be done to include San Pablo Avenue, Tsushima Street, Sycamore Avenue, and Ohlone Creek Place and interior streets so that adequate street lighting will be included in the overall project. Existing cobra head lighting on the south side of San Pablo Avenue shall remain; photometric study shall determine whether new additional lighting is needed along the Project's San Pablo Avenue frontage, subject to approval by Public Works and Planning. (PL, PW)

~~103.~~**104.** **Health, Design and Safety Standards.** Prior to final approval allowing occupancy of any new building, the physical condition of the building shall meet minimum health, design, and safety standards including, but not limited to the following:

a. The streets providing access to the site shall be complete to allow for safe traffic movements to and from the site.

b. All traffic striping and control signing on streets providing access to the site shall be in place.

c. Exterior lighting shall be provided for building entrances and shall be of a design and placement so as not to cause glare onto adjoining properties.

d. All repairs to the street, curb, gutter, and sidewalk which may create a hazard shall be completed to the reasonable satisfaction of the Director of Public Works and any non-hazardous repairs shall be complete and/or bonded for.

e. All buildings shall have an illuminated address number that is clearly visible from the middle of the street.

f. Lighting used after daylight hours shall be adequate to provide for security needs. Photometrics and lighting plans for the site shall be submitted to the Planning Department and the Hercules Police Department for review and approval prior to the issuance of a building permit.

g. All sewer clean-outs, water meter boxes, and other utility boxes shall be set to grade to the approval of the Director of Public Works. (PL, PW)

h. All street striping improvements shall be completed using raised pavement markers or thermos-plastic. (PW)

~~104.~~**105.** **Lighting and Landscaping District.** Applicant shall enter into a Lighting and Landscaping District (LLAD) for the project prior to issuance of a building permit that is anticipated to include electricity and maintenance of street lights along ~~the entirety of~~ Ohlone Creek Place, San Pablo Avenue between Sycamore Avenue and Tsushima Street, ~~and~~ along the easterly side of Tsushima Street between San Pablo Avenue and Sycamore Avenue, **along Sycamore Avenue between San Pablo Avenue and Tsushima Street,** as well as the landscaping in the median island**s** along San Pablo Avenue **and Sycamore**

Avenue, and participation in the City's Major Roads Lighting and Landscaping Zone. The parkway landscaping and irrigation improvements and sidewalks in the public right-of-ways along the project frontage behind the front of the curbs of San Pablo Avenue, Sycamore Avenue, ~~and~~ Tsushima Street**, and Ohlone Creek Place** shall be maintained by **applicable abutting property owner** ~~the shopping center owner~~ and not part of the LLAD. Specific conditions of the LLAD shall be agreed upon and entered into within a reasonable period of time prior to building permit issuance in coordination with the Director of Public Works in conformance with City process. A Landscape Maintenance District Master Plan shall be drawn at an approved scale and provided to the Public Works Division for review and approval. The plan shall clearly designate areas of maintenance responsibility boundaries relative to: (1) the ~~Maintenance~~ **LLD** District(s); (2) **abutting** property owners; (3) private areas and/or (4) City maintenance responsibilities. (PW)

a. ~~Any maintenance agreement entered into by the owner(s) as part of this project shall require t~~**T**he **abutting owner(s)** maintenance of landscaping along San Pablo Avenue, Sycamore Avenue, Ohlone Creek Place, and Tsushima Street intersections ~~to~~ **shall** avoid sight distance conflicts. Shrubs shall not be higher than 30 inches and tree canopies shall be no less than six feet from the ground. (PW)

~~105.~~**106.** **Certificate of Occupancy Requirement.** **Except as may be provided by a phasing plan described in Condition #68 above and approved by the Public Works Director,** ~~A~~**a**ll conditions of approval for this ~~development~~ **project**, including improvements such as building, paving, and landscape construction/installation, shall be completed prior to issuance of certificate of occupancy except as may be permitted by the Planning Director in consultation with other affected departments. Completion of project improvements includes construction approved through building permits, construction of required off-site improvements approved through public works permits, and construction or installation of site improvements (including paving, hardscape, and landscaping) as shown on the approved plans. In the event early occupancy is permitted, Applicant shall provide to the reasonable satisfaction of the Planning Director and City Engineer and Building Official proof of substantial completion, safe occupancy, and security or agreements to assure full completion of the project. (PL, PW, B)

~~106.~~**107.** **Performance Bond.** Prior to recording a final map on the project, Applicant shall provide improvement security consistent with Chapter 5 of the Subdivision Map Act (Government Code sections 66499 through 66499.10, as applicable) and in a form reasonably acceptable to the City to establish the party or parties responsible for the construction of and financial responsibility for off-site improvements associated with the project site and to establish the timing of various construction activities. (PW)

~~107.~~**108.** **Environmental Assessment Studies.** Applicant has provided the City of Hercules with a copy of the Applicant's Phase 1 environmental site assessment **prepared by ENGEO Inc. dated September 19, 2016**~~.~~ **Other than the fencing requirement in Condition #52 above, all actions** ~~All remediation~~ recommended by the **site assessment** ~~study shall be~~ **have been** implemented**. Fence installation shall be** to the satisfaction of the Public Works Director ~~prior to~~ **at the time of** Improvement Plan approval.

~~108.~~**109.** **Project Entry Points:** To ensure that emergency vehicles have an unobstructed access into the site, parking should be restricted within the first 50 feet of the Project entrances, and if landscaped medians or other entry treatments are proposed, a 20-foot clear area should be provided. (FD, PW)

~~109.~~**110.** **Construction Drawings.** Construction drawings submitted for review and approval shall include: a) Site grading, drainage, utility and improvement plans; and b) Hydrology and hydraulic calculations for the site. Applicant shall provide to the Engineering Division, prior to the issuance of building permits, a 100-foot scale site plan in both paper and digital form (to NAD 83 standards preferable) of the project as approved by the City Council for the purposes of updating the City base maps. (PW)

~~110.~~**111.** **Construction Hours.** All contractors shall observe city construction work hours (including all deliveries of materials and maintenance of equipment), unless prior arrangements are approved by the City. Hours of construction shall be from 7:00 a.m. to 5:00 p.m., Monday through Saturday, except work on Saturday shall be from 8:00 a.m. to 5:00 p.m. (PW)

~~111.~~**112.** **Grading Plan.** Applicant shall submit a grading plan prepared by a registered civil engineer who incorporates into the grading plan all applicable recommendations from soil engineering and engineering geology reports. The grading plan will be reviewed and approved by Public Works prior to issuance of the grading and site development permit. Building pad elevation and landscaping mounds shall be shown on the grading plan. (PW)

~~112.~~**113.** **Flood Levels.** Prior to the first building permit, Applicant must obtain a letter from the Federal Emergency Management Agency (FEMA) indicating that the site has been removed from the Flood Insurance Rate Map and Flood Boundary and Floodway Map. The letter would be obtained by showing that all building sites have a finished grade above the 100-year flood level. (B, PW)

~~113.~~**114.** **Pre-Construction Conference.** Applicant shall coordinate with Public Works and arrange a pre-construction conference at least 48 hours prior to the proposed construction to discuss the scope and extent of removal and replacement of any pre-existing broken curb, gutter, sidewalk, or asphalt paving (patch, repair and/or overlay) in the right-of-way. (PW)

~~114.~~**115.** **Construction/Traffic Management Plan.** The project applicant shall develop a Construction Traffic Management Plan as part of a larger Construction Management Plan to address potentially significant impacts during projects construction.

~~115.~~**116.** **Construction Sanitation.** Adequate sanitary facilities shall be provided and maintained during construction. (PW)

~~116.~~**117.** **Water and Sewer Inspections and Testing.** Applicant shall make arrangements with the Public Works Inspector to inspect and test any existing sewer and water service laterals to be used, prior to connection, and shall make necessary repairs as determined by the Inspector. (PW)

~~117.~~**118.** **Sewer Plans.** Applicant shall submit an on-site sewer plan (profile not required except when conflicting with other utility lines) whenever the existing lateral is larger than four inches in diameter. (PW)

~~118.~~**119.** **Water Plans.** Applicant shall submit on-site water plans where a separate loop or terminal line is required for fire hydrants and/or sprinkler systems. All improvements plans, construction cost estimates, soil reports, geology reports, and all pertinent engineering design calculations can and should be submitted simultaneously. (PW)

~~119.~~**120.** **Underground Utilities.** On-site and off-site utility service shall be installed underground in accordance with the City Code. Utilities shall be undergrounded to the nearest suitable riser pole as determined by the appropriate utility company. Applicant shall post a bond or other surety approved by the City guaranteeing the undergrounding. (PW)

~~120.~~**121.** **Encroachment Permits.** An Encroachment Permit shall be obtained for equipment driving over City property and over public easements. A cash deposit shall be required to secure the repair of any damages and said deposit may be increased at the discretion of the City Engineer, as necessary. (PW)

~~121.~~**122.** **Sewer Connection Fees.** Applicant is advised that City Ordinance requires payment of sewer connection fee prior to issuance of a construction permit for any commercial building. Notwithstanding the above, it is hereby acknowledged Applicant and owners of the subject property are located within the Hercules–Pinole Wastewater Treatment Plant Assessment District. Accordingly, the actual sewer connection fee due shall be determined by the City Engineer consistent with the prior payments made to the sewer assessment district and in accordance with any other conditions of approval. (PW)

~~122.~~**123.** **Curbs.** Curb cut widths and design shall substantially conform to the project approvals, City Code, and current Public Works standards. (PW)

~~123.~~**124.** **Accessibility Standards.** All on-site sidewalks and paths comply with accessibility standards for individuals with disabilities under the Americans with Disabilities Act. (PW, B)

~~124.~~**125.** **Dust Control.** Applicant shall provide for dust control at all times during site preparation and construction activities at the direction of the Public Works Inspector or Building Inspector without causing tracking on the streets. (PW)

~~125.~~**126.** **Drainage.** Final Grading and Drainage Plans shall be designed to eliminate drainage from flowing across property lines unless needed to tie into regional system. (PW)

~~126.~~**127.** **Stormwater Quality Control.** Post-construction storm water quality controls shall be installed as part of this project. These controls will be reviewed and approved as part of the Site Development Permit plans. A maintenance and inspection plan for the storm water treatment facilities shall be submitted with the site development plans and will be reviewed prior to permit approval. The Applicant shall enter into a Stormwater Operations and Maintenance Agreement with the City for the post-construction storm water quality control system. (PW)

~~127.~~**128.** **Water Quality Requirements After Construction.** All development shall meet and comply with all stormwater treatment and water quality requirements of the City of Hercules' National Pollution Discharge Elimination System (NPDES) permit and the Contra Costa County Urban Runoff Clean Water Program, including without limitation the Contra Costa Clean Water Program Stormwater C.3 Guidebook 7th Edition. A final

Stormwater Control Plan shall be prepared and submitted to the City for approval by the Director of Public Works. Applicant shall demonstrate compliance with applicable C.3 and C.10 requirements. The site design shall include permanent filtration systems for all storm drain inlets within paved area to prevent hydro carbons and other petroleum-based contaminants from entering the public storm drain system for compliance with the C.10 requirements. In addition, all storm drain inlets shall be stenciled "No Dumping – Drains/Flows to Bay" per Contra Costa County standards. Details for all storm water control measures shall be included in the plans. The residential and ~~commercial~~**retail** covenants, conditions, and restrictions (CC&Rs) shall provide for the operation and maintenance of the private storm treatment facilities. The **residential and ~~commercial~~retail** CC&Rs shall require the ~~the~~ residential and ~~commercial~~**retail** owners' associations **respectively** to operate and maintain their respective stormwater treatment facilities per the approved O&M plan, and each submit an annual report to the City. (PW)

~~128.~~**129.** **Soils Engineering.** A Soils Report shall be submitted and the grading, retaining walls, surface and sub-surface drainage, lot drainage, and utility trench backfilling shall be designed in accordance with the recommendations of the registered geotechnical/soils engineer subject to approval by the City Engineer. Final grading and drainage plans for the site development permit shall be reviewed and signed by the Soils Engineer specifying the recommendations in the Soils Report have been followed. The geotechnical/soils engineer shall submit a letter report to the City at completion of construction certifying that grading, drainage and backfill installation was performed in general compliance with recommendations in the geotechnical report. All material testing reports shall be attached to the certification letter report. (PW)

~~129.~~**130.** **Operations and Maintenance of Project Site.** The Applicant or its successors shall be responsible for the operation, maintenance, servicing and capital replacement of all areas within the project site, including without limitation all parking (but does not include those in public streets), landscaping, open space (including the natural channel and wetlands area), private streetlights, alleys, pedestrian paseos, and all areas owned or managed by Applicant or its successors. A homeowners' association and a commercial owners' association (or similar entity) shall be established to enforce **the residential and commercial** CC&Rs related to property maintenance thereon. (PL, CA)

~~130.~~**131.** **Graffiti.** The association or financing district shall be responsible for maintaining the site free of any graffiti. Graffiti applied to any surface of the subject property shall be removed within twenty-four (24) hours of being notified by the City. The City may remove the graffiti if it is not removed within 24 hours. Homeowners Association shall reimburse the City for the graffiti-removal work. (PW)

~~131.~~**132.** **Traffic Calming Bulb-Outs.** Ohlone Creek Place shall incorporate lane-narrowing bulb outs as traffic-calming measures, **as indicated in sheet C-1.0,** subject to approval by the Rodeo–Hercules Fire District and the City Engineer. (PW)

133. **Environmental Mitigation Measures and Mitigation Monitoring Program.** The Applicant shall comply with all applicable environmental mitigation measures contained in the *2009 Updated Redevelopment Plan EIR* and related monitoring program (with the

exception of Mitigation Measure GEO 2a, which applied only to the Hilltown site), which are hereby adopted as conditions of project approval. (PL)

~~132.~~**134. Monument Sign. A monument sign for the hotel, like that depicted as D/F Monument Sign (M3) in the Sycamore Crossings Master Sign Program, may be located at the northeast corner of Ohlone Creek Place and San Pablo Road so long as the hotel owner and retail owner provide written agreement granting permission for placement of the sign and for the obligation to maintain the sign on the property. The sign shall be located within Parcel "D" of the tentative subdivision map, subject to Municipal Code Section 13-34.800 and Planning Director approval**. The Sycamore Crossing Master Sign Program shall be modified accordingly. (PL)

135. Retail Hours of Operation. The anchor tenant of the retail center (pharmacy with drive through) may operate up to 24 hours per day. (PL)

136. Alcohol Service. All alcoholic beverage sales and service are restricted to indoors and fenced patio areas and shall meet all applicable Alcohol Beverage Control requirements. (PL)

137. Outdoor Entertainment. No entertainment, televisions, or other audio systems from the commercial buildings shall be audible to adjacent residents, except as allowed by a special event/temporary use permit issued by the City. (PD/PL)

138. Outdoor Commercial Storage. No materials may be stored anywhere outside, including at the rear of the hotel and retail buildings. (PL)

EXHIBIT A
CONDITIONS OF APPROVAL
SYCAMORE CROSSING

INITIAL/FINAL PLANNED DEVELOPMENT PLAN (FPDP) #17-02
VESTING TENTATIVE MAP (VTM) #9477
DESIGN REVIEW PERMIT (DRP) #17-04, WITH MASTER SIGN PROGRAM
CONDITIONAL USE PERMIT (CUP) #17-04
MINOR EXCEPTION (ME) #19-01

The Applicant shall comply with the following Conditions of Approval. Where a Condition refers to a building or property owner or other person or entity, the Applicant shall ensure that such other person or entity complies with such Condition. The Applicant may, in appropriate circumstances, assign responsibility for compliance with specific Conditions to a successor-in-interest (e.g., a residential or commercial property owners association or other successors-in-interest to property within the project), but such assignment shall not relieve the Applicant of the obligations to the City as set forth herein without the express, written consent of the City Manager, which consent shall not be unreasonably withheld. The Applicant shall supply to the Planning Department written statements from each agency or department having primary responsibility for the implementation of each condition, indicating that, in the reasonable discretion of such department, all applicable conditions required have been or will be met prior to issuance of building permits, installation of any improvements, or as otherwise indicated.

LEGEND:
DEPARTMENT with primary responsibility for implementing the listed conditions of approval:

(B) = Building (CA) = City Attorney (F) = Fire District
(PD) = Police Dept. (PL) = Planning (PR) = Parks & Recreation;
(PW) = Public Works

1. Any redlined changes to FPDP #17-02 drawings shown in Exhibit C, as discussed by staff and approved by Planning Commission, shall be updated for the City Council submittal package. (PL)
2. Initial/Final Planned Development Plan (FPDP) #17-02 is contingent upon City Council approval of CEQA Determination/Initial Study (IS) #17-02, General Plan Amendment (GPA) #17-02 designating portions of the property as Planned Commercial–Residential (PC-R) and Public/Semi-Public–Open Space (P/SP-OS), Rezone (RZ) #17-02 rezoning portions of the property as Planned Commercial–Residential (PC-R) and Public/Quasi Public Open Space (P/QP-O). (PL)
3. Approval of Vesting Tentative Map #9477 is contingent upon City Council approval of RZ #17-02 and FPDP #17-02. (PL)
4. Approval of Design Review Permit (DRP) #17-04, with Master Sign Program, is contingent upon approval of FPDP #17-02 and VTM #9477. (PL)

5. Approval of Conditional Use Permit (CUP) #17-02 and Minor Exemption (ME) #19-01 is contingent upon approval of FPDP #17-02 and Design Review Permit #DRP 17-04. (PL)

6. Applicant shall comply with all applicable conditions of approval for FPDP #17-02, VTM #9477, DRP #17-04, CUP #17-04 and ME #19-01 contained herein. (PL)

7. **Minor Plan Changes.** The project shall be built substantially in compliance with the approved FPDP #17-02 and DRP #17-04, unless otherwise amended by action of the City Council. Minor modifications to the project may be requested by the Applicant and approved administratively by the City, in the reasonable discretion of the Planning Director, in accordance with Section 13-46 of the City of Hercules Municipal Code. The decision must be based on the standards that applied to the original project approval, and a minor change can only be approved or conditionally approved if the Planning Director determines that the minor change is consistent with the spirit and intent of the original project approval and does not change the effects of the approval on surrounding property. Under no circumstance shall a minor modification be deemed to include a change in land use, an increase in the square footage of any building, a reduction in any required setback, or a relocation of any street. Any substantial change or increase will require that the Applicant apply for and receive approval a major modification by an amended permit approved by the Planning Commission. (PL)

8. **Non-Transferability.** The project approvals listed are approved for the project and location described in the application, shown and described as the Sycamore Crossing project, and shall not be transferable to other property. (PL)

9. **Approval Period.** These approvals referred to herein (which do not include the General Plan and Zoning Amendments) are each valid for two years from the City Council Zoning Ordinance Amendment (RZ #17-02) being effective (the "Approval Period"). If site grading or relocation of on-site utilities has not commenced by that time, these approvals shall expire. The Approval Period may be extended for one (1) additional year by submitting to the Planning Department a written request and paying the applicable fee for extension prior to the expiration date, however, no extension may be granted unless and until the Planning Director determines, in writing, that (a) the applicant has diligently pursued development of the proposed project, and (b) these initial conditions of approval remain adequate to assure that the stated findings required for each approval remain valid. If the Planning Director or his/her designee determines that the initial conditions of approval are no longer adequate to assure that the stated findings remain valid, he/she may grant the requested extension subject to such reasonable additional conditions of approval as are necessary to assure that the stated findings required for each approval will remain valid. If site grading or relocation of on-site utilities has commenced prior to the expiration of the Approval Period, this Condition No. 9 shall have no further force or effect. (PL)

10. **Acceptance of Conditions; Waiver of Objections.** 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)

11. **Indemnification.** Applicant/Grantee agrees to indemnify and defend the City, its agents, officers, and employees, at Applicant/Grantee's own expense, against and from any claim, action or proceeding ("Claims") brought by any third party arising from or relating to the City's processing of Applicant/Grantee's development applications and the City's issuance of any of the approvals described in these conditions, including but not limited to any Claims brought to attack, set aside, void or annul any of the City approvals described in these conditions, and any Claims brought against the City arising from or relating to Applicant/Grantee's development and operation of the project that is the subject of such City approvals. City shall promptly notify Applicant/Grantee of any such Claim of which City receives notice, and City will fully cooperate with Applicant/Grantee in the defense thereof. Applicant/Grantee's obligations under this condition shall extend to and include the obligation to reimburse the City for any court costs, reasonable attorney's fees, and damage awards which the City may be required to pay as a result of any such Claim. City may, in its sole discretion, participate in the defense of any such Claim and may elect to be represented by counsel of the City's choosing at Applicant/Grantees' expense, and such participation shall not relieve the Applicant/Grantee of any of the obligations of this condition. This indemnity shall not apply to Claims arising from (i) the negligence or willful misconduct of the City, or (ii) the ownership and/or maintenance of any public lands, public facilities or public improvements in the project that have been dedicated to and accepted by the City and for which any applicable warranty period has expired. (CA)

12. **Conditional Use Permit:** Outdoor seasonal or other temporary sales are subject to provisions of Section 13-35.290 of the City's Municipal Code for Outdoor Retail Sales and shall require City approval as needed for temporary use permits.

13. **Site Plan, Elevations, Exterior Materials, and Design Elements:** The location and elevations of all buildings and structures and the colors and materials shall be in substantial conformance, as determined by the Planning Director in his or her reasonable discretion, with the City Council approved FPDP #17-02 (including submitted color/material boards), VTM #9477, and DRP #17-04 and the Governing Ordinances set forth therein. Any request for a minor modification shall be accompanied by three copies of any plans reflecting the requested modification. (PL)

14. **Development Milestones.** No residential building permits shall be issued until the City has issued a building permit for the hotel, and no more than 25% of the total residential building permits shall be issued until the City—in its sole discretion—has provided a written determination that construction of the hotel has been initiated. (PL)

15. **Conditions, Covenants, and Restrictions (CC&Rs).** Prior to recordation of the Final Map, the Applicant shall provide the City with copies of the draft CC&Rs for the proposed development, including separate CC&Rs for the residential area (excluding the hotel) and the retail area (excluding the hotel) for review and approval by the City Attorney, Community Development Director, City Engineer, and Chief of Police. All CC&Rs shall be consistent, in the exercise of the reasonable discretion of the applicable City reviewer, with the terms of these approvals and the Hercules City Code, Final Development Plan, and all other applicable City laws and regulations. Where a conflict exists between the CC&Rs and City regulations, City regulations shall prevail. (PL)

16. **Color, materials, and windows.** Building plans and permit application will be subject to these Project Conditions of Approval and standard City building permit submittal criteria. (PL)

17. **Graffiti Control**. The site shall be maintained free of graffiti. Graffiti applied to any surface of the subject property shall be removed within forty-eight (48) hours of the Applicant being notified by the City. The City may remove the graffiti if the Applicant fails to remove the graffiti within forty-eight (48) hours of notification; the Applicant shall reimburse the City for the graffiti-removal work. (PW)

18. **Street Addresses.** Prior to issuance of a building permit, the applicant shall obtain City Planning Department approval in coordination with the Police Department and Fire District of a plan for addressing and identifying project buildings. Such a plan shall include directional signs and markings, as may be required by the City or the Fire District. Residential address numbers shall be clearly visible and readable from the front to responding Police and Fire personnel; additionally, the address with street name shall be viewable on the garage side of each residential unit. All unit numbers shall be externally illuminated. (PL)

19. **Utility Boxes**. All utility meters, transformers, irrigation control boxes, valves, and similar devices shall be painted and landscaped in a manner which is reasonably consistent with the site landscaping and building design, or hidden to blend with the surrounding environment to the extent practical. (PL)

20. **Public Art and Interpretive Signage**. Applicant shall submit for Planning Director review and approval detailed location and design plans for public art and interpretative signage (as shown on Sheet L-1.2) to be installed: at the corner of Tsushima Street and Sycamore Avenue; at the corner of Sycamore Avenue and San Pablo Avenue; at the hotel plaza; and near storm water treatment areas, wetlands, and open space areas. (PL)

21. **Parking*:*** On-site compact parking spaces shall be limited to no more than 40% of total retail/hotel project parking calculations as defined by the project approvals. Parking configuration and striping will be subject to project approvals and applicable city codes. Handicapped and compact parking spaces shall be appropriately identified on the pavement to meet ADA standards. Parking adjacent to public streets shall be screened with landscaping, hardscape and/or grade separation. The Applicant shall provide a minimum of 1-foot wide step-out curb or equivalent on landscape fingers and islands adjacent to parking stalls. All landscape planters within the parking area shall maintain a twenty (20) foot curb radius for major aisle intersections and ten (10) foot curb radius for minor aisle intersections, unless otherwise allowed by the Public Works Director. (PL, PW)

22. **Electric Vehicle (EV) Parking and Recharge Stations*:*** The number of EV parking spaces in the project shall be as required by the CALGreen Code in effect at the time of building permits submittal (currently required to be a minimum of 3% of the residential parking spaces and 5% of non-residential spaces). EV parking spaces shall be shown on drawings included with the Building Permit submittal. (PL)

23. **Preferential Parking District**. Sycamore Avenue shall incorporate aesthetical enhancements that blend with the adjacent Bayside neighborhood as determined by the Planning Director in coordination with the City Engineer.

    The Applicant shall initiate the formation of a new Parking District, separate from the Aventine Preferential Parking District, to encompass the residential and hotel uses. The District shall include language to prepare and implement a Preferential Parking Program (as provided in Title 3, Chapter 4, Article 17of the Hercules Municipal Code) for the hotel and residential areas to better accommodate the maximum peak occupancy and associated parking demand on the proposed new Ohlone Creek Place and a portion of Tsushima Street. The Plan shall identify specific measures to accommodate all hotel guests (e.g., use of a valet parking service, satellite parking lots, and similar features). The costs to process changes to the existing district and formation of a new Parking District shall be borne by the Applicant.

24. **Bicycle Parking.** The Applicant shall install a minimum number of bicycle lockers and bike racks, currently equal to 5 percent of vehicle parking spaces (per 2016 CALGreen Standards) near commercial building entrances, in general proximity of the approved Site Plan and to the reasonable satisfaction of the Planning Director. (PL, PW)

25. **Signage*:*** Individual sign permits to be issued under the approved Master Sign Program (MSP), included as part of DRP #17-04, are subject to approval by the Planning Director. Individual sign permit review and consideration will be subject to general conformance to the approved MSP. Final location of any monument signs shall be coordinated with the Director of Public Works to assure unobstructed traffic visibility, prior to the issuance of a building permit, in substantial conformity with the approved Final MSP and in accordance with the provisions of Section 13-34.800 of the Municipal Code, "Examples of Signs Permitted and Prohibited." Signs shall be placed within the shopping center portion of the Project to direct delivery trucks to the loading dock areas. (PL, PW)

26. **Shopping Carts**: Any proposed cart corral areas within the parking lot of the retail center shall be shown on the improvement/building plans. Cart collection areas shall not displace any landscaped areas or reduce the total number of parking spaces below the overall Project site requirement. Wheel locks shall be required on all shopping carts to ensure carts stay on the retail premises. Discarded carts within the shopping center shall be retrieved from cart storage areas within the parking area on a sufficiently regular and timely basis to prevent overflow from the cart storage areas. As identified on Sheet L-1.4 – Fencing Plan of the Design Plan Set, the natural channel shall be fenced off to prevent access. Property owners shall recover all shopping carts from the natural drainage area and any offsite location within 24 hours after being discovered. (PL, B, PW)

27. **Landscape & Fencing*:*** The final landscape plan and irrigation plan with planting materials and planting plans shall be submitted to the Planning Director for review and approval concurrent and consistent with the submission of the final improvement plans for each component of the project (i.e., hotel, retail, residential). Irrigation and landscape plans shall comply with the City's Water Efficient Landscape Regulations, and provisions of Section 13-30.700.2 of the City's Municipal Code, "Landscaped Areas." The Landscape Plan shall use native, drought-resistant, and low maintenance species of plants, trees, and shrubs to reduce the demand for water and gas-powered landscape

maintenance equipment. A tree replacement plan shall be incorporated as part of an environmental mitigation program and the landscape construction drawings. The final landscape plan shall indicate the type, location, and size of all plants, trees, shrubs, and groundcover materials. All trees planted at the site shall be at least 15 gallon; all shrubs shall be a minimum of 5 gallon, except that ornamental shrubs along pathways may be 1 gallon. Landscaping and irrigation shall be incorporated with the site development permit plan set and installed per plans, as approved by the City, prior to issuance of a Certificate of Occupancy. Any landscaping and fencing proposed within the jurisdictional wetland boundary is subject to regulatory approval by the appropriate state and/or federal agencies. In the event of any conflict between City's Conditions of Approval regarding landscaping and regulatory agency permitting criteria, regulatory agencies' specifications shall prevail. (PL, PW, B)

28. **Landscape Easement and Maintenance.** A landscape easement shall be recorded with the Final Map allowing for the Applicant's maintenance of the landscape parkways within the City right-of-way along the project's full frontage. (PL)

29. **Landscape Installation**. Prior to issuance of a Certificate of Occupancy, the project landscape architect shall verify in writing that the landscaping has been installed in accordance with the approved final landscape plan in all respects, including with respect to size, number, and species of plants. (PL)

30. **Watering Schedule.** The landscape contractor shall provide a watering schedule to the building owner or manager prior to issuance of a Certificate of Occupancy. The watering system shall include automatic rain shut-off devices, and the watering schedule shall include instructions on how to override the system during rainy periods or for other reasons (e.g., drought requirements). (PL)

31. **Walkway Requirements**. All on-site sidewalks and paths shall be at least four (4) feet wide and designated "accessible paths" (as generally indicated on Exhibit C-3.0) shall comply with accessibility standards for individuals with disabilities under the Americans with Disabilities Act (ADA).

32. **Final Plans**. The final building plans and corresponding building permit applications shall clearly indicate all building elevations, materials, and colors to be used in construction. (PL/B)

33. **Fence/Wall Installation**. Prior to construction of any permanent fencing, the project applicant shall secure approval by the Public Works Director of a plan for fencing, in substantial compliance with Sheet L-1.4. Fencing shall not exceed 42 inches in height above the highest adjacent grade. The Plan shall include, at minimum, exact location, height, materials, and colors of all fencing for the wetland area and any other areas anticipated for retaining walls, handrails, private patio areas, and the like. (PL)

34. **Refuse/Trash Collection and Construction Debris**: A refuse collection plan shall be formulated, working with the refuse collection provider, Republic Services (or its successor), to provide for efficient and effective trash/refuse collection system. The refuse collection plan shall be subject to Public Works Director review and approval. All solid waste enclosures within the hotel and retail areas shall substantially conform with Exhibit AC-7.3. Republic Services (a.k.a., Richmond Sanitary Service) is the exclusive

franchised solid waste hauler for the City of Hercules. Republic Service's exclusive collection rights include collection of all solid waste in the City, including construction and demolition (C&D) waste from construction and demolition projects in the City. Removal of construction and demolition (C&D) waste from the construction of Blocks Q&R must be arranged with Republic Services (or its successor) prior to commencement of construction, or in another manner consistent with the Franchise Agreement or State Law. (PL, PW)

35. **Materials Storage**. The storage of materials is not allowed in the parking lot of the retail center or hotel. This prohibition includes materials in trucks and storage containers and pallets, but shall not apply to construction-related activities. All construction material/equipment shall be staged outside the City's rights-of-way. (PL)

36. **Building Plan.** To the extent required by the building code then in effect in Hercules, a building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this approval. Prior to the issuance of a building permit, a reproduction of all applicable conditions of this approval as adopted by resolution of the City Council shall be part of, and incorporated into, all sets of the construction documents and specifications for that portion of the project. (B)

37. **Roof Equipment**. All roof-mounted mechanical equipment, including but not limited to heating, ventilation, and air conditioning equipment, shall be recessed, grouped, and/or screened from view on adjoining property and public streets subject to reasonable approval of the Planning Director. It is realized that not all roof-mounted equipment may be fully screened from higher elevations. Plumbing vents, ducts, and other appurtenances protruding from the roof shall be integrated in such a manner that they will not be viewed from the front of the property or other highly visible vantage points from public streets. All vents, gutters, downspouts, flashings, conduits, etc. that are visible from outside the building shall be painted the color of the adjacent surface. Gutters shall be installed at the lower edge of all sloping roofs. Rainfall carried in such gutters shall be carried in downspouts to sub-grade storm drains. A note shall be included on construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL, B)

38. **On-Site Maintenance**: The property owner, homeowners association(s), and business association(s) shall be responsible for the operation, maintenance, servicing, and capital replacement of all areas not operated and/or maintained by individual property owners, including all parking area (except those in public streets), landscaping, open space (including the natural channel and wetlands area), private streetlights, alleys, private streets, pedestrian paseos, and non-public areas held in common by the association(s). The association(s) shall also be responsible for enforcement of any recorded Covenants, Conditions, and Restrictions (CC&R) related to property maintenance. (PW)

39. **Payment of Fees**. Applicant shall secure all applicable permits and/or pay all third-party fees from other public regulatory agencies such as, but not limited to, Rodeo–Hercules Fire District, East Bay Municipal Utility District, PG&E, School District, West County Sub-regional Transportation Mitigation Fees (STMP), City sewer connection, water boards, etc. (PL)

40. **City Fees**. Applicant shall pay all applicable City Development Impact Fees, all other applicable fees imposed by the City in the Master User Fee list, and other applicable public and regulatory agency fees, and all applicable processing charges, prior to the issuance of building permits (or when otherwise due) that are in effect at the time of permit submittal. Required City fees shall include, but are not limited to, Planning fees, Building permit fees, General Public Facilities, Police Facilities, Transportation Facilities Fee, Sewer Facilities, Community Development Tax, Park and Recreation Facilities, General Plan update fee, and Building Training Fund.

    Applicant shall pay its fair share costs/fee for traffic mitigation fees as identified in the 2019 Fehr & Peers Traffic Assessment Report and the 2009 Redevelopment Plan EIR and may apply proportional credit for costs of signal installation at Tsushima Street and San Pablo Avenue above its fair share. Proportional cost of signal installation share includes any and all work associated with installation of traffic signals, including, but not limited to, ADA curb modifications, landscaping within curb modifications, signage relocations, and utility work. Such credits to traffic fees shall not include median island improvements necessitated by the Project, nor include abutting pavement, curb, gutter, landscape parkway, and sidewalk.

41. **City Business License**. All contractors shall obtain a City of Hercules business license before starting work. (PL)

Fire District Conditions

42. **Fire Access.** Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures and hazardous materials use or storage areas. Access roads shall be designed to current Fire Department standards: 20 feet wide minimum for structures two-stories or less in height, and 26 feet wide minimum (with Aerial Apparatus Access compliance) for structures more than 30 feet in height. Turning radius 25 feet inside and 45 feet outside. Dead-end private access roads more than 150 feet in length shall have an apparatus turn-around per current Fire Department standards. (FD, CFC 503)

    a. As a mitigation for reduced fire department access to the creek side of the hotel, the Applicant shall provide an on-site fire lane on the north side of the hotel via the hotel plaza. The fire lane is identified on Sheets AH-1.0 (Hotel Site Plan), C-1.0 (Final Development Plan and Vesting Tentative Map) and C-3.0 (Preliminary Grading Plan and Utility Plan: Hotel and Residential) and will be required to be provided on the project improvement and the grading plans.

    a. An “auto-turn” analysis shall be provided for the Fire District that illustrates that the turning radii (25-feet inside, 45-feet outside) will accommodate fire equipment access to and from the development.

    b. With respect to “height” of the buildings related to Aerial Apparatus Access requirements on Sheet AR-5.0, this project is proposed to be 2 inches less than the trigger height (29 ft. 10 inches vs 30 ft.). This is within the provisions however we caution that a minor 2-inch variation in grading, foundation, or eventual height

(measured between the lowest level of fire department access and the eave of any building) would create a non-compliant condition with a difficult remedy.

43. **Fire Flow Analysis.** A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the proposed fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of final grading plans. Minimum adjusted (50% sprinkler credit) Fire Flow for this commercial project is estimated at 2,250-2,500 gallons per minute with 20 residual psi in the water main. Applicant shall contact East Bay Municipal Utilities District to have a flow test performed for the nearest existing hydrant to be used for the hydraulic design prior to submitting the Fire Flow Analysis. (FD, CFC 507).

44. **Hydrant Spacing**. Hydrant spacing for this commercial project shall comply with current Fire District standards of CA Fire Code Chapter 9 and Appendix C, and three (3) copies of the final site plan shall be submitted for approval of hydrant locations. Location of bollards and Fire Department Connections (FDCs) for the required automatic fire sprinkler system and standpipe system are a deferred item but shall be on the front side (main entrances) of the development.(FD, CFC Appendix C).

    Prior to any building construction or any construction materials being placed on site, the following exterior-located hydrants shall be installed and in service, subject to RHFD approval:

    a. Fire hydrants shall be provided along public streets adjoining Shops Building 2, Pharmacy, Pad 1, and 3-story residential occupancies facing Sycamore and Tsushima Avenues (comment from 10/25/17 & 2/25/19 review).

    b. A hydrant is needed to cover the EVA/Fire Lane on the north side of the hotel.

    c. A hydrant is needed near the southwest corner of the hotel.

45. **Fire Sprinklers**. The Rodeo-Hercules Fire Protection District has adopted a local ordinance which requires automatic fire sprinkler systems in certain type/size of new construction. All structures shall be protected with automatic fire sprinkler systems in accordance with CA Fire Code Chapter 9 as adopted by the Fire District. (FD, CFC 903)

46. **Hotel Fire Protection.** Hotel occupancy is required to provide a Class III standpipe system throughout. System shall be in-service prior to any construction occurring at or beyond 40 feet. Additionally, as a mitigation to reduced fire department access on the creek side of the hotel as described in Item 41(a) above, the Applicant shall provide two Class I standpipe outlets along the creek path. (FD, CFC 905 & 3313)

47. **Underground Mains.** Private Underground Fire Mains (a.k.a., on-site mains behind the detector check) require a separate Fire Department permit. Public or private fire mains may not run under buildings. (FD, CFC 507)

48. **Additional Fire Protection.** The Applicant may be required to provide additional fire protection measures as determined by the District to ensure that an acceptable level of fire safety is maintained. (FD)

49. **Exit Analysis.** An exit analysis shall be submitted with the Building permit set. Areas of Refuge or Areas of Assisted Rescue shall be identified and provided with a two-way communication system per CFC 1009. (FD, CFC 1003)

50. **Rescue Windows.** Rescue windows required by the CA Building Code shall be placed such that a ground ladder can functionally access the window sill with a 65–70-degree angle. Ladder pads shall be provided over unimproved soil. Sheet AH-1.0 shows trellises along the NE and SE side of the hotel. Verification these will not impede ladder access to rescue windows will be needed during the Building Permit review. (FD)

51. **Traffic Signal Preemption.** As mitigation for delays in response time, traffic signal pre-emption (Opticom or compatible) shall be provided on new traffic signals serving this development. (FD)

52. **Hazardous Materials.** In its September 19, 2016, Phase I Environmental Site Assessment (Attachment 14 of the CEQA Environmental Checklist for the Project), ENGEO made reference to lead contaminated soils in a discrete location within the eastern portion of the creek corridor, but concluded that no further action was required because the project would not affect those soils. The subject areas shall be fenced to prevent any public access to or construction in these areas, subject to the reasonable satisfaction of the Public Works Director If any further actions are later required by DTSC, owner shall remain responsible to complete all such actions. (FD, PW)

53. **Site Address Signs.** Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use. A complex directory shall be provided at the main entrances. (FD, CFC 505)

54. **Elevator Design**. Elevators shall accommodate a medical stretcher. The fire resistive smoke assembly used for the elevator must be operable from the elevator cab (by first responders). (FD, CBC 607)

55. **Fire Lanes.** Required Fire Department access roads and the on-site fire lane described in Item 41(a) shall provide "No Parking-Fire Lane" markings per current Fire Department standards and the CA Vehicle Code. (FD, CFC 503).

56. **Access Roads**. Required Fire Department access roads and the on-site fire lane described in Item 41(a) shall provide "No Parking—Fire Lane" markings per current Fire Department standards and the CA Vehicle Code. (FD, CFC 503)

57. **Approval of Traffic Calming.** Traffic calming measures or controls (speed bumps, humps, undulations, gates, etc.) are not approved as a part of this review and require specific approval from the Fire Department. (FD, CFC 503.4)

58. **Knox Lock**. Structures and lockable gates limiting vehicle access to commercial facilities shall be equipped with a Fire Department-approved locking device or Fire Department-approved key system ("Knox" lock or "Knox" keyed lock). (FD, CFC 506)

59. **Radio System.** A bi-directional public safety emergency responder radio system, designed and installed per current Fire Department standards, is required in all new commercial structures. System can be building-specific or a campus-wide system can be provided. (FD, CFC 510)

60. **Solar Systems**. Rooftop Solar Photovoltaic Systems shall comply with the CA Fire Code and CA State Fire Marshal Photovoltaic Guideline. Illustrations of rooftop solar potential on Sheets AR-2.3, 3.3 and 4.3 are more generous than the standard would allow. (FD, CFC 6050.

61. **Fee Deferral**. Required Fire Department permits that are eligible for deferred submittal: **Construction:** Underground Fire Main, Automatic Fire Sprinkler System, Fire Standpipe System, Fire Alarm System, Sprinkler Alarm Supervisory Service (water-flow monitoring), Fixed Extinguishing System (if cooking facilities), High Pile Combustible Storage (if >8 feet in retail or 12 feet in storage), Fire pump, Generator Fuel Storage (if proposed). **Operation:** Apartment Building, Bi-Directional Repeater System. (FD, CFC 105).

62. **Fees**. The Applicant shall remit the Development Impact Fee with the Building Permit submittal. (FD)

63. **Review Fees.** The Applicant shall provide proof of payment of the Rodeo–Hercules Fire District Review Feeapplicable for this planning review. (FD)

64. **Construction Pla**n. The Applicant shall submit a "Fire Safety During Construction" plan to the Fire District at the time of Building Permit submittal. (FD, CFC 3308)

65. **Hazardous Materials Storage.** Storage or use of any hazardous materials at the site (such as diesel fuel for an on-site generator or sulfuric acid in batteries) will require a Hazardous Materials Business Plan be submitted to the CUPA. (FD, CFC 5001)

66. **Construction Fire Protection**. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials. (FD, CFC 3312)

Police Department / Parks & Recreation Conditions

67. **Play Equipment.** Play structures and equipment shall not provide for concealed shelter or encampment. (PD, PR)

68. **Anti-Skate Devices.** Anti-skate devises shall be installed on wall seating areas and similar areas as determined by the Parks and Recreation Department. (PD, PR)

69. **Phasing of Improvements.** Applicant shall submit for Public Works Director, Planning Director, and Fire District approval a phasing plan for all utility, landscaping, roadway, and other improvements required by the conditions of approval. Such phasing plan shall identify the improvements required to be built in order to allow construction and occupancy of each discrete component of the project (i.e., hotel, retail, and residential) and orderly sequencing of the improvements(PW, PL, FD)

Public Works/Engineering Conditions

70. **Compliance with City Engineering Standards**. Applicant shall comply with all applicable City of Hercules Public Works Standards. In the event of a conflict between the Standard Public Works Standards and these Conditions of Approval, these Conditions shall prevail. In the event that clarifications to the conditions of approval are required, the

Director of Public Works or the Planning Director, as applicable, shall have the authority to clarify the intent of the conditions without going to a public hearing. (PW)

71. **Construction Issues: Trash/Debris.** Reasonable measures shall be taken to contain all construction-related trash, debris, and materials on-site until disposal off-site can be arranged. The Applicant shall keep the adjoining public streets and properties free and clean of project dirt, mud, and materials during the construction period. Construction debris boxes shall be provided during all phases of construction. The Applicant shall be responsible for corrective measures reasonably related to its construction activities at no expense to the City of Hercules. (PW)

72. **Noise Control**. Applicant and contractors shall comply with the recommendations specified in the Environmental Noise Analyses dated June 4, 2018, and April 22, 2019, by Veneklasen Associates, Inc.

73. **Temporary Construction Fencing**. The use of any temporary construction fencing shall be subject to the review and reasonable approval of the Public Works Director, Hercules Police Department, and the Building Official. Security lighting and patrols shall be employed as necessary. The fencing shall not obstruct pedestrian access along the frontage during construction. A safe pedestrian access route shall be maintained along the frontage at all times where sidewalks exist, except for City-approved closure permits during construction. (PW)

74. **Final Geotechnical Report.** The Applicant shall retain a licensed Geotechnical Engineer to prepare a Geotechnical Investigation Report for the site and streets. The design of the underground utilities, grading, paving, retaining walls, and foundations shall be based on the recommendations outlined in said Report. The Geotechnical Engineer shall certify that the design conforms to the recommendations in the Report before the City issues a Grading/Site Development Permit. Applicant shall pave all parking lots in accordance with the Geotechnical Engineer's recommendations based on the traffic index provided by the Traffic Engineer. Pavement sections shall be approved by the City Engineer or their designee in his or her reasonable discretion. (PW)

75. **Right-of-Way Dedication along Tsushima Street frontage.** The Applicant shall irrevocably dedicate land as public right-of-way along the east side of Tsushima Street frontage from San Pablo Avenue in accordance with project approvals generally shown on Sheet C-6.1. This dedication will allow lanes to accommodate a westbound right turn lane, an eastbound left turn lane, and a northbound lane at the intersection of San Pablo Avenue that the applicant shall be responsible for appropriately striping. (PW)

76. **Public Improvements on San Pablo Avenue, Sycamore Avenue, and Tsushima Street.** The Applicant shall repair or replace all improvements to the extent damaged by its construction activities, along the San Pablo Avenue, Sycamore Avenue and Tsushima Street project frontage, within the public right-of-way, including curb, gutter, sidewalks, paving and utilities to the reasonable satisfaction of the Director of Public Works during construction activities. Any improvement constructed within the public right-of-way shall be constructed in accordance with project approvals, the City's approved standards and/or approved construction civil plans and may be constructed only after an encroachment permit has been issued by the City. Any missing street trees along the Sycamore Avenue frontage shall be replaced with 24 inch-box sized trees that match the species of existing

adjacent trees. Applicant is responsible for third party damage that is directly attributable to their construction activities. (PL, PW)

77. **Transit Stops:** Applicant shall install four (4) standard bus shelters, seating, and real-time route information for new bus stops: two (2) located on eastbound and westbound Sycamore Avenue and two (2) located on northbound and eastbound San Pablo Avenue as generally shown on Revised page C-1.0, at the discretion of WestCAT staff with adequate ADA accessibility.

78. **Public Improvements on San Pablo Avenue.** The Applicant shall at its cost improve the public right-of-way on San Pablo Avenue along the project frontage to accommodate frontage and landscaped median channelization improvements as generally reflected on Sheets C-3.1 and C-3.0. Said improvements shall conform to the following requirements:

    a. Any utilities, trees, or other improvements within the widening area shall be removed or relocated as reasonably required by the Public Works Director, or applicable utility provider.

    b. The pavement structural section for the widened street shall match the existing section, or shall be designed based on appropriate Traffic Index (TI) and Soil Resistance (R) values. The new asphalt concrete shall be keyed to the existing using a conform detail acceptable to the City.

    c. The public sidewalk along the project frontage shall be generally consistent with project approvals shown on Sheet C-6.0. Said sidewalk, curb and gutter shall be constructed in accordance with City Standards. Existing asphalt concrete pavement shall be removed and replaced as necessary to accommodate frontage improvements. New asphalt concrete pavement installed to conform to existing pavement to remain shall have a minimum width of two (2) feet.

    d. Proposed driveways shall be constructed in accordance with City Standards and shall have ADA compliant curb returns and ramps.

    e. 24-inch-box sized street trees shall be planted in the planter strip in accordance with City Standards and the tree species shall match the adjacent streetscape.

    f. Appropriate signs and pavement markings shall be provided within each left-turn pocket on San Pablo Avenue as approved by the Director of Public Works.

    g. The existing medians and striping along San Pablo Avenue shall be modified within the existing right of way as reasonably required by the City Engineer to substantially conform to the new landscaped median channelization improvements, accommodate pedestrian refuge islands (which anticipates potential removal of one existing left-turn lane in the NBL movement from San Pablo Avenue to Sycamore Avenue with the intent of accommodating a wider landscaped median island for pedestrians and maintaining cumulative buildout scenario anticipated Level of Service), incorporate trees and landscape throughout the median, and accommodate for a potential future third northbound through-travel lane (see below).

    h. Channelization improvements shall include striping modification, removal/ reconstruction/extension of portions of the existing raised concrete medians along San Pablo Avenues to accommodate two separately located westbound left turn pockets,

and two separately located eastbound left turn pockets with center landscape for traffic calming and include an off-site area approximately 400 feet west of Tsushima Street for left turn pocket as determined by the City Engineer. (PW)

i. San Pablo Avenue shall be repaved to the median (centerline) of roadway due to the extensive utility trenching within the public street.

j. The Applicant shall work with the City of Hercules to evaluate the feasibility of adding a third through-travel lane to the northbound approach of the San Pablo Avenue/Sycamore Avenue intersection as outlined in the *Sycamore Crossing Transportation Impact Assessment* report. If improvements are deemed necessary, Applicant shall be credited Transportation Facilities Impact Fee credits consistent with the 2019 Hercules Transportation Impact Fee Nexus Study to make the improvements. (PW)

79. **Public Improvements on Tsushima Street.** The Applicant shall modify the Tsushima Street along the project frontage in accordance with project approval sheets C-6.1 and C-1.0. (PW)

80. **Public Improvements on Sycamore Avenue**. The Applicant shall modify the south side of Sycamore Avenue in accordance with project approvals as indicated on Sheet C-3.0 (PW)

a. **Westbound Turn Lane.** The Applicant shall provide a 100-foot minimum turn lane for westbound left-turn movement at the Sycamore Avenue/East Parcel Project Driveway intersection.

81. **Traffic Signals on San Pablo Avenue.** The Applicant shall install two (2) new coordinated traffic signals on San Pablo Avenue, one at Tsushima Street and one at the commercial entry driveway that ties into the existing "Hercules Retail Center" (on the opposite side of San Pablo Avenue), as generally indicated on Sheets C-3.0 and C-1.0, in accordance with project approvals. Traffic signal improvements shall include traffic controllers, traffic signal poles, detector loops, signs, lighting, Opticom devices, and pavement markings and appropriate adjustments to the raised center median. Pedestrian countdown signals shall be installed at all new traffic signals. Internally illuminated hanging street signage shall be incorporated into each signal.

The final design of the new signal serving the project and the "Hercules Retail Center" shall be approved by the City Engineer. The design shall accommodate the anticipated turning movements of each leg of the proposed intersection as indicated on sheet C-7.0.)

The applicant shall be responsible for all costs associated with the design and construction of the above two traffic signals with a fair share credit being applied towards Transportation Facilities Impact Fees only for the Tsushima at San Pablo signal. (PW)

82. **Signal Timing:** Signalized timing along the San Pablo Avenue corridor shall be coordinated with and approved by the City of Hercules at the Applicant's expense. (PW)

83. **Public Sidewalk Easements.** The Applicant shall irrevocably dedicate appropriate sidewalk easements for any public sidewalk, access ramp, cross walk, or portion thereof, that extends outside of the public right-of-way directly adjacent to the Sycamore Avenue, San Pablo Avenue, or Tsushima Street. The intent of this Condition is to provide

unobstructed continuous and accessible pedestrian access along the property frontages adjacent to the foregoing streets, exclusive of all walkways interior to the project site. (PW)

84. **Maintenance of Frontage Sidewalks, Parkways, and Decorative In-Line Cross Walks.** The Applicant and/or its successor owners shall be responsible for constructing sidewalks (including the brick-accented sidewalk with trees within iron-grated wells along Sycamore Avenue to align with the patterns on the opposite side of the street) and parkways in accordance with California Streets and Highways Code Section 5600 abutting the project site and include decorative/textured crosswalks across project entrances, regardless of if it is in the City right-of-way, as generally shown on Sheet L-1.0 of the project plans. Maintenance of the parkway landscaping and irrigation improvements and sidewalks in the public right-of-ways along the project frontage, and behind the curb and gutter sections on San Pablo Avenue, Sycamore Avenue, Ohlone Creek Place and Tsushima Street, shall be the responsibility of the applicable abutting property owner (i.e. residential, hotel, or retail). Other decorative cross walks, sidewalks, and pavement areas within the project site identified in the approved Site Plan shall be maintained by the owners of the shopping center through a shared maintenance agreement included in the retail project CC&Rs. Final design details shall be approved by the Planning Director in coordination with the Public Works Director. (PW, PL)

85. **Southeast Quadrant of Tsushima Street and Sycamore Avenue.** The proposed pedestrian approach at the southeast quadrant of Tsushima Street and Sycamore Avenue shall consist of curb returns and ADA curb ramps and shall be in accordance with City Standards to accommodate WestCAT buses through the intersection. (PW)

86. **Transitioning Existing Improvements.** The Applicant shall be responsible for transitioning proposed street improvements for smooth transition to the existing improvements on San Pablo Avenue, Sycamore Avenue, and Tsushima Street to the satisfaction of the Director of Public Works/City Engineer. (PW)

87. **Retaining Walls.** Any retaining walls to be built along the property boundary to resolve differences in elevation between the property and the abutting right of way shall be constructed of concrete, masonry block, or other City-approved durable material. Structural calculations for any retaining walls shall be submitted to the City Engineer and/or the County Building Department acting on behalf of the City for review and approval. Walls constructed of wood will not be permitted. Maintenance of said walls shall be the responsibility of the Applicant. (PW)

88. **Pavement Slopes.** Pavement slopes and parking stalls will be subject to ADA design standards. (PW)

89. **Storm Drainage.** The Applicant shall be subject to project approvals and regulatory agency permitting requirements. If storm drainage improvements occur within the defined wetland area, the Applicant shall obtain all necessary jurisdictional permits (e.g., Army Corps of Engineers, Department of Fish and Wildlife, State Water Resources Control Board, etc.) prior to issuance of the Site Development/Grading Permit. The design of the storm drain system shall be consistent with the City standards, as evidenced by the preparation and submittal of hydrologic/hydraulic calculations prepared by a

registered Civil Engineer. Drainage shall be designed in accordance with City standards and shall meet all requirements of the Regional Water Quality Control Board.

a. **Flood Plain.** The Applicant shall demonstrate to the Director of Public Works that the elevations of proposed building finished floors on this project are a minimum of one foot above the 100-year storm event and that 1.25' minimum of freeboard is provided at each storm water inlet as measured from top of curb to hydraulic grade line. All grading improvement plans shall be reviewed and approved by the Director of Public Works prior to start of any grading. Should the project alter the 100-year flood plain, the Applicant shall file a Letter of Map Revision (LOMR) with the Federal Emergency Management Agency. (PW)

90. **Existing Underground Utilities and Associated Easements.** According to the Preliminary Title Report for the project site, several existing easements encumber the site. The Applicant shall effect removal of existing easements that conflict with the construction of the proposed Sycamore Crossing buildings and site improvements prior to issuance of building permits for any affected area. Such easement include, but may not be limited to: (a) a utility easement in favor of PG&E; (b) a utility easement in favor of EBMUD; (c) a sanitary sewer easement in favor of the City, and (d) an access easement in favor of the public. If any existing utilities are altered or removed, the Applicant shall submit evidence reasonably acceptable to the Director of Public Works that the easement holder has consented to said work and/or a new easement area is made where utilities are anticipated to be relocated as generally described in the City Council Resolutions of Vacation #15-002 and #15-003. (PW)

91. **Removal of Obstructions.** Applicant shall remove all trees including major root systems and other obstructions from building sites or parking/drive aisle areas within the project boundary that are necessary for improvements or for public safety, as reasonably directed by the Director of Public Works. (PW)

92. **Dedication and Improvement of Fire/Emergency Access.** Applicant shall provide adequate access and turn-around for the general public, and for fire and other emergency vehicles per Rodeo–Hercules Fire District (RHFD) requirements. (FD, PW)

93. **Reciprocal Access/Maintenance/Parking Agreements.** The Applicant shall reserve and record, within the retail project CC&Rs, reciprocal cross-access, cross-maintenance, and cross-parking easement agreements across the parking and access areas over the entire retail project site in a form acceptable to the City Attorney. (PW, CA)

94. **Decorative Paving.** Applicant shall not construct decorative pavement within the City right-of-way that is not consistent with the IPDP/FDP unless otherwise approved by the Director of Public Works. (PW, PL)

95. **Location of Improvements/Configuration of Right of Way.** All public streets, sidewalks, driveway approaches, street lights, traffic markings and signs, storm drainage facilities, handicap ramps, and other street improvements shall be located within the public right of way or public service easements. The location of improvements and type shall be approved by the Director of Public Works prior to construction in coordination with the Planning Department. (PW)

96. **Signing and Striping Plan.** A signage and striping plan for the parking fields shall be submitted to the Public Works Department and/or the County Building Department on behalf of the City for review and approval with the building construction plans. (PW)

97. **Disabled Access Requirements.** An accessible pedestrian route shall be provided between each primary building entrance and the public sidewalk, and between each primary building entrance and the disabled parking stalls designated to serve that building. The accessible route and all ramps shall comply with all current applicable ADA access requirements and City Standards. (PW)

98. **Water and Sewer Lines.** Applicant shall construct all fire hydrants, water lines and sewer lines needed to serve the project, to the satisfaction of EBMUD and the Rodeo–Hercules Fire District, City of Hercules, and Pinole-Hercules Treatment Plan. (PW)

99. **Erosion Control Measures.** An Erosion Control Plan will be required and shall be included in any Stormwater Pollution Prevention Plan (SWPPP) required for grading permit or activity that may take place at the site. A plan for erosion control shall be prepared and submitted for approval by the Public Works Director. All erosion control measures shall be in accordance with the latest standards in effect at time of permit submittal of the Regional Water Quality Control Board Manual of Sediment Control. (PW)

100. **Water Quality During Construction.** Applicant shall demonstrate to the Director of Public Works that the project development meets the requirements of the City's "Best Management Practices" to mitigate storm water pollution. The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and submit a notice of intent (NOI) to the State Water Resources Control Board for their approval. (PW)

101. **Joint Utility Trenches/Undergrounding/Utility Plans.** Applicant shall construct all off-site joint utility trenches (such as electric, telephone, cable TV, and gas) in accordance with the applicable utility jurisdiction standards. All communication vaults, electric transformers, cable TV boxes, blow-off valves and any appurtenant utility items thereto shall be undergrounded. Utility plans, showing locations of all proposed utilities (including electrical vaults and underground transformers) shall be reviewed and approved by the Director of Public Works in his or her reasonable discretion concurrent with the approval of the grading plans. Location of these items shall also be shown on the Final Landscaping and Irrigation Plan and Site Plan for the Project construction and placed to reduce their visual impact and locations in relation to new trees. (PW)

    a. **Joint Trench Conduit.** The Applicant shall install interconnected conduit, to be owned by the City, within the joint trench of internal public and private streets of the development and along San Pablo Avenue and Tsushima Street to support future fiber ring improvements to the development.

102. **On-Site Lighting.** Prior to the issuance of a building permit, the Applicant shall obtain the approval of the Public Works Director of a photometric lighting plan which demonstrates that all exterior areas on-site will have a lighting level in accordance with California Code of Regulation and Title 24 (generally less than 0.01 foot candle light spill at 15 feet beyond the property line). All lighting shall be scaled to the pedestrian. At a minimum, the plan should include: 0.50 candle lighting at all doors, and lighting

fixtures of exterior doors should be of a vandal-resistant type. Lighting in landscaped areas throughout the project shall also be subject to reasonable review and approval of City's Landscape Architect, Planning, Public Works, and Police Departments, in consideration of IES standards for lighting in public/community areas. The Applicant shall meet a performance standard of no increase in lighting spillover into adjacent "light-sensitive" areas as reasonably approved by the Planning Director. (PL, PW, PD)

103. **Street Lighting.** The two existing street lights on the easterly side of Tsushima Street, from San Pablo Avenue to Sycamore Avenue, shall be replaced so they match street lights along Sycamore Avenue. Street lights along Sycamore Avenue east of the creek shall also be specialty single-headed lighting as shown in project approvals to match the adjacent neighborhood to the north of the project site and should be located in the landscape parkway in line with the architectural columns of the adjacent building and, where possible, be offset from street trees. Additional photometrics of off-site lighting shall be done to include San Pablo Avenue, Tsushima Street, Sycamore Avenue, and Ohlone Creek Place and interior streets so that adequate street lighting will be included in the overall project. Existing cobra head lighting on the south side of San Pablo Avenue shall remain; photometric study shall determine whether new additional lighting is needed along the Project's San Pablo Avenue frontage, subject to approval by Public Works and Planning. (PL, PW)

104. **Health, Design and Safety Standards.** Prior to final approval allowing occupancy of any new building, the physical condition of the building shall meet minimum health, design, and safety standards including, but not limited to the following:

a. The streets providing access to the site shall be complete to allow for safe traffic movements to and from the site.

b. All traffic striping and control signing on streets providing access to the site shall be in place.

c. Exterior lighting shall be provided for building entrances and shall be of a design and placement so as not to cause glare onto adjoining properties.

d. All repairs to the street, curb, gutter, and sidewalk which may create a hazard shall be completed to the reasonable satisfaction of the Director of Public Works and any non-hazardous repairs shall be complete and/or bonded for.

e. All buildings shall have an illuminated address number that is clearly visible from the middle of the street.

f. Lighting used after daylight hours shall be adequate to provide for security needs. Photometrics and lighting plans for the site shall be submitted to the Planning Department and the Hercules Police Department for review and approval prior to the issuance of a building permit.

g. All sewer clean-outs, water meter boxes, and other utility boxes shall be set to grade to the approval of the Director of Public Works. (PL, PW)

h. All street striping improvements shall be completed using raised pavement markers or thermos-plastic. (PW)

105. **Lighting and Landscaping District.** Applicant shall enter into a Lighting and Landscaping District (LLAD) for the project prior to issuance of a building permit that is anticipated to include electricity and maintenance of street lights along Ohlone Creek Place, San Pablo Avenue between Sycamore Avenue and Tsushima Street, along the easterly side of Tsushima Street between San Pablo Avenue and Sycamore Avenue, along Sycamore Avenue between San Pablo Avenue and Tsushima Street, as well as the landscaping in the median islands along San Pablo Avenue and Sycamore Avenue, and participation in the City's Major Roads Lighting and Landscaping Zone. The parkway landscaping and irrigation improvements and sidewalks in the public right-of-ways along the project frontage behind the front of the curbs of San Pablo Avenue, Sycamore Avenue, Tsushima Street, and Ohlone Creek Place shall be maintained by applicable abutting property owner and not part of the LLAD. Specific conditions of the LLAD shall be agreed upon and entered into within a reasonable period of time prior to building permit issuance in coordination with the Director of Public Works in conformance with City process. A Landscape Maintenance District Master Plan shall be drawn at an approved scale and provided to the Public Works Division for review and approval. The plan shall clearly designate areas of maintenance responsibility boundaries relative to: (1) the LLD District(s); (2) abutting property owners; (3) private areas and/or (4) City maintenance responsibilities. (PW)

    a. The abutting owner(s) maintenance of landscaping along San Pablo Avenue, Sycamore Avenue, Ohlone Creek Place, and Tsushima Street intersections shall avoid sight distance conflicts. Shrubs shall not be higher than 30 inches and tree canopies shall be no less than six feet from the ground. (PW)

106. **Certificate of Occupancy Requirement.** Except as may be provided by a phasing plan described in Condition #68 above and approved by the Public Works Director, all conditions of approval for this project, including improvements such as building, paving, and landscape construction/installation, shall be completed prior to issuance of certificate of occupancy except as may be permitted by the Planning Director in consultation with other affected departments. Completion of project improvements includes construction approved through building permits, construction of required off-site improvements approved through public works permits, and construction or installation of site improvements (including paving, hardscape, and landscaping) as shown on the approved plans. In the event early occupancy is permitted, Applicant shall provide to the reasonable satisfaction of the Planning Director and City Engineer and Building Official proof of substantial completion, safe occupancy, and security or agreements to assure full completion of the project. (PL, PW, B)

107. **Performance Bond.** Prior to recording a final map on the project, Applicant shall provide improvement security consistent with Chapter 5 of the Subdivision Map Act (Government Code sections 66499 through 66499.10, as applicable) and in a form reasonably acceptable to the City to establish the party or parties responsible for the construction of and financial responsibility for off-site improvements associated with the project site and to establish the timing of various construction activities. (PW)

108. **Environmental Assessment Studies.** Applicant has provided the City of Hercules with a copy of the Applicant's Phase 1 environmental site assessment prepared by ENGEO Inc. dated September 19, 2016 Other than the fencing requirement in Condition #52 above, all

actions recommended by the site assessment have beenimplemented. Fence installation shall be to the satisfaction of the Public Works Director at the time of Improvement Plan approval.

109. **Project Entry Points:** To ensure that emergency vehicles have an unobstructed access into the site, parking should be restricted within the first 50 feet of the Project entrances, and if landscaped medians or other entry treatments are proposed, a 20-foot clear area should be provided. (FD, PW)

110. **Construction Drawings.** Construction drawings submitted for review and approval shall include: a) Site grading, drainage, utility and improvement plans; and b) Hydrology and hydraulic calculations for the site. Applicant shall provide to the Engineering Division, prior to the issuance of building permits, a 100-foot scale site plan in both paper and digital form (to NAD 83 standards preferable) of the project as approved by the City Council for the purposes of updating the City base maps. (PW)

111. **Construction Hours.** All contractors shall observe city construction work hours (including all deliveries of materials and maintenance of equipment), unless prior arrangements are approved by the City. Hours of construction shall be from 7:00 a.m. to 5:00 p.m., Monday through Saturday, except work on Saturday shall be from 8:00 a.m. to 5:00 p.m. (PW)

112. **Grading Plan.** Applicant shall submit a grading plan prepared by a registered civil engineer who incorporates into the grading plan all applicable recommendations from soil engineering and engineering geology reports. The grading plan will be reviewed and approved by Public Works prior to issuance of the grading and site development permit. Building pad elevation and landscaping mounds shall be shown on the grading plan. (PW)

113. **Flood Levels.** Prior to the first building permit, Applicant must obtain a letter from the Federal Emergency Management Agency (FEMA) indicating that the site has been removed from the Flood Insurance Rate Map and Flood Boundary and Floodway Map. The letter would be obtained by showing that all building sites have a finished grade above the 100-year flood level. (B, PW)

114. **Pre-Construction Conference.** Applicant shall coordinate with Public Works and arrange a pre-construction conference at least 48 hours prior to the proposed construction to discuss the scope and extent of removal and replacement of any pre-existing broken curb, gutter, sidewalk, or asphalt paving (patch, repair and/or overlay) in the right-of-way. (PW)

115. **Construction/Traffic Management Plan.** The project applicant shall develop a Construction Traffic Management Plan as part of a larger Construction Management Plan to address potentially significant impacts during projects construction.

116. **Construction Sanitation.** Adequate sanitary facilities shall be provided and maintained during construction. (PW)

117. **Water and Sewer Inspections and Testing.** Applicant shall make arrangements with the Public Works Inspector to inspect and test any existing sewer and water service laterals to be used, prior to connection, and shall make necessary repairs as determined by the Inspector. (PW)

118. **Sewer Plans.** Applicant shall submit an on-site sewer plan (profile not required except when conflicting with other utility lines) whenever the existing lateral is larger than four inches in diameter. (PW)

119. **Water Plans.** Applicant shall submit on-site water plans where a separate loop or terminal line is required for fire hydrants and/or sprinkler systems. All improvements plans, construction cost estimates, soil reports, geology reports, and all pertinent engineering design calculations can and should be submitted simultaneously. (PW)

120. **Underground Utilities.** On-site and off-site utility service shall be installed underground in accordance with the City Code. Utilities shall be undergrounded to the nearest suitable riser pole as determined by the appropriate utility company. Applicant shall post a bond or other surety approved by the City guaranteeing the undergrounding. (PW)

121. **Encroachment Permits.** An Encroachment Permit shall be obtained for equipment driving over City property and over public easements. A cash deposit shall be required to secure the repair of any damages and said deposit may be increased at the discretion of the City Engineer, as necessary. (PW)

122. **Sewer Connection Fees.** Applicant is advised that City Ordinance requires payment of sewer connection fee prior to issuance of a construction permit for any commercial building. Notwithstanding the above, it is hereby acknowledged Applicant and owners of the subject property are located within the Hercules–Pinole Wastewater Treatment Plant Assessment District. Accordingly, the actual sewer connection fee due shall be determined by the City Engineer consistent with the prior payments made to the sewer assessment district and in accordance with any other conditions of approval. (PW)

123. **Curbs.** Curb cut widths and design shall substantially conform to the project approvals, City Code, and current Public Works standards. (PW)

124. **Accessibility Standards.** All on-site sidewalks and paths comply with accessibility standards for individuals with disabilities under the Americans with Disabilities Act. (PW, B)

125. **Dust Control.** Applicant shall provide for dust control at all times during site preparation and construction activities at the direction of the Public Works Inspector or Building Inspector without causing tracking on the streets. (PW)

126. **Drainage.** Final Grading and Drainage Plans shall be designed to eliminate drainage from flowing across property lines unless needed to tie into regional system. (PW)

127. **Stormwater Quality Control.** Post-construction storm water quality controls shall be installed as part of this project. These controls will be reviewed and approved as part of the Site Development Permit plans. A maintenance and inspection plan for the storm water treatment facilities shall be submitted with the site development plans and will be reviewed prior to permit approval. The Applicant shall enter into a Stormwater Operations and Maintenance Agreement with the City for the post-construction storm water quality control system. (PW)

128. **Water Quality Requirements After Construction.** All development shall meet and comply with all stormwater treatment and water quality requirements of the City of Hercules' National Pollution Discharge Elimination System (NPDES) permit and the

Contra Costa County Urban Runoff Clean Water Program, including without limitation the Contra Costa Clean Water Program Stormwater C.3 Guidebook 7th Edition. A final Stormwater Control Plan shall be prepared and submitted to the City for approval by the Director of Public Works. Applicant shall demonstrate compliance with applicable C.3 and C.10 requirements. The site design shall include permanent filtration systems for all storm drain inlets within paved area to prevent hydro carbons and other petroleum-based contaminants from entering the public storm drain system for compliance with the C.10 requirements. In addition, all storm drain inlets shall be stenciled "No Dumping – Drains/Flows to Bay" per Contra Costa County standards. Details for all storm water control measures shall be included in the plans. The residential and retail covenants, conditions, and restrictions (CC&Rs) shall provide for the operation and maintenance of the private storm treatment facilities. The residential and retail CC&Rs shall require the residential and retail owners' associations respectively to operate and maintain their respective stormwater treatment facilities per the approved O&M plan, and each submit an annual report to the City. (PW)

129. **Soils Engineering.** A Soils Report shall be submitted and the grading, retaining walls, surface and sub-surface drainage, lot drainage, and utility trench backfilling shall be designed in accordance with the recommendations of the registered geotechnical/soils engineer subject to approval by the City Engineer. Final grading and drainage plans for the site development permit shall be reviewed and signed by the Soils Engineer specifying the recommendations in the Soils Report have been followed. The geotechnical/soils engineer shall submit a letter report to the City at completion of construction certifying that grading, drainage and backfill installation was performed in general compliance with recommendations in the geotechnical report. All material testing reports shall be attached to the certification letter report. (PW)

130. **Operations and Maintenance of Project Site.** The Applicant or its successors shall be responsible for the operation, maintenance, servicing and capital replacement of all areas within the project site, including without limitation all parking (but does not include those in public streets), landscaping, open space (including the natural channel and wetlands area), private streetlights, alleys, pedestrian paseos, and all areas owned or managed by Applicant or its successors. A homeowners' association and a commercial owners' association (or similar entity) shall be established to enforce the residential and commercial CC&Rs related to property maintenance thereon. (PL, CA)

131. **Graffiti.** The association or financing district shall be responsible for maintaining the site free of any graffiti. Graffiti applied to any surface of the subject property shall be removed within twenty-four (24) hours of being notified by the City. The City may remove the graffiti if it is not removed within 24 hours. Homeowners Association shall reimburse the City for the graffiti-removal work. (PW)

132. **Traffic Calming Bulb-Outs.** Ohlone Creek Place shall incorporate lane-narrowing bulb outs as traffic-calming measures, as indicated in sheet C-1.0, subject to approval by the Rodeo–Hercules Fire District and the City Engineer. (PW)

133. **Environmental Mitigation Measures and Mitigation Monitoring Program.** The Applicant shall comply with all applicable environmental mitigation measures contained

in the *2009 Updated Redevelopment Plan EIR* and related monitoring program (with the exception of Mitigation Measure GEO 2a, which applied only to the Hilltown site), which are hereby adopted as conditions of project approval. (PL)

134. **Monument Sign**. A monument sign for the hotel, like that depicted as D/F Monument Sign (M3) in the Sycamore Crossings Master Sign Program, may be located at the northeast corner of Ohlone Creek Place and San Pablo Road so long as the hotel owner and retail owner provide written agreement granting permission for placement of the sign and for the obligation to maintain the sign on the property. The sign shall be located within Parcel "D" of the tentative subdivision map, subject to Municipal Code Section 13-34.800 and Planning Director approval. The Sycamore Crossing Master Sign Program shall be modified accordingly. (PL)

135. **Retail Hours of Operation.** The anchor tenant of the retail center (pharmacy with drive through) may operate up to 24 hours per day. (PL)

136. **Alcohol Service.** All alcoholic beverage sales and service are restricted to indoors and fenced patio areas and shall meet all applicable Alcohol Beverage Control requirements. (PL)

137. **Outdoor Entertainment.** No entertainment, televisions, or other audio systems from the commercial buildings shall be audible to adjacent residents, except as allowed by a special event/temporary use permit issued by the City. (PD/PL)

138. **Outdoor Commercial Storage.** No materials may be stored anywhere outside, including at the rear of the hotel and retail buildings. (PL)

SYCAMORE CROSSING
Initial/Final Planned Development Plan #IFPD 19-02
Updated for Planning Commission August 5th, 2019 Meeting
(which rescind #FDPF 14-01 and revokes a portion of #IPDP 10-01

VICINITY MAP



LAND USE SUMMARY

SUMMARY
RETAIL: 29,511 SF
HOTEL: 62,531 SF
CONDOMINIUM: 120 UNITS

HOTEL PARKING
STANDARD: 53
COMPACT: 44
ACCESSIBLE: 8
TOTAL: 105

COMMERCIAL PARKING
STANDARD: 134
COMPACT: 1
ACCESSIBLE: 10
TOTAL: 145

RESIDENTIAL PARKING TOTAL: 336

SEE SHEET L T-4.0 FOR FULL SUMMARY

PROJECT TEAM

Developer
Sycamore Land Developers, LLC

Architects
Residential (AR):
Woodley Architectural Group
2493 Pullman Street, Ste. A
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Walnut Creek, CA 94596
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(206) 282-0700

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Signage SEE SEPARATE SIGNAGE PACKAGE

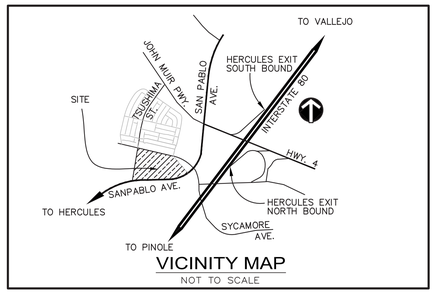


SYCAMORE CROSSING
HERCULES, CALIFORNIA

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
mcg architecture
J.M. CALIFF AIA & PARTNERS INCORPORATED
dk CONSULTING PLANNING · ENGINEERING · CONSTRUCTION
National Sign
woodley architectural group, inc.

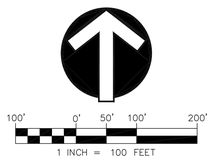
DRAFT

08/05/2019



VICINITY MAP

NOT TO SCALE



PROJECT TEAM

OWNER/APPLICANT: SYCAMORE LAND DEVELOPERS, LLC

CIVIL ENGINEER:

SOILS ENGINEER:
CONTACT: ANDREW PALPPT
ENGEO
2213 PLAZA DRIVE
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ARCHITECT (HOTEL): J.M. CALIFF AIA & PARTNERS, INC.
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ARCHITECT (RESIDENTIAL): WOODLEY ARCHITECTURAL GROUP
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LANDSCAPE ARCHITECT: GATES AND ASSOCIATES
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CONTACT: VALERIE CONANT

ENVIRONMENTAL CONSULTANT: WRA
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CONTACT: CHRIS GURNEY

SITE INFORMATION

TOPOGRAPHY: TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED UPON AN AERIAL SURVEY BY AMERICAN AERIAL MAPPING INC. FLOWN OCTOBER, 2008 AND A SURVEY DK CONSULTING COMPLETED IN JUNE, 2017.

BENCHMARK: STANDARD STREET MONUMENT LOCATED AT THE INTERSECTION OF SYCAMORE AVENUE AND SOUTH FRONT STREET.
ELEVATION = 30.51'

FLOOD INFORMATION: PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06013C0044F, WITH A DATE OF IDENTIFICATION OF MARCH 21, 2017, FOR COMMUNITY OF HERCULES, IN CONTRA COSTA COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. THE SITE ALSO INCLUDES A REQUEST FOR CONDITIONAL LETTER OF MAP REVISION. COMMUNITY NUMBER 060434-HERCULES, CA. CASE NUMBER 09-091191C WHICH IS NOT SHOWN OF THE REFERENCED FLOOD INSURANCE RATE MAP NO. 06013C0044F
dk DATUM: NAVD 29 FEMA -2.68'=dk

PARCEL NUMBERS: 404-020-094 & 404-020-095
EXISTING ZONING: GC, GENERAL COMMERCIAL
PROPOSED ZONING: GC, GENERAL COMMERCIAL
PC-R, PLANNED COMMERCIAL RESIDENTIAL
P/SP-P, PUBLIC/SEMI-PUBLIC OPEN SPACE

EXISTING USE: VACANT
PROPOSED USE: COMMERCIAL AND RESIDENTIAL
(PARCEL A - FOR CONDOMINIUM PURPOSES)

UTILITIES:
PROPOSED WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT
PROPOSED SEWER SERVICE: CITY OF HERCULES
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC, HERCULES
MUNICIPAL UTILITIES: CITY OF HERCULES
TELEPHONE: AT&T

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AP	ANGLE POINT
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGINNING OF CURVE
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
BVC	BEGINNING OF VERTICAL CURVE
C&G	CURB & GUTTER
CB	CATCH BASIN
CL	CENTERLINE
CONC	CONCRETE
CONST	CONSTRUCT
CR	CURB RETURN
D/W	DRIVEWAY
DIA	DIAMETER
DTL	DETAIL
DWG	DRAWING
(E)	EAST
EC	END OF CURVE
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVC	END OF VERTICAL CURVE
EX	EXISTING
(F)	FUTURE
FC	FACE OF CURB
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
G	GAS
GB	GRADE BREAK
HGL#	HYDRAULIC GRADE LINE (DESIGN STORM)
HP	HIGH POINT
INTX	INTERSECTION
INV	INVERT
L	LEFT
LE	LANDSCAPE EASEMENT
LF	LINEAL FEET
LIP	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MON	MONUMENT
(N)	NORTH
PCC	POINT OF COMPOUND CURVE
PG	PAVEMENT GRADE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PR	PEDESTRIAN RAMP
PRC	POINT OF REVERSE CURVE
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
R	RIGHT
(R)	RADIAL
REC	RECORD INFORMATION
R/W	RIGHT OF WAY
(S)	SOUTH
SBL	SETBACK LINE
S/W	SIDEWALK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SF	SQUARE FEET
T	TELEPHONE
TC	TOP OF CURB
T-MAIN	TRANSMISSION MAIN
TW	TOP OF WALL
TYP	TYPICAL
W	WATER MAIN
(W)	WEST



SYCAMORE CROSSING

HERCULES, CALIFORNIA

REGIONAL CONTEXT MAP

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

mcg architecture

J.M. CALIFF AIA & PARTNERS INCORPORATED

dk CONSULTING PLANNING · ENGINEERING · CONSTRUCTION

National Sign

woodley architectural group, inc.

DRAFT

T-1.0
08/05/2019

1. Tsushima/Sycamore corner treatment. See AR-6.4
2. Sycamore Avenue Stormwater Planter. See C-3.0 & C-6.4
3. Ohlone Creek Place & Sycamore Public Open Space - See AR-6.5
4. Hotel Plaza - See AH-4.0
5. Ohlone Creek
6. Gateway Corner - See AC-4.5
7. Commercial Plaza - See AC-4.4
8. Creek Trail
9. Stormwater Treatment Area
10. Wetland to Remain
11. Residential Community Garden - See AR-6.3
12. Multi-generational Residential Open Space - See AR-6.1 and AR-6.2



SYCAMORE CROSSING
HERCULES, CALIFORNIA

NEW SYCAMORE CROSSING PLAN

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
meg architecture
J.M. CALIFF AIA & PARTNERS INCORPORATED
CONSULTING PLANNING · ENGINEERING · CONSTRUCTION
National Sign
woodley architectural group, inc.

DRAFT

T-2.0
08/05/2019

VICINITY MAP



PROJECT TEAM

Developer

Sycamore Land Developers, LLC

Architects

Residential (AR):
Woodley Architectural Group
2493 Pullman Street, Ste. A
Santa Ana, CA 92705
(949)553-8919

Commercial (AC):
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(415) 974-6002

Hotel (AH):
J. M. Califf, AIA & Partners Inc
369 N Harwood St,
Orange, CA 92866
(714) 744-4242

Landscape Architect

Gates & Associates
2671 Crow Canyon Rd,
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(925) 736-8176

Civil Engineer

dk Consulting
1931 San Miguel Dr #100,
Walnut Creek, CA 94596
(925) 932-6868

Signage Consultant

National Sign
1255 Westlake Avenue N,
Seattle, WA 98109
(206) 282-0700

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Signage

SEE SEPARATE SIGNAGE PACKAGE

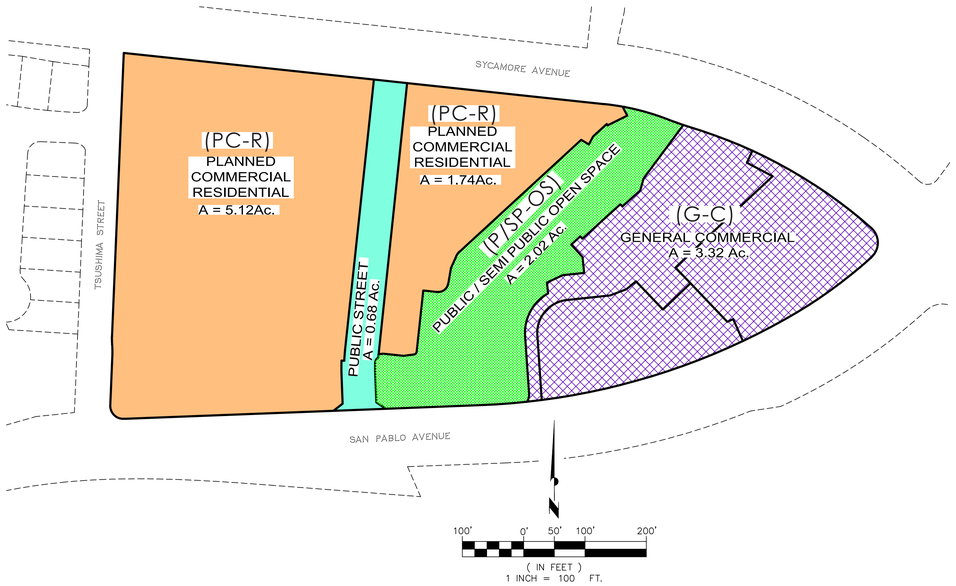
LAND USE SUMMARY TABLE

LAND USE TABLE			
Site Use	**Square Feet Or Residential**	**Parcel Acreage**	**FAR or Unit Density Per Acre**
Pharmacy	13,111	1.19	0.20
Shop Buildings	12,000	1.19	
Pad Building	4,400	0.94	
Hotel	62,531	1.77	0.81
Residences	120	5.12	23.44
Creek	87,991	2.02	
Ohlone Creek Place	29,621	0.68	

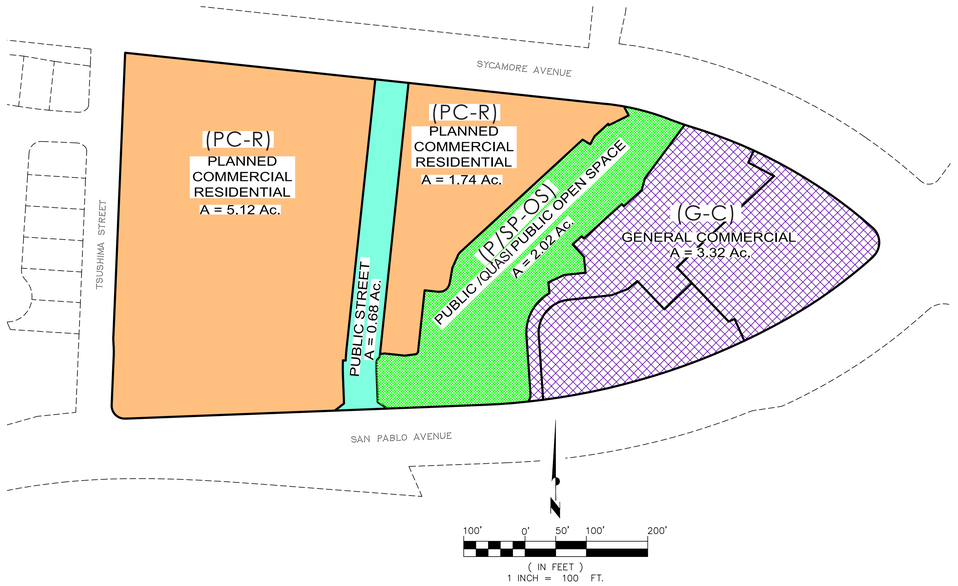
COVERAGE SUMMARY

LAND USE	Residential		Hotel		Commercial	
	Acres	% of Site	Acres	% of Site	Acres	% of Site
Buildings	1.77	34.65%	0.36	20.63%	0.68	20.54%
Street / Parking	1.69	32.96%	1.13	64.84%	1.70	51.25%
Landscape/Plaza/OS	1.66	32.38%	0.25	14.53%	0.94	28.20%
Totals	5.12	100.00%	1.74	100.00%	3.32	100.00%

PROPOSED LAND USE SUMMARY



PROPOSED ZONING SUMMARY



PARKING SUMMARY

	HOTEL			COMMERCIAL			RESIDENTIAL
	Automobile	**Bicycle**		**Automobile**	**Bicycle**		**Automobile**
Standard	53	8	Standard	134	23	Garages	240
Compact	44		Compact	1		Interior Bays	56
Accessible	8		Accessible	10		Tsushima East	14
TOTALS	105	8	TOTALS	145	23	Ohlone Creek	26
Electric Vehicle	5		Electric Vehicle	7		TOTALS	336

Note:

Note: 3% of the spaces serving the residential site must be pre-wired to facilitate future installation of EV charging capability (40 amperes)

Note: EV Space infrastructure is required to be provided to facilitate future installation of EV charging stations.

1. Tsushima/Sycamore corner treatment. See AR-6.4
2. Sycamore Avenue Stormwater Planter. See C-3.0 & C-6.4
3. Ohlone Creek Place & Sycamore Public Open Space - See AR-6.5
4. Hotel Plaza - See AH-4.0
5. Ohlone Creek
6. Gateway Corner - See AC-4.5
7. Commercial Plaza - See AC-4.4
8. Creek Trail
9. Stormwater Treatment Area
10. Wetland to Remain
11. Residential Community Garden - See AR-6.3
12. Multi-generational Residential Open Space - See AR-6.1 and AR-6.2



SYCAMORE CROSSING
HERCULES, CALIFORNIA

OVERALL LANDSCAPE PLAN

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
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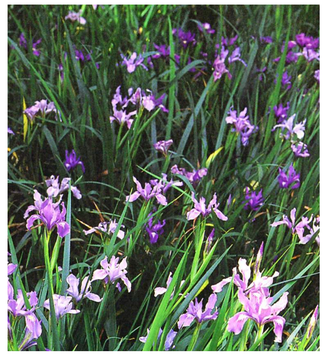
Thymus serpyllum



Lomandra longifolia



Iris douglasiana



Juncus patens



Ceanothus ‘Centennial’



Arctospaphylos ‘Howard McMinn’



Ginkgo biloba



Ulmus parvifolia



Phoenix canariensis



Hesperaloe ‘brakelights’



Teucrium fruticans



Quercus agrifolia (young)



Cotinus obovatus



Lantana montevidensis



Zauschneria californica



Sambuca mexicana



Polystichum munitum



Cercis canadensis



Baccharis pilularis



Carex divulsa



Agave pedunculifera

STORMWATER

Trees:

- *Populus fremontii*
- *Platanus acerifolia*
- *Acer rubrum*

Shrubs/Grasses/Ground Cover:

- *Juncus patens*
- *Carex divulsa*
- *Chondropetalum elephantinum*
- *Chondropetalum tectorum*
- *Iris douglasiana*
- *Lomandra longifolia*
- *Leymus condensatus*

CREEK ZONE

Trees:

- *Quercus lobata*
- *Quercus agrifolia*
- *Aesculus Californica*
- *Alnus rhombifolia*
- *Salix*

Shrubs/Grasses/Ground Cover:

- *Sambucus mexicana*
- *Arctospaphylos*
- *Baccharis pilularis*
- *Frangula californica*
- *Heteromeles arbutifolia*
- *Zauschneria californica*

PARK:

Trees:

- *Quercus lobata*
- *Lophostemon confertus*
- *Ginkgo biloba*
- *Cercis canadensis*

Shrubs/Grasses/Ground Cover:

- *Dietes bicolor*
- *Frangula californica*
- *Lantana*
- *Lomandra longifolia*
- *Polystichum munitum*
- *Ribes sanguineum*
- *Zauschneria californica*

STREETSCAPE

Trees:

- *Platanus acerifolia ‘Columbia’*
- *Phoenix canariensis*
- *Lagerstroemia ‘Natchez’*
- *Quercus lobata*

Shrubs/Grasses/Ground Cover:

- *Viburnum opulus ‘compactum’*
- *Carex divulsa*
- *Teucrium fruticans ‘Azureum’*
- *Lomandra longifolia ‘Breeze’*
- *Hesperaloe parvifolia ‘brakelights’*
- *Callistemon viminalis ‘little john’*

COMMERCIAL/HOTEL:

Trees:

- *Phoenix canariensis*
- *Cotinus obovatus*
- *Fraxinus angustifolia ‘Raywood’*
- *Olea europaea ‘Willsonii’*
- *Quercus lobata*

Shrubs/Grasses/Ground Cover:

- *Cordyline australis*
- *Hemerocallis, Daylily*
- *Thymus serpyllum*
- *Agave pedunculifera*
- *Pittosporum tobira ‘Wheelers Dwarf’*
- *Lantana montevidensis*

RESIDENTIAL:

Trees:

- *Pistacia Chinensis*
- *Lagerstroemia indica*
- *Cercis canadensis*
- *Ulmus parvifolia*

Shrubs/Grasses/Ground Cover:

- *Erigeron karvinskianus*
- *Teucrium fruticans*
- *Anigozanthos flavidus*
- *Lomandra longifolia*
- *Myoporum parvifolium*
- *Teucrium cossonii*
- *Ceanothus*

SYCAMORE CROSSING

HERCULES, CALIFORNIA

PLANT PALETTE

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Bench, throughout project



Example of fire pit & seating at Commercial Plaza



Wood Faced Trash Receptacles, throughout project



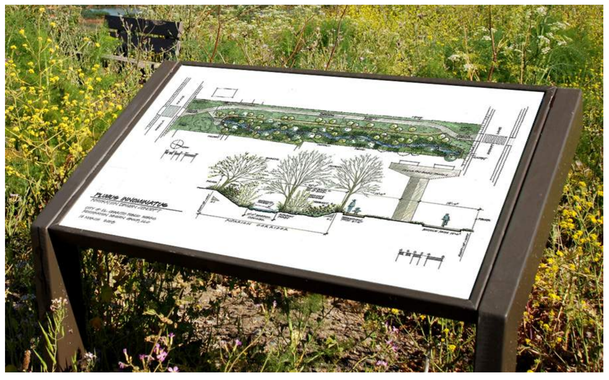
Interpretive signage at Hotel Plaza, large stormwater treatment area, and existing wetland



Public seating at Hotel Plaza and Multi-generational Residential Open Space



Lounge seating at Multi-generational Residential Open Space



Interpretive Signage at Tsushima/Sycamore Corner and Gateway Corner



Public art example for Ohlone & Sycamore Open Space



Picnic table at Multi-generational Residential Open Space



Circular Bike Racks, throughout project



Example of sand blast paving along sidewalk



Example of seatwalls, throughout project

SYCAMORE CROSSING
HERCULES, CALIFORNIA

SITE MATERIALS & CHARACTER

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WALL MATERIALS



Concrete seatwall with wood top (board form; integral color Davis: pewter; wood slats: 100% FSC hardwood) at Hotel and Commercial project areas



Stone veneer freestanding and retaining walls (Creative Mines, Craft Inner Peace) at corner of San Pablo Avenue and Sycamore Avenue Project Gateway



Concrete seatwall (board form; integral color Davis: pewter) at residential open spaces, the corner of Sycamore Avenue and Tsushima Avenue, and at the Ohlone Creek Place & Sycamore Open Space



Retaining wall planter (board form concrete; integral color Davis: pewter) at Hotel and Commercial project areas

CORNER BOLLARDS







Protection Planters (require irrigation & maintenance) On the corner of Sycamore Ave and San Pablo Ave

1 Ohlone Creek

2 Creek Trail

3 Stormwater Treatment Area Fencing as required by code

4 Wetland to Remain

Open Space Fencing Options

(or alternative acceptable to applicant and city engineer)

5a Standard Black Tube Steel Fence 42" High

5b Hog Wire Fence 42" High







SEE SHEET C-3.0 & C-3.1 FOR WALL LOCATIONS AND INFORMATION

SYCAMORE CROSSING

HERCULES, CALIFORNIA

FENCING PLAN

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PEDESTRIAN CIRCULATION PLAN

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SYCAMORE AVENUE

HOTEL MONUMENT SIGN
PER SIGN CRITERIA

(E) STREET PARKING
13 STALLS

LOW WALL AT BACK OF PLANTER AREA
PER LANDSCAPE AND CIVIL PLANS

Proposed Hampton Inn & Suites Hotel
4-STORY, 105 GUEST ROOMS
LOT SIZE 77,021 SF (1.8 AC)
LANDSCAPE AREA 11,014 SF (14.3 %)

DECORATIVE
CONC. PAVING

BIKE RACKS

ENTRY

BIKE RACK (6)

58'-6 1/2" SETBACK

70'-5 3/4" SETBACK

POOL
ACCESS

POOL DECK

POOL

POOL
ACCESS

PEDESTRIAN
WALKWAY

CONC. SLAB

TRASH

OHLONE CREEK PLACE

OPEN PLAZA & EMERGENCY VEHICLE
ACCESS POINT - REFER TO GRADING
& LANDSCAPE PLANS

CONCRETE STEPS UP TO HOTEL PAD GRADE
- REFER TO GRADING & LANDSCAPE PLANS

CONCRETE ACCESS WALKWAY
W/ LADDER PADS, TYP.

FIRE STANDPIPE LOCATION

OHLONE CREEK

FIRE STANDPIPE LOCATION

CONCRETE ACCESS WALKWAY
W/ LADDER PADS, TYP.

ACCESS THROUGH POOL DECK

PEDESTRIAN WALKWAY, TYP.

HOTEL SITE PLAN
SCALE: 1" = 20'
40' 20' 10' 0
NORTH

SYCAMORE CROSSING
HERCULES, CALIFORNIA

HOTEL SITE PLAN

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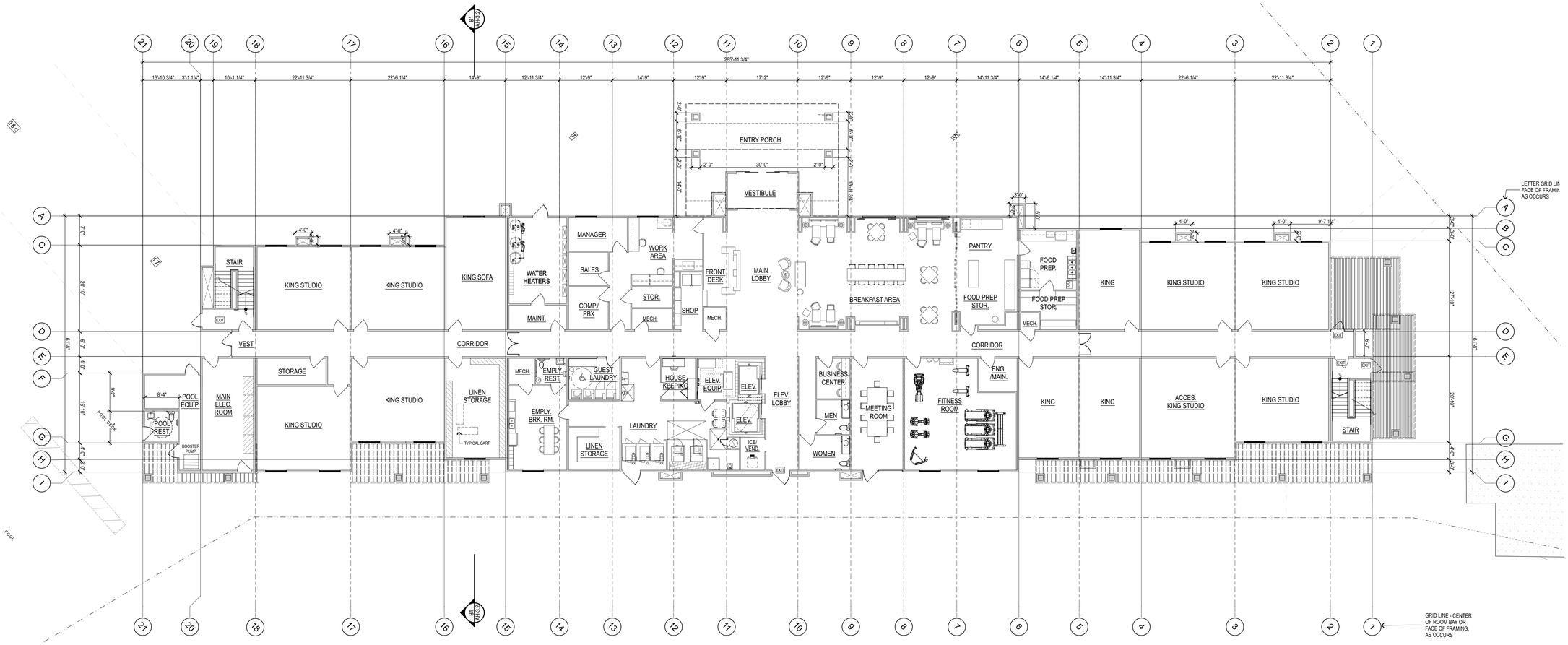

OVERALL FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

SYCAMORE CROSSING

HERCULES, CALIFORNIA

FIRST FLOOR PLAN

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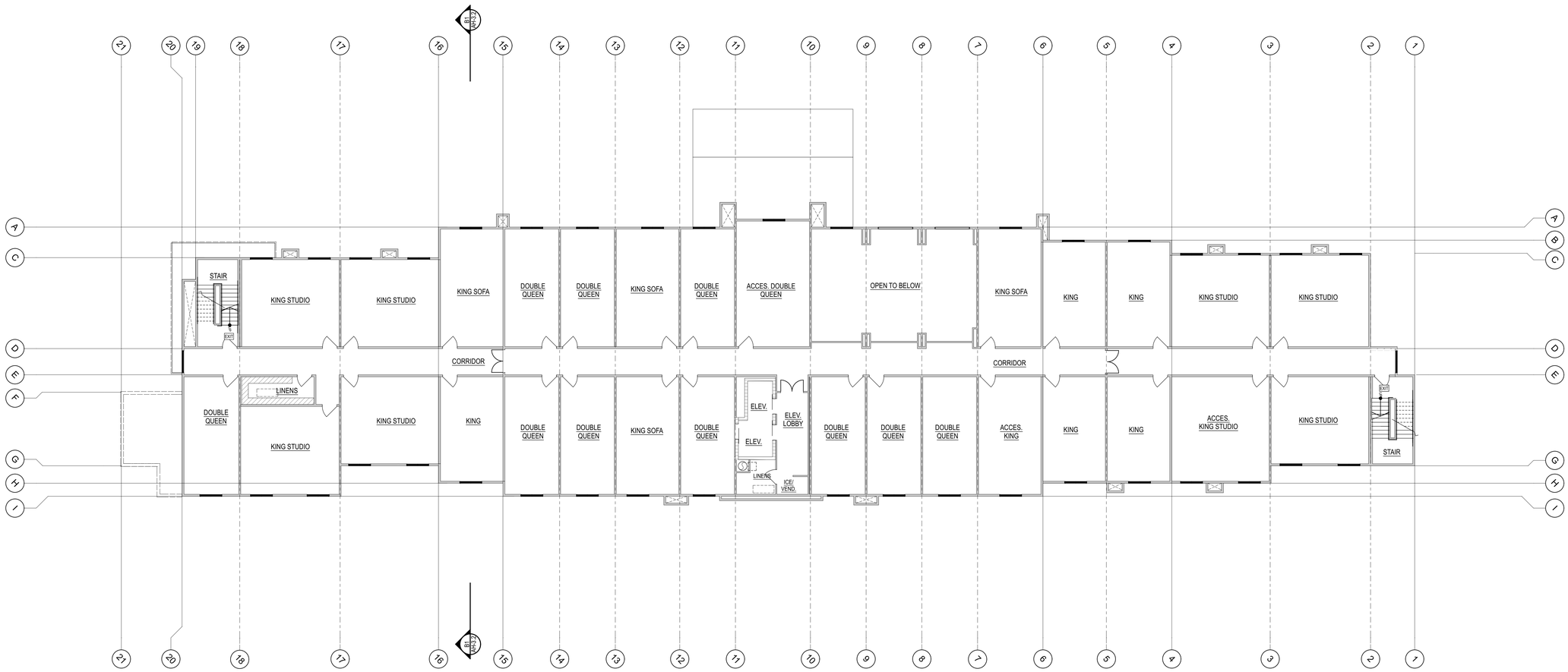

SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

SYCAMORE CROSSING

HERCULES, CALIFORNIA

SECOND FLOOR PLAN

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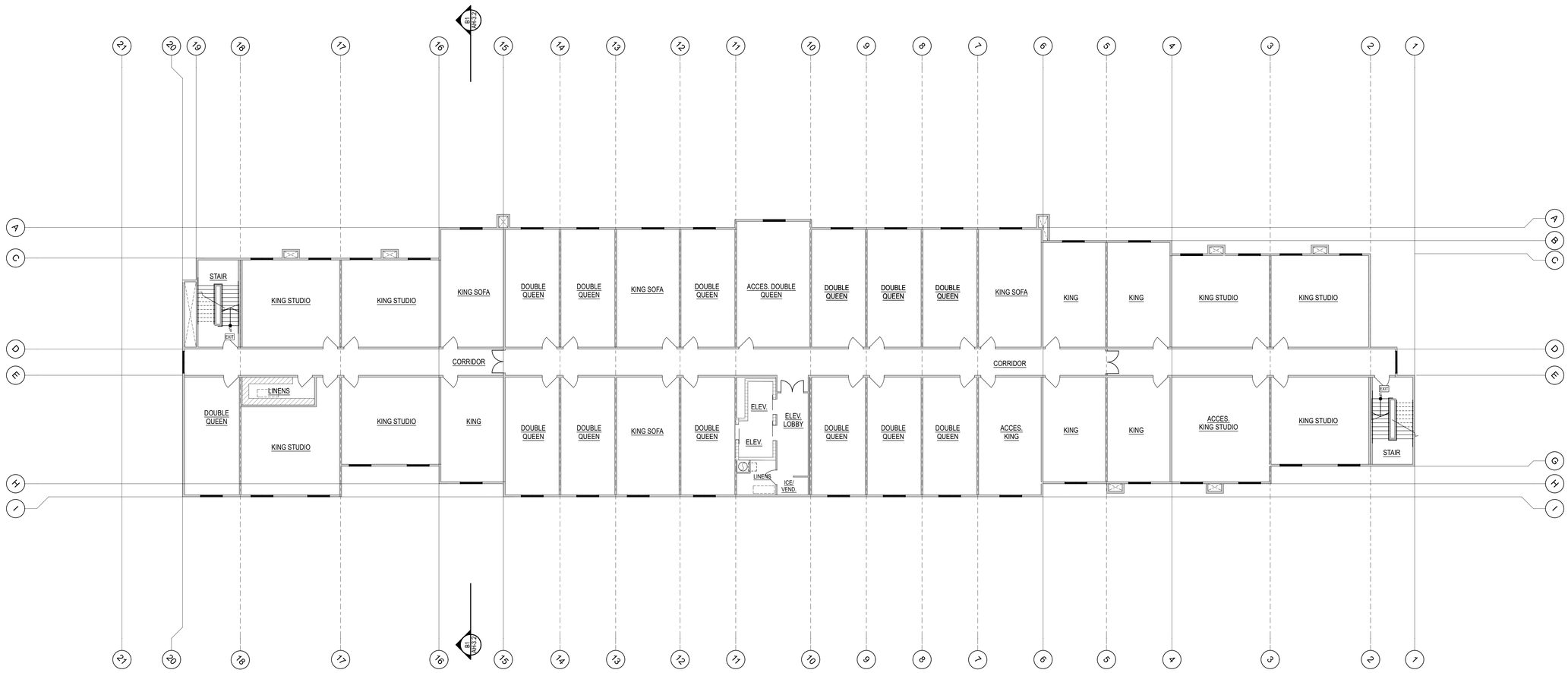

THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

SYCAMORE CROSSING

HERCULES, CALIFORNIA

THIRD FLOOR PLAN

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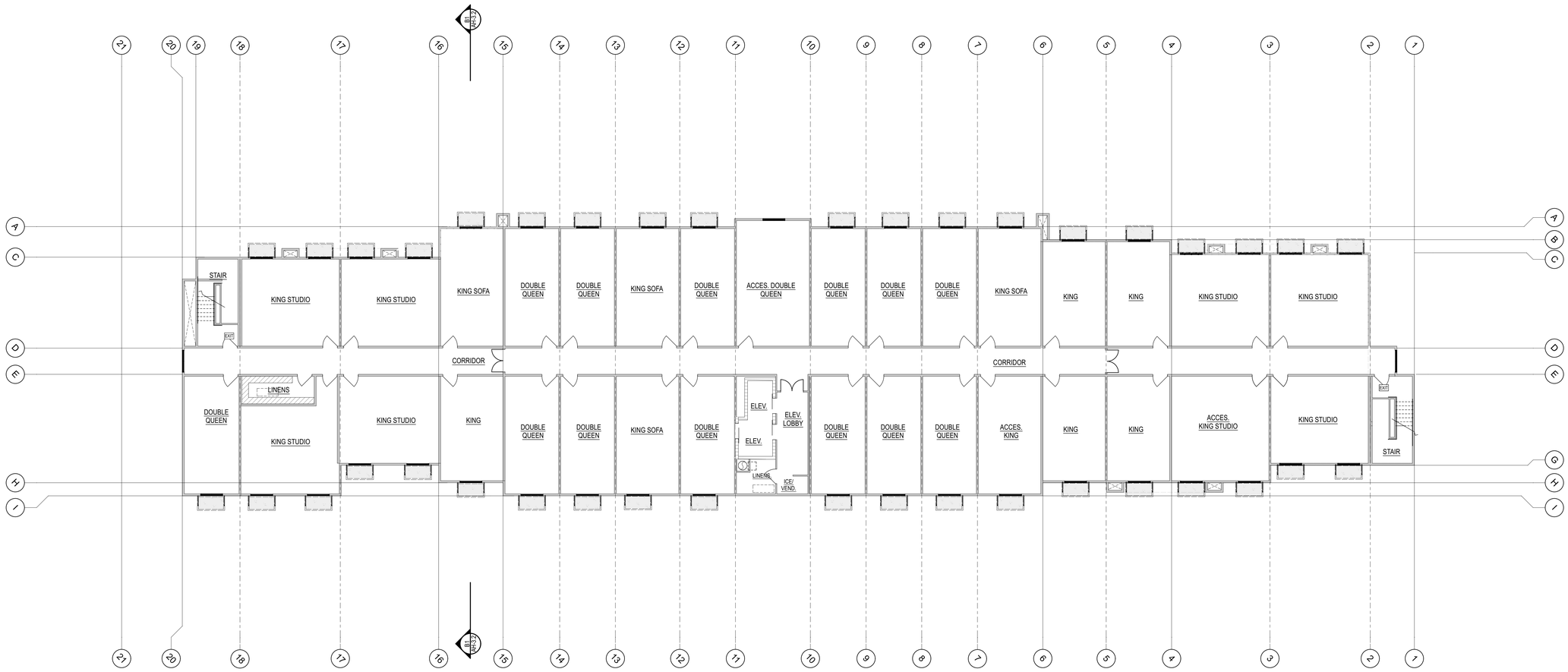

FOURTH FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

SYCAMORE CROSSING

HERCULES, CALIFORNIA

FOURTH FLOOR PLAN

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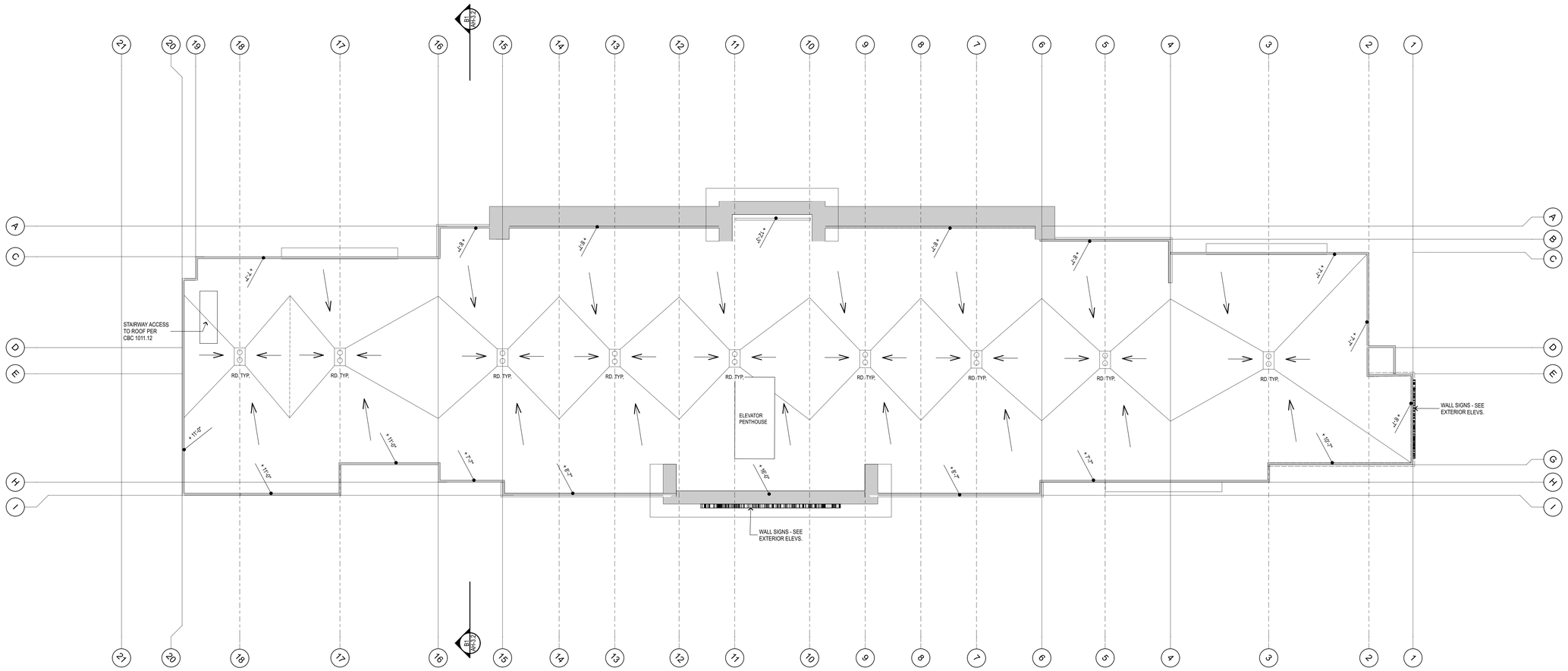
AH-2.4

08/05/2019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STAIRWAY ACCESS TO ROOF PER CBC 1011.12
RD. TYP.
ELEVATOR PENTHOUSE
WALL SIGNS - SEE EXTERIOR ELEVS.
+11'-0"
+9'-7"
+8'-7"
+10'-0"
+7'-7"
+21'-1"
+8'-6"
+7'-1"
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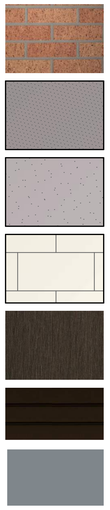


EXTERIOR COLORS & MATERIALS

MARK:	MATERIAL:	TREATMENT:	COLOR:	HOTEL	RETAIL
A	ENDICOTT BRICK		BUFF BLEND	X	X
B	CEMENT PLASTER	HEAVY DASH	DUNN - EDWARDS DE 6388 SMOKY MOUNTAIN	X	
C	CEMENT PLASTER	SAND FINISH	EDWARDS DE 6387 DANGEROUS ROBOT	X	
D	CEMENT PLASTER	SMOOTH HARD TROWEL FINISH	EDWARDS DEW 340 WHISPER	X	
E	RESYSTA SIDING		DARK SIAM C308 - C15	X	X
F	PARAPET SIDING				
G	STOREFRONT	ANODIZED	DARK BRONZE	X	X
H	EL DORADO STONE		DOVE TAIL MARQUEE 24		X
I	STUCCO	LIGHT DASH	SHERWIN WILLIAMS SW7004		X
J	TRESPA PANEL		NA-13 - HR		X
K	VERSA LOCK METAL WALL PANEL		BONE WHITE		X
L	STUCCO	HEAVY DASH	WOLVERINE DET610	X	

M

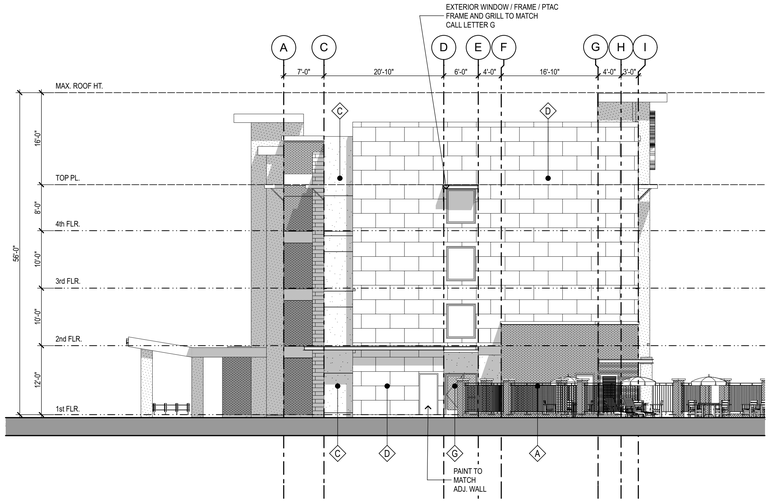
ELEV. GENERAL NOTES

1- THE WATER-RESISTIVE BARRIER FOR THE EXTERIOR STUCCO WALLS SHALL HAVE A PERFORMANCE RATING OF AT LEAST 2 LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS, CBC 2510.6.

2- AT THE STUCCO, INCLUDE A WEEP SCREED AT GRADE CONDITION: 4" ABOVE GRADE OR 2" ABOVE PAVED SURFACES, CBC 2512.1.2.

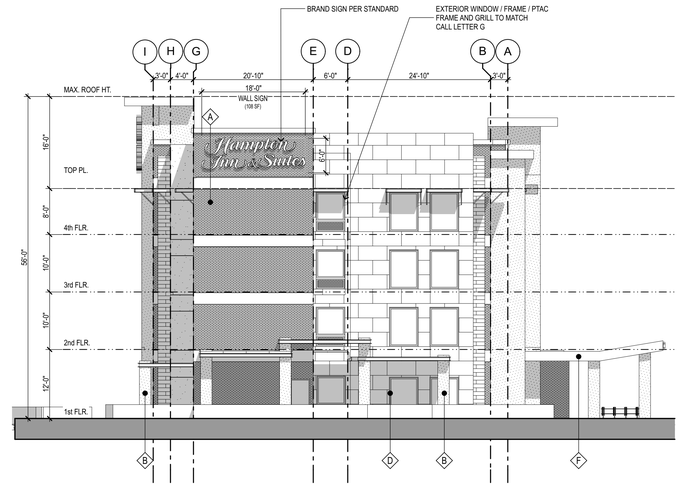
3- PROVIDE BUILDING ADDRESS W/ MIN. 6" NUMBERS ON CONTRASTING BACKGROUND PER CFC 505. MUST BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

4- ALL BUILDING & PROJECT SIGNS SHOWN ON THESE EXTERIOR ELEVATIONS ARE FOR REFERENCE, SUBJECT TO SIGN PROGRAM REQUIREMENTS AND A SEPARATE SIGN PERMIT SUBMITTAL AND REVIEW.



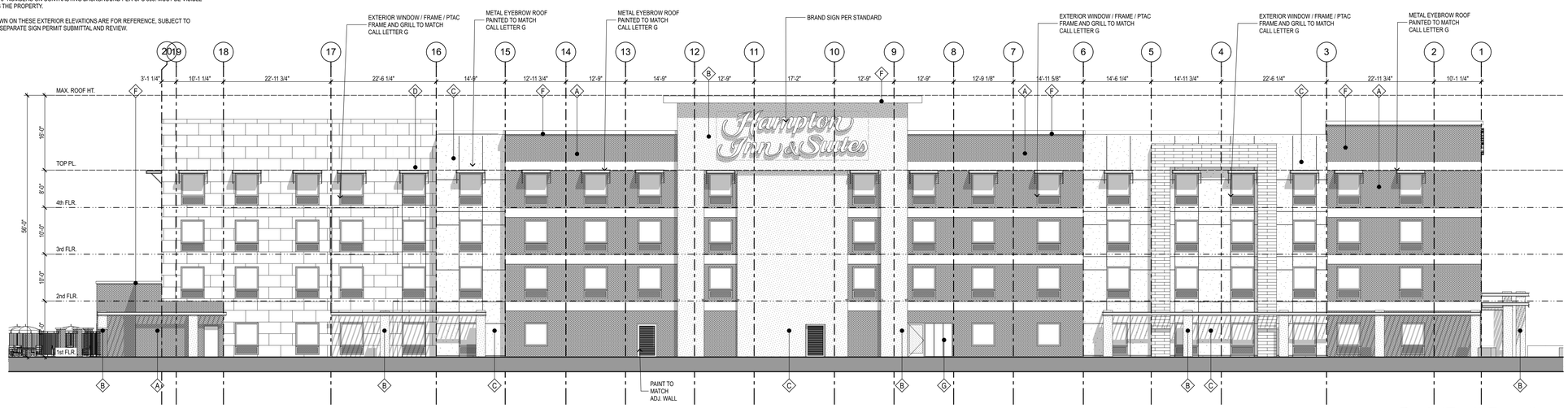
Interior Side (South) Elevation

SCALE: 3/32" = 1'-0"



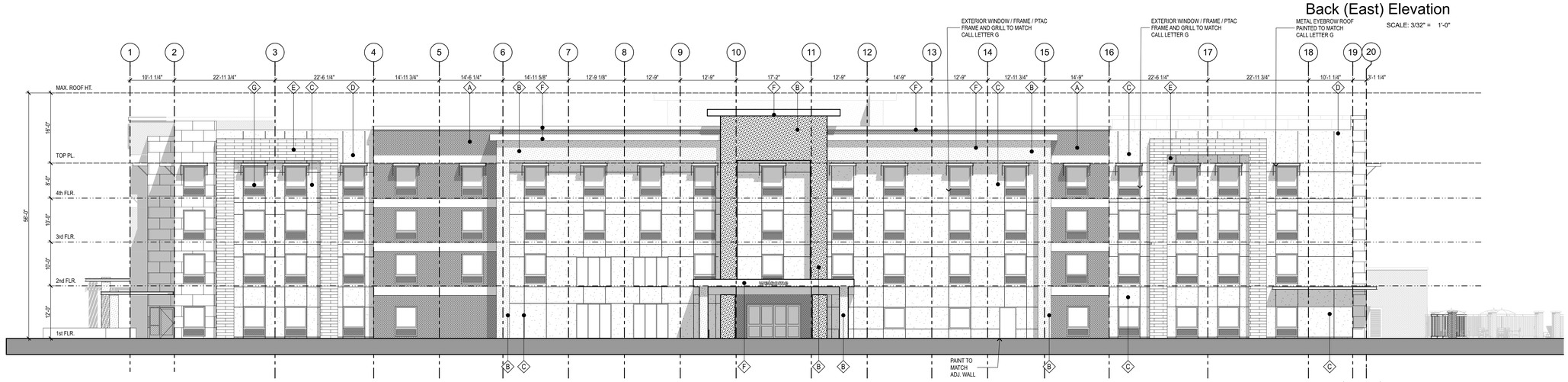
Sycamore Street Side (North) Elevation

SCALE: 3/32" = 1'-0"



Back (East) Elevation

SCALE: 3/32" = 1'-0"



Front (West) Elevation

SCALE: 3/32" = 1'-0"

SYCAMORE CROSSING

HERCULES, CALIFORNIA

EXTERIOR ELEVATIONS

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EXTERIOR COLORS & MATERIALS

MARK:	MATERIAL:	TREATMENT:	COLOR:	HOTEL:	RETAIL:
A	ENDICOTT BRICK		BUFF BLEND	X	X
B	CEMENT PLASTER	HEAVY DASH	DUNN - EDWARDS DE 6388 SMOKY MOUNTAIN	X	
C	CEMENT PLASTER	SAND FINISH	EDWARDS DE 6387 DANGEROUS ROBOT	X	
D	CEMENT PLASTER	SMOOTH HARD TROWEL FINISH	EDWARDS DEW 340 WHISPER	X	
E	RESYSTA SIDING		DARK SIAM C308 - C15	X	X
F	PARAPET SIDING				
G	STOREFRONT	ANODIZED	DARK BRONZE	X	X
H	EL DORADO STONE		DOVE TAIL MARQUEE 24		X
I	STUCCO	LIGHT DASH	SHERWIN WILLIAMS SW7004		X
J	TRESPA PANEL		NA-13 - HR		X
K	VERSA LOCK METAL WALL PANEL		BONE WHITE		X
L	STUCCO	HEAVY DASH	WOLVERINE DET610	X	

M

ELEV. GENERAL NOTES

1- THE WATER-RESISTIVE BARRIER FOR THE EXTERIOR STUCCO WALLS SHALL HAVE A PERFORMANCE RATING OF AT LEAST 2 LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS, CBC 2510.6.

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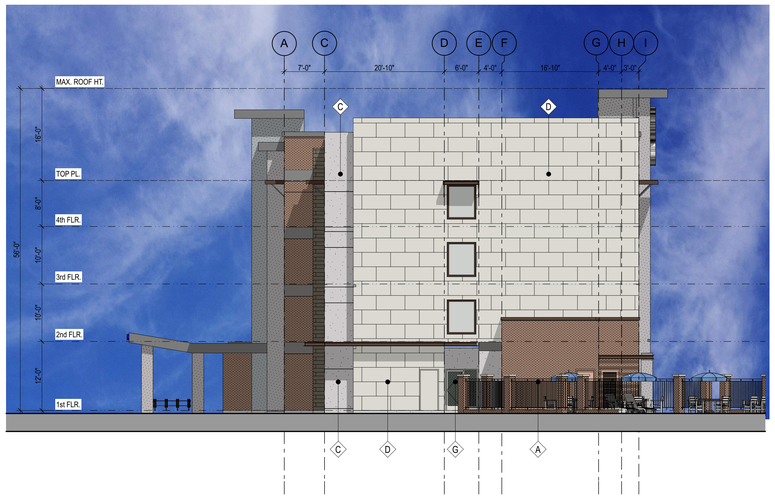


Side (South) Elevation

SCALE: 3/32" = 1'-0"



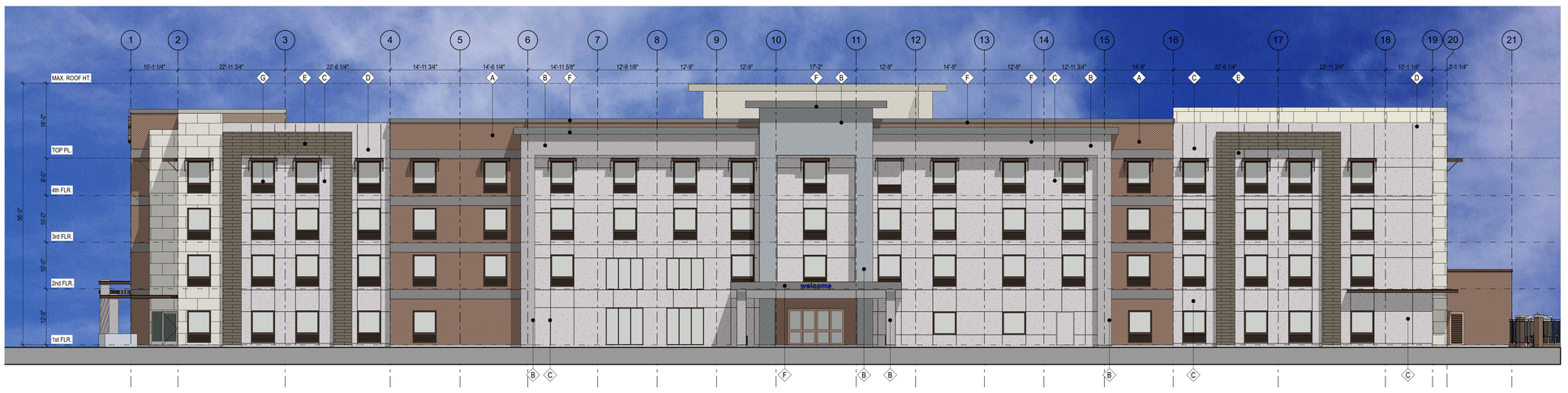
North Elevation

SCALE: 3/32" = 1'-0"



East (Back) Elevation

SCALE: 3/32" = 1'-0"



Front (West) Elevation

SCALE: 3/32" = 1'-0"

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HERCULES, CALIFORNIA

EXTERIOR COLORED ELEVATIONS

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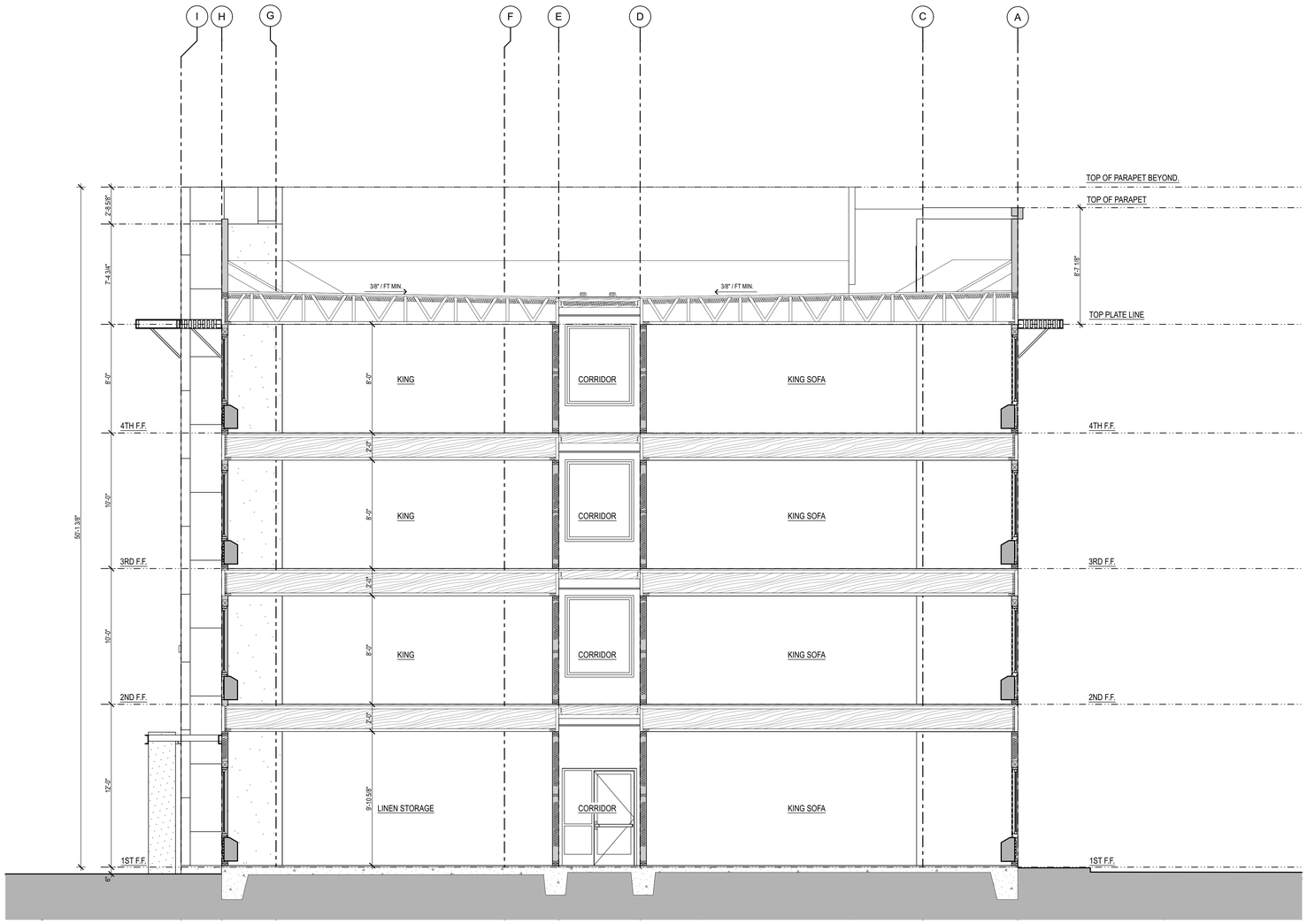

TYPICAL BUILDING SECTION (BETWEEN GRIDS 15,16)

SCALE: 1/4" = 1'-0"

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HERCULES, CALIFORNIA

TYPICAL BUILDING SECTION

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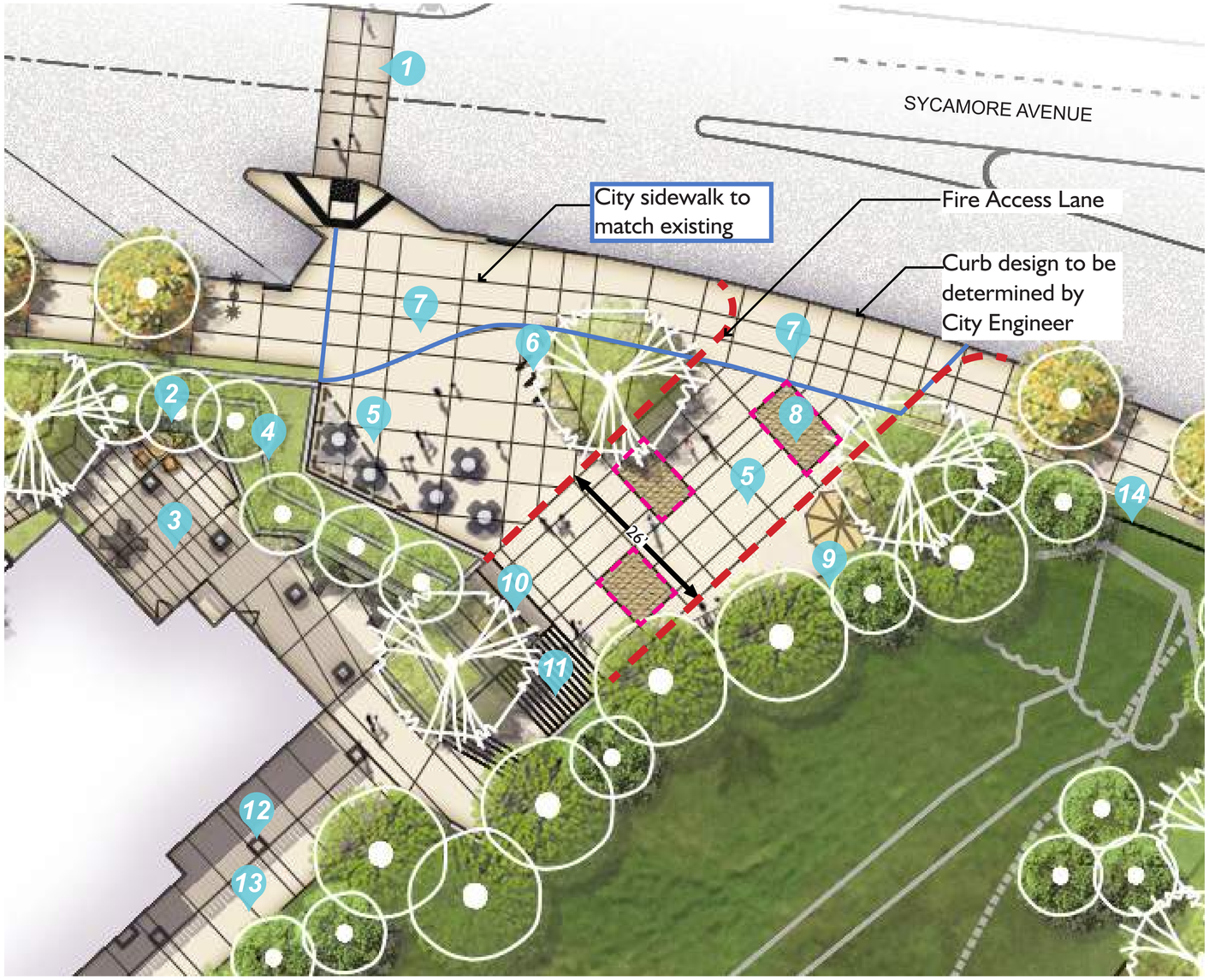


1. Enhanced pedestrian crossing
2. Seatwall with wooden seat
   - Board form concrete
   - Integral colors Davis: pewter
   - Wood slats: 100% FSC hardwood
3. Upper plaza with seating
4. Retaining wall planters
   - Board form concrete
   - Integral color Davis: pewter
5. Lower plaza
6. Bike racks
7. Plaza connection to sidewalk approved by Planning Director
8. Grasspave/Gravelpave surface
9. Interpretive exhibit describes Ohlone Creek
10. Stepped seating with wood
    - Board form concrete
    - Integral colors Davis: pewter
    - Wood slats: 100% FSC hardwood
11. Stairway (12' wide)
12. Shade structures on hotel, typical
13. Creek walk
14. Fence, See Sheet L1.4





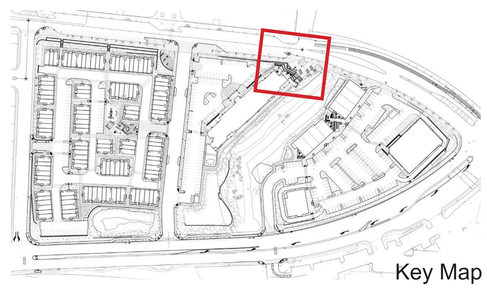


0 4 8 16









SYCAMORE CROSSING
HERCULES, CALIFORNIA

HOTEL PLAZA

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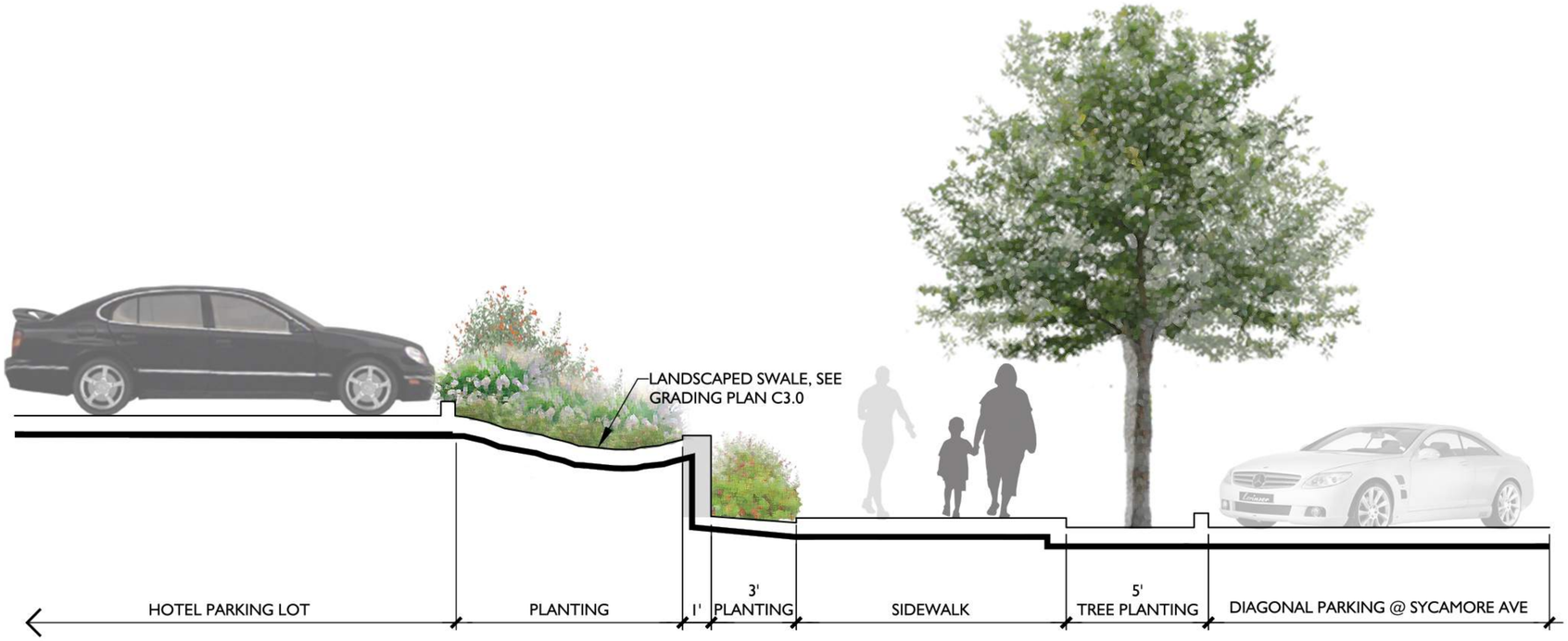
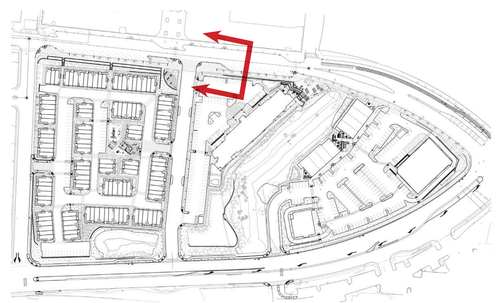


PARKING LOT AT SYCAMORE SECTION



Key Map

SYCAMORE CROSSING
HERCULES, CALIFORNIA

PARKING LOT AT SYCAMORE SECTION

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SYCAMORE CROSSING
HERCULES, CALIFORNIA

HOTEL ELEVATION NORTHWEST

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SYCAMORE CROSSING
HERCULES, CALIFORNIA

HOTEL ELEVATION EAST

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SYCAMORE CROSSING
HERCULES, CALIFORNIA

HOTEL CREEK FACING ELEVATION

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RETAIL SITE SUMMARY

GROSS LAND AREA:	± 3.42 AC.
TOTAL BUILDING AREA: (RETAIL/RESTAURANT USE)	29,511 SF
LAND/BUILDING RATIO:	3.7/1
BUILDING COVERAGE:	20.9%
PARKING PROVIDED	
STANDARD STALLS:	134 STALLS
COMPACT STALLS:	1 STALLS
ACCESSIBLE STALLS:	10 STALLS
TOTAL PARKING PROVIDED:	145 STALLS
PARKING RATIO:	4.9/1000

SYCAMORE AVENUE

SHOPS BUILDING 2
±6,000 SF

SHOPS BUILDING 1
±6,000 SF

PLAZA

PEDESTRIAN LOOKOUT AREA

BIKE PARKING
16 RACKS

PATIO

BIKE PARKING
3 SPACES

PROPOSED MONUMENT SIGN LOCATION

10' BUILDING SETBACK LINE

SEE SHEET AC-4.5 / AC-4.6
FOR CORNER ENLARGEMENT

CVS TRASH AND VERT. COMPACTOR

LOADING

SITE AREA:
+/- 3.46 AC.

LINEAR DISTANCE FROM ENTRY POINT TO DRIVE-THRU WINDOW: 230'

PAD 1
± 4,400 SF

PICK-UP WINDOW

PHARMACY
± 13,111 SF
MEZZANINE
±1,712 SF

BIKE PARKING
4 SPACES

SCREEN WALL

PROPOSED MONUMENT SIGN LOCATION

SAN PABLO AVENUE

SYCAMORE CROSSING
HERCULES, CALIFORNIA

RETAIL SITE PLAN

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N
SCALE: 1" = 50'

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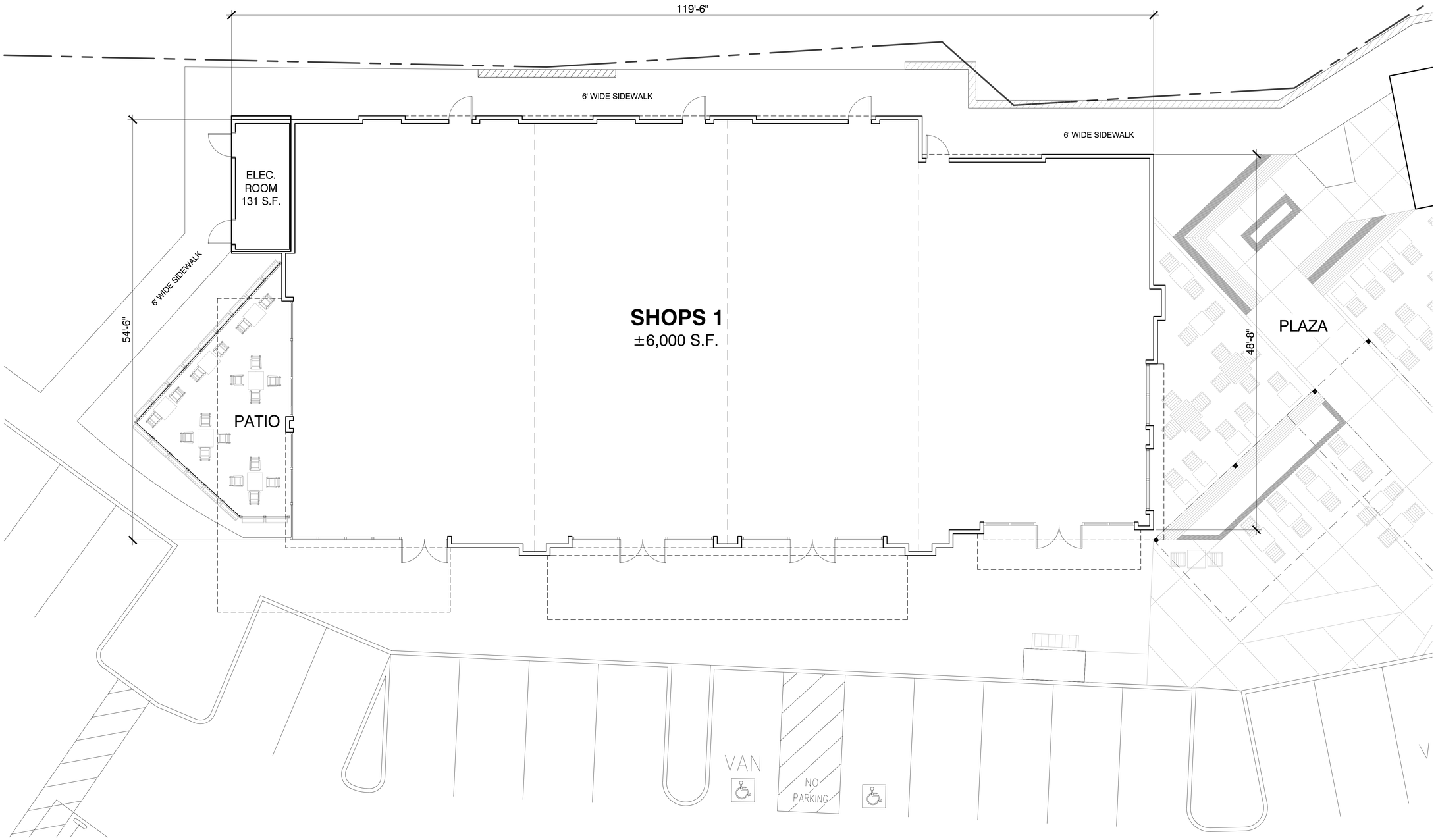

SYCAMORE CROSSING

HERCULES, CALIFORNIA

SHOPS 1 FLOOR PLAN

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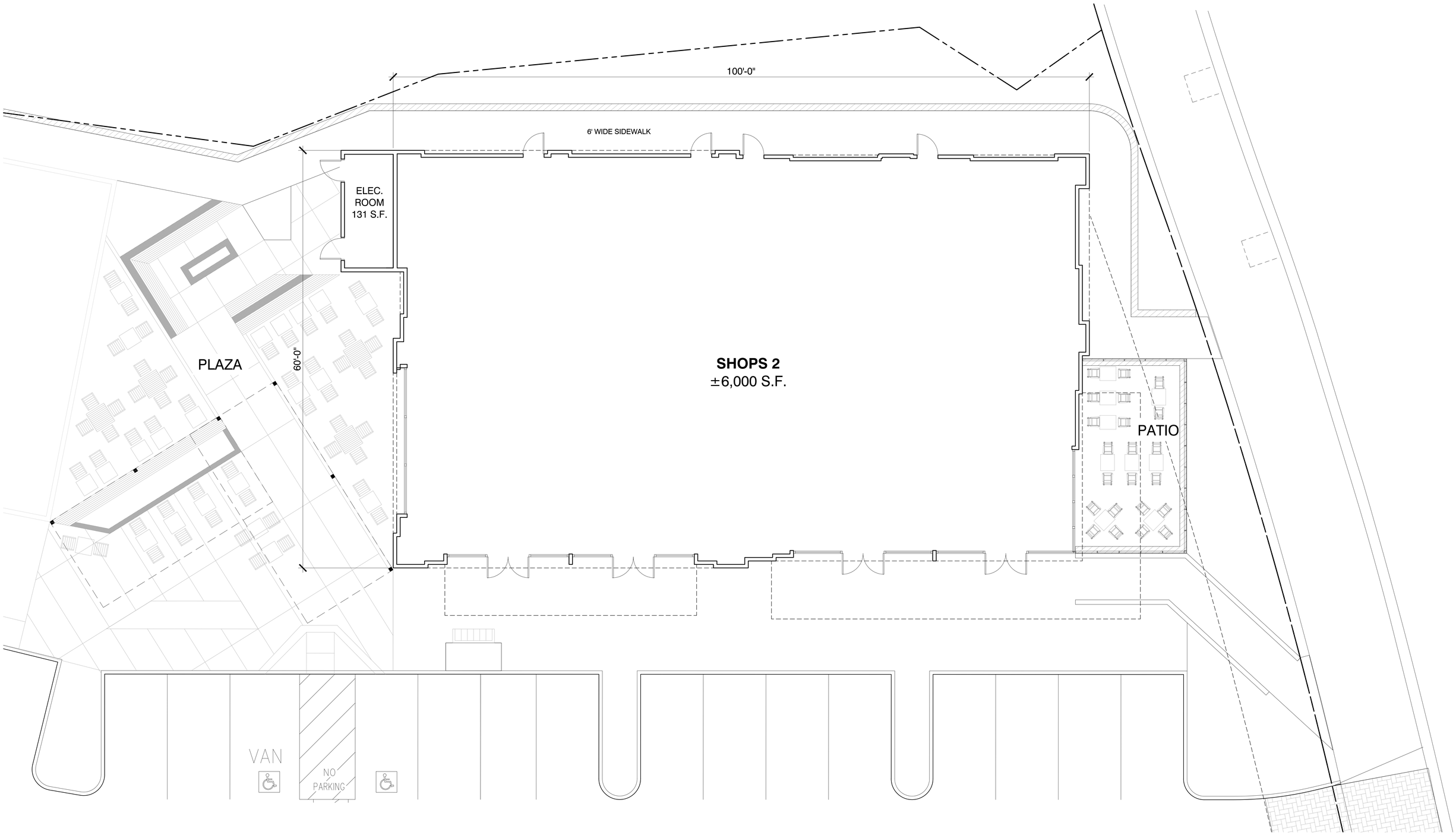

SYCAMORE CROSSING
HERCULES, CALIFORNIA

SHOPS 2 FLOOR PLAN

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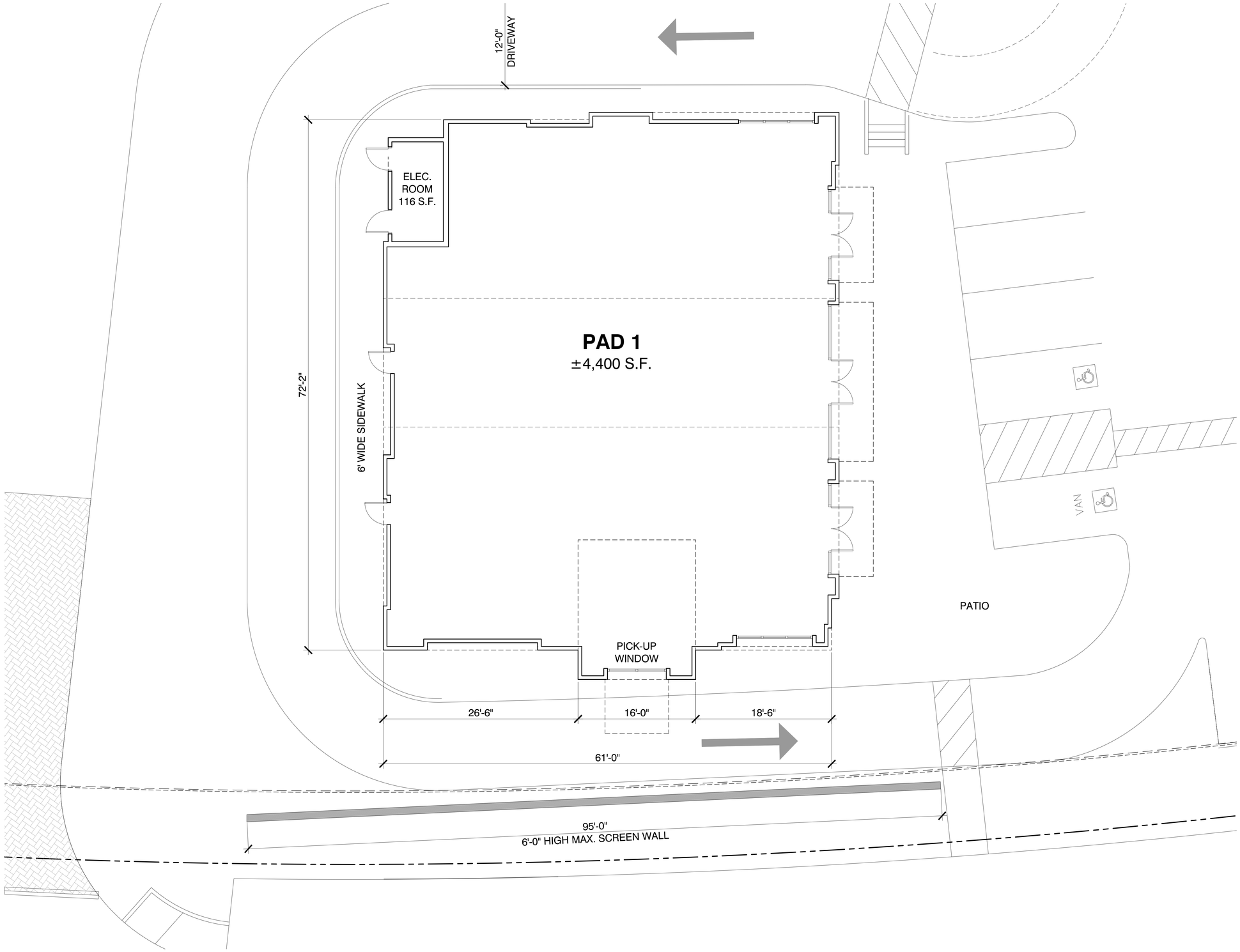

SYCAMORE CROSSING

HERCULES, CALIFORNIA

PAD 1 FLOOR PLAN

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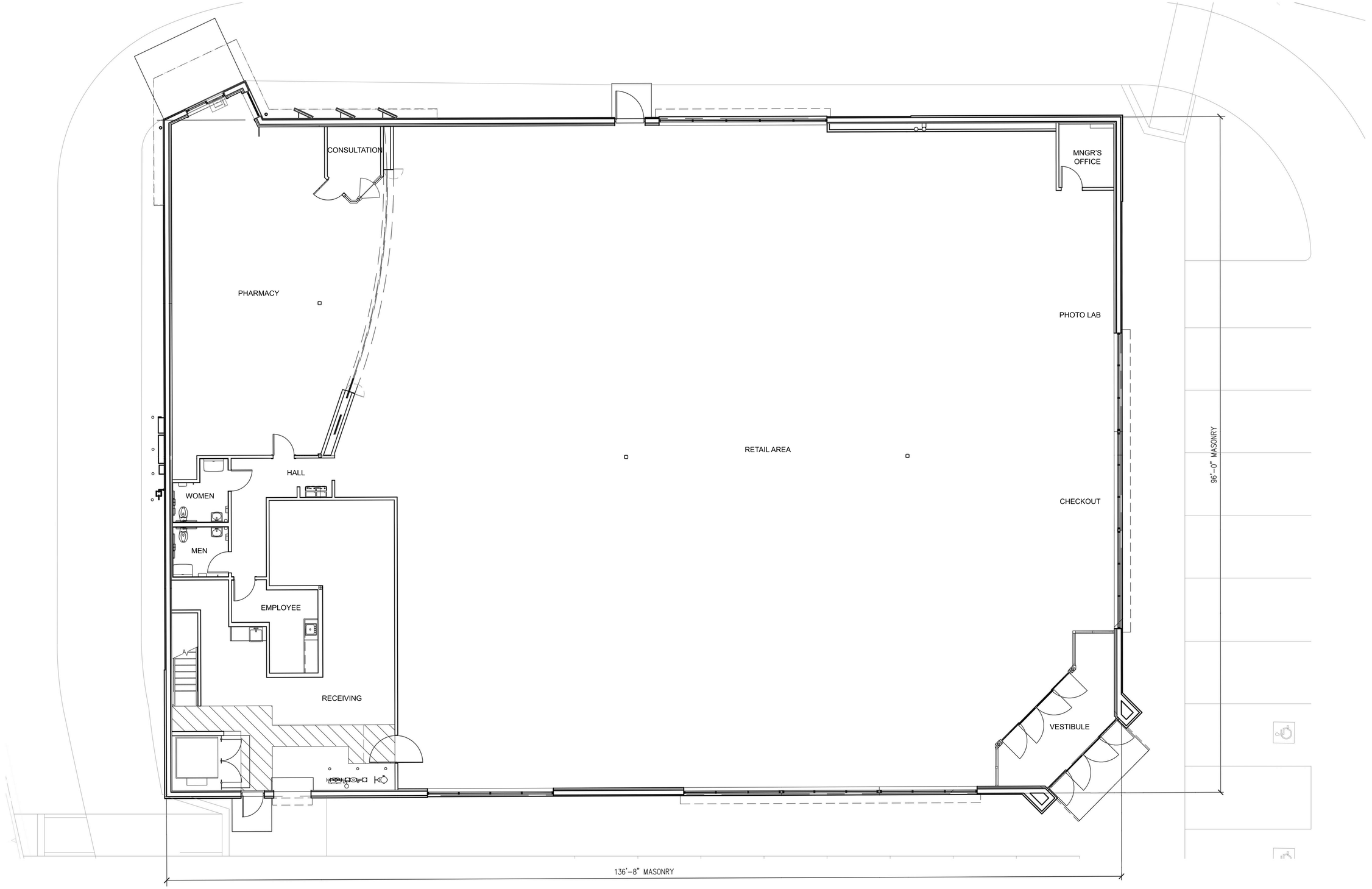

SYCAMORE CROSSING

HERCULES, CALIFORNIA

PHARMACY FLOOR PLAN

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AC-2.4

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EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



BR-1 Brick Veneer: McNear Brick
Somerset



MTL-1 Metal Storefront
Arcadia Anodized,
#88 Dark Bronze



ST-1 Stone Veneer:
Creative Mines
Craft Inner Piece,
Imagine



P-1 Paint: Sherwin Williams
#SW 7004, Snow Bound



CP-1 Composite Siding:
Trespa Meteon Panels,
#Na13 / MT, Silver Quartzite



CP-2 Composite Siding:
Resyst, 4" Horizontal Siding
#C14, Siam



MT-1 Metal Panel:
Versa lok Metal Shingle,
#35, Titanium



MT-2 Metal Panel:
Versa Lok Metal Panel,
#13 , Dove Gray

SYCAMORE CROSSING
HERCULES, CALIFORNIA

SHOPS 1 ELEVATIONS

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EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



BR-1 Brick Veneer: McNear Brick
Somerset



MTL-1 Metal Storefront
Arcadia Anodized,
#88 Dark Bronze



ST-1 Stone Veneer:
Creative Mines
Craft Inner Piece,
Imagine



P-1 Paint: Sherwin Williams
#SW 7004, Snow Bound



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Trespa Meteon Panels,
#Na13 / MT, Silver Quartzite



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Versa lok Metal Shingle,
#35, Titanium



MT-2 Metal Panel:
Versa Lok Metal Panel,
#13 , Dove Gray

SYCAMORE CROSSING
HERCULES, CALIFORNIA

SHOPS 2 ELEVATIONS

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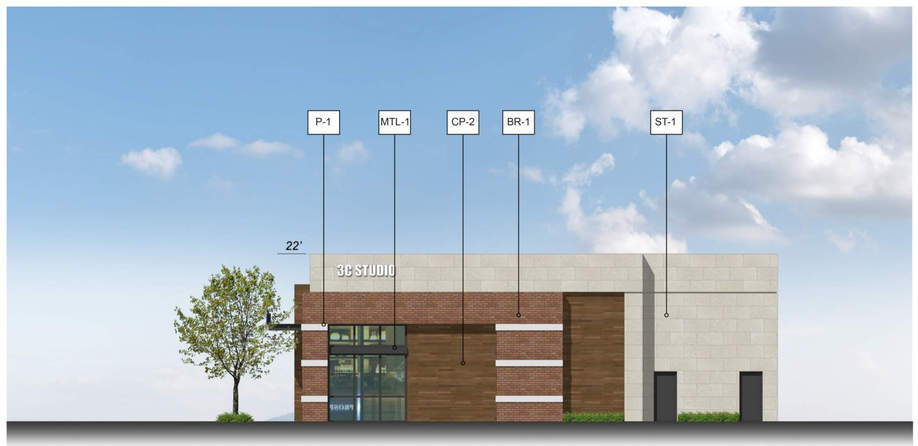
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



BR-1 Brick Veneer: McNear Brick
Somerset



MTL-1 Metal Storefront
Arcadia Anodized,
#88 Dark Bronze



ST-1 Stone Veneer:
Creative Mines
Craft Inner Piece



P-1 Paint: Sherwin Williams
#SW 7004, Snow Bound



CP-1 Composite Siding:
Trespa Meteon Panels,
#Na13 / MT. Silver Quartzite



CP-2 Composite Siding:
Resyst, 4" Horizontal Siding
#C14, Siam



MT-1 Metal Panel:
Versa lok Metal Shingle,
#35, Titanium



MT-2 Metal Panel:
Versa Lok Metal Panel,
#13, Dove Gray

SYCAMORE CROSSING
HERCULES, CALIFORNIA

PAD 1 ELEVATIONS

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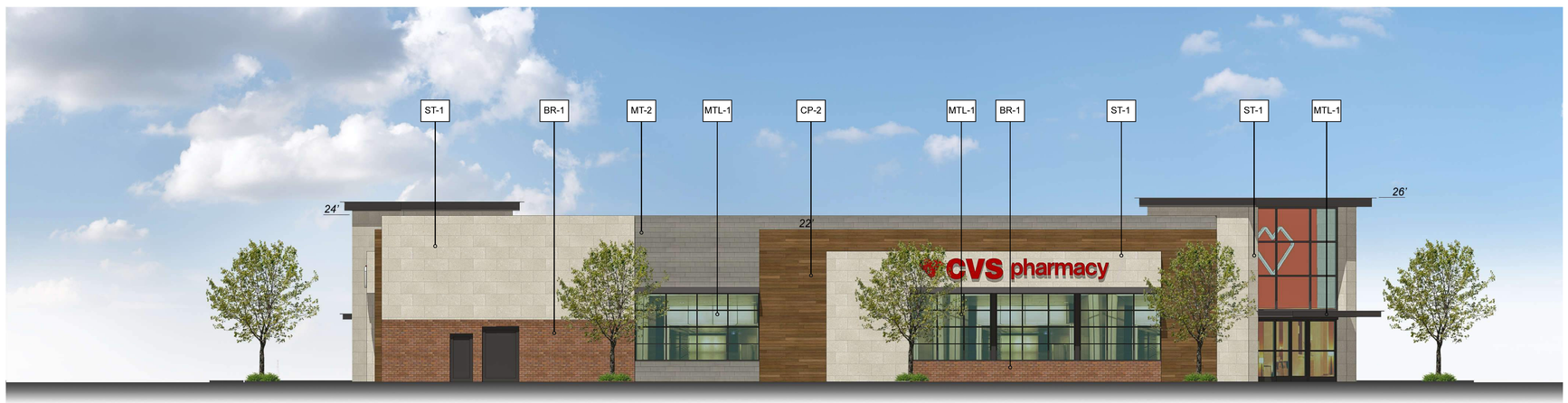
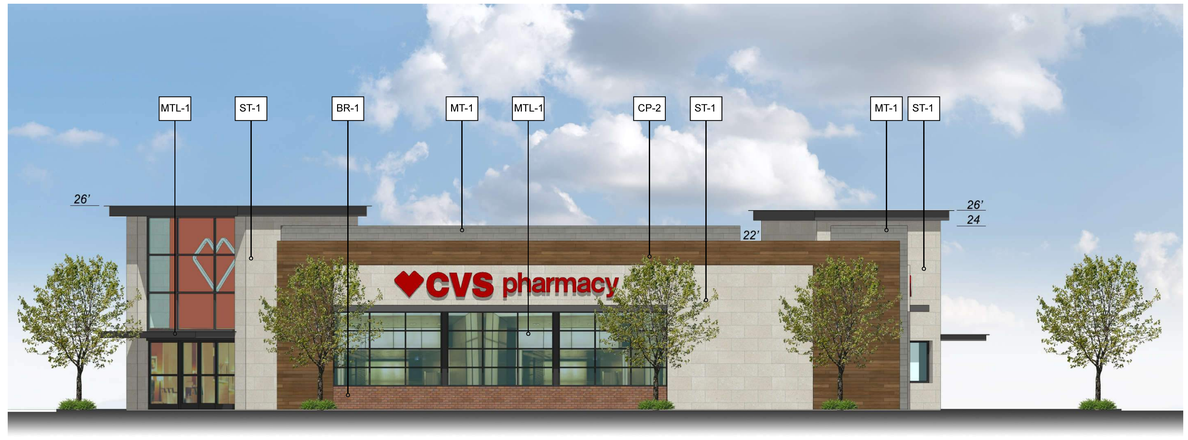


WEST ELEVATION



SOUTH ELEVATION



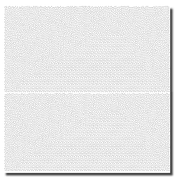
BR-1 Brick Veneer: McNear Brick Somerset



MTL-1 Metal Storefront Arcadia Anodized, #88 Dark Bronze



ST-1 Stone Veneer: Creative Mines Craft Inner Piece,



P-1 Paint: Sherwin Williams #SW 7004, Snow Bound



CP-1 Composite Siding: Trespa Meteon Panels, #Na13 / MT, Silver Quartzite



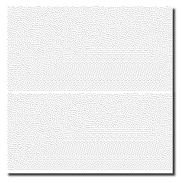
CP-2 Composite Siding: Resysta, 4" Horizontal Siding #C14, Siam



MT-1 Metal Panel: Versa lok Metal Shingle, #35, Titanium



MT-2 Metal Panel: Versa Lok Metal Panel, #13 , Dove Gray



GL Spandrel High Performance Coatings Opaci-Coat Snow White

SYCAMORE CROSSING
HERCULES, CALIFORNIA

PHARMACY ELEVATIONS

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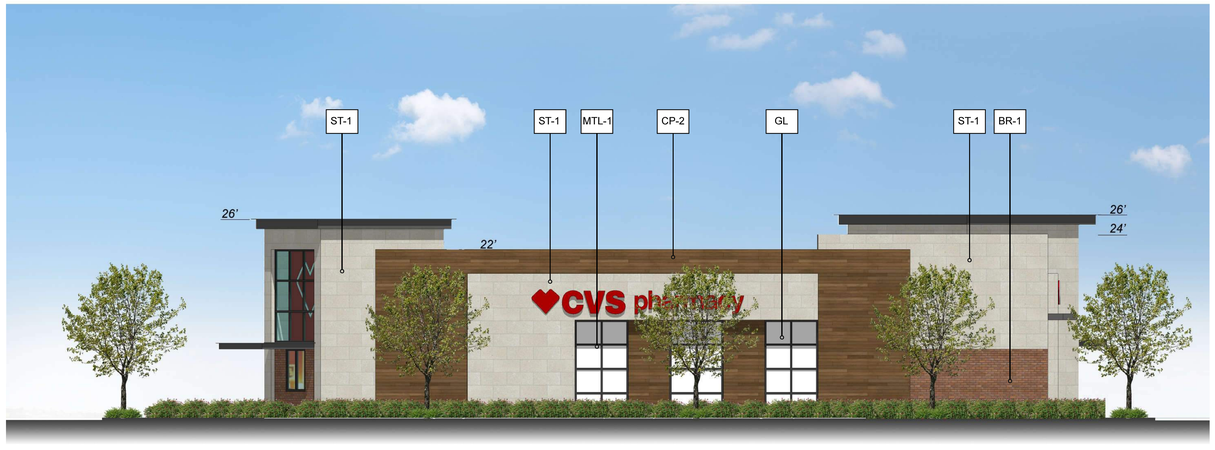




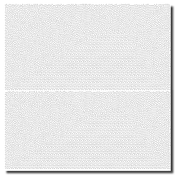
BR-1 Brick Veneer: McNear Brick Somerset



MTL-1 Metal Storefront Arcadia Anodized, #88 Dark Bronze



ST-1 Stone Veneer: Creative Mines Craft Inner Piece, Imagine



P-1 Paint: Sherwin Williams #SW 7004, Snow Bound



CP-1 Composite Siding: Trespa Meteon Panels, #Na13 / MT, Silver Quartzite



CP-2 Composite Siding: Resysta, 4" Horizontal Siding #C14, Siam



MT-1 Metal Panel: Versa lok Metal Shingle, #35, Titanium



MT-2 Metal Panel: Versa Lok Metal Panel, #13 , Dove Gray



GL Spandrel High Performance Coatings Opaci-Coat Snow White

SYCAMORE CROSSING
HERCULES, CALIFORNIA

PHARMACY ELEVATIONS

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meg architecture

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VIEW OF PROPOSED SHOPS 1 FROM PARKING LOT

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HERCULES, CALIFORNIA

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RENDERING - SHOPS 1

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VIEW OF PROPOSED SHOPS 2 FROM PARKING LOT

SYCAMORE CROSSING
HERCULES, CALIFORNIA

RENDERING - SHOPS 2

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VIEW OF PROPOSED PAD 1 FROM PARKING LOT

SYCAMORE CROSSING
HERCULES, CALIFORNIA

RENDERING - PAD 1

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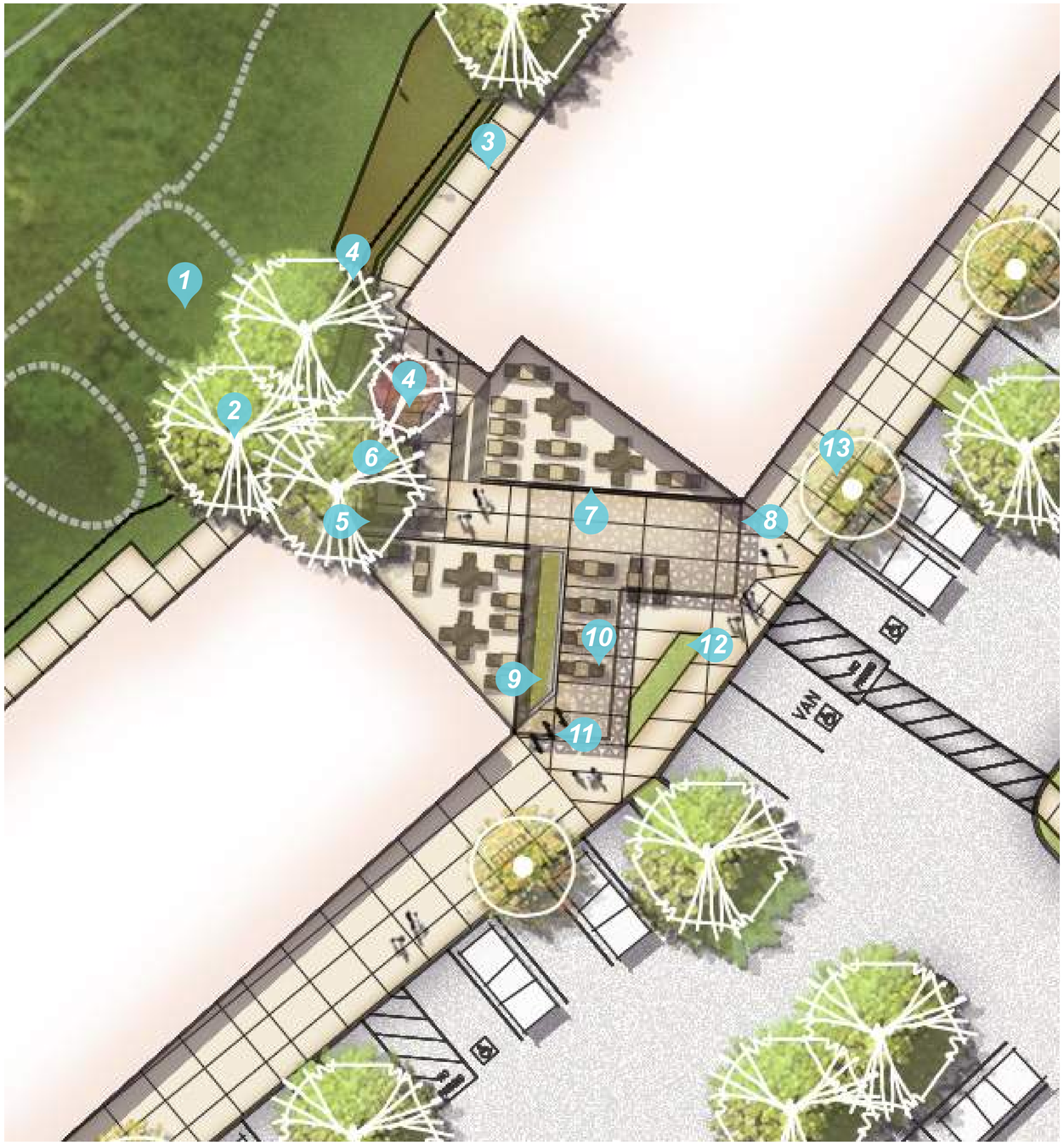
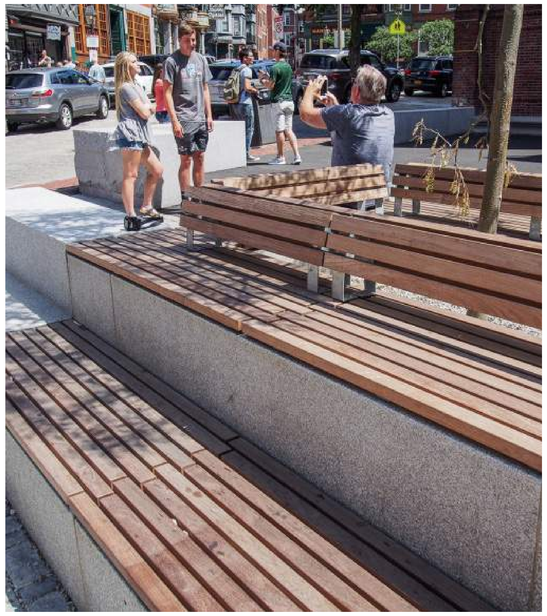
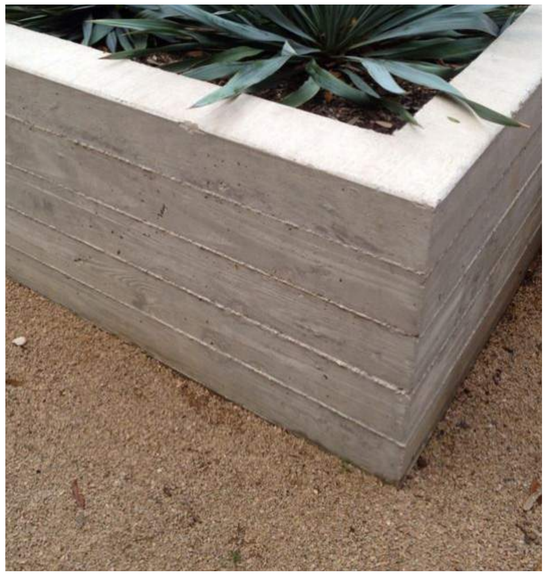


1. Lead deposits, no disturbance
2. New trees, typical
3. Sidewalk to access back of commercial buildings
4. Planters with trees reflect creek landscape
5. Built-in seating: concrete back with wood slat seats

   Board form concrete
   Integral color Davis: pewter
   Wood slats: 100% FSC Hardwood
6. Built-in fire pit
7. Restaurant dividers, typical
8. Cantilevered metal overhead structures, (see MCG rendering)
9. Planter with seat provides parking lot screen & restaurant seating

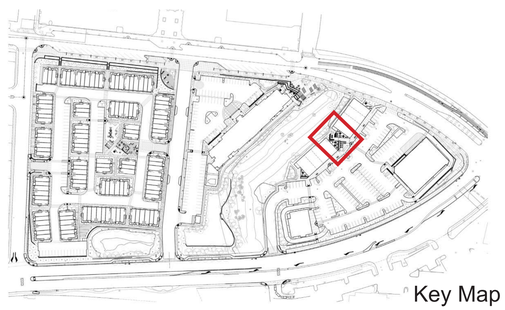
   Board form concrete
   Integral color Davis: pewter
10. Movable public seating
11. Bike Racks
12. Ground-level planter with plants for screening
13. Bench at tree well, typical











Key Map

SYCAMORE CROSSING
HERCULES, CALIFORNIA

COMMERCIAL PLAZA

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
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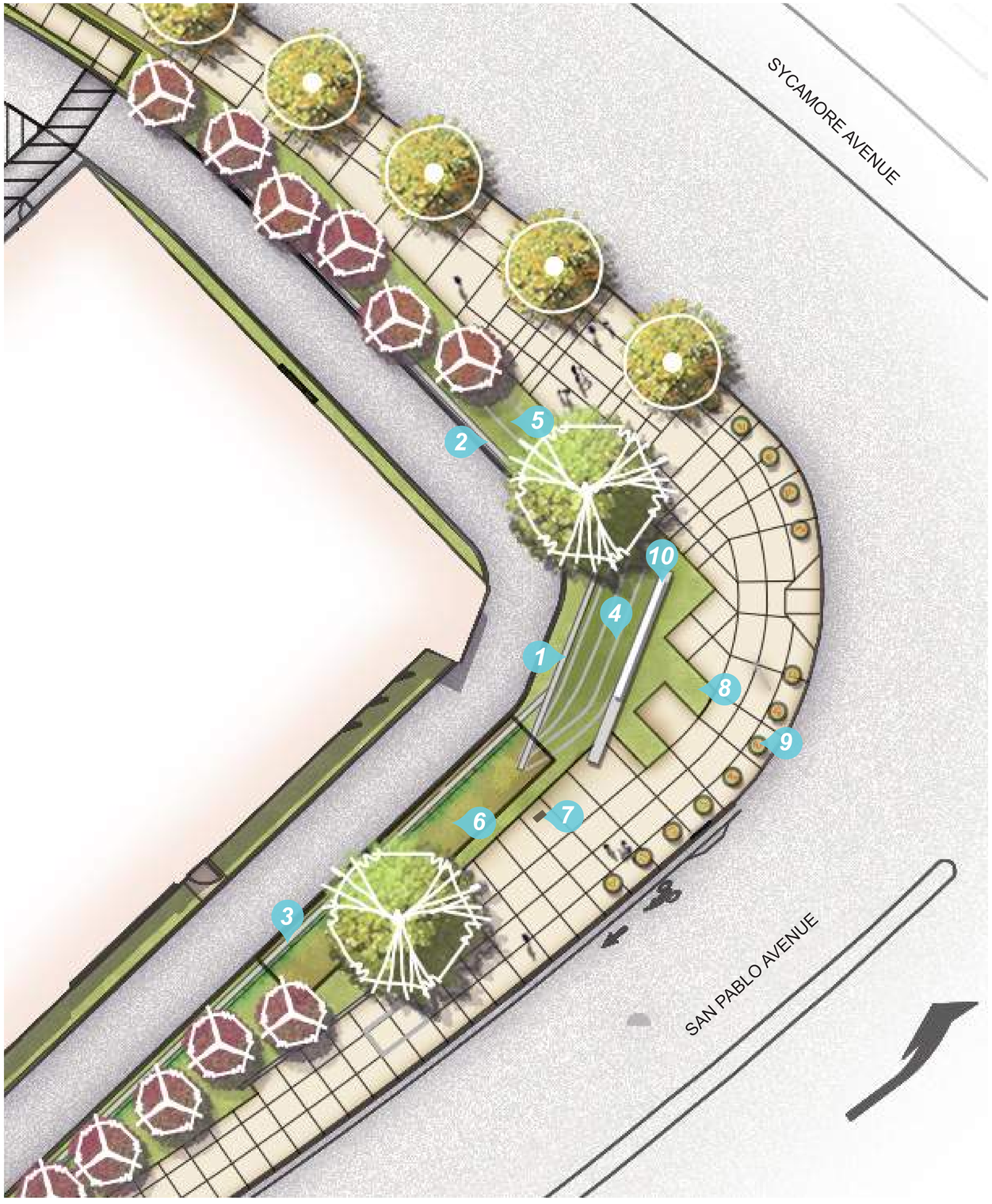


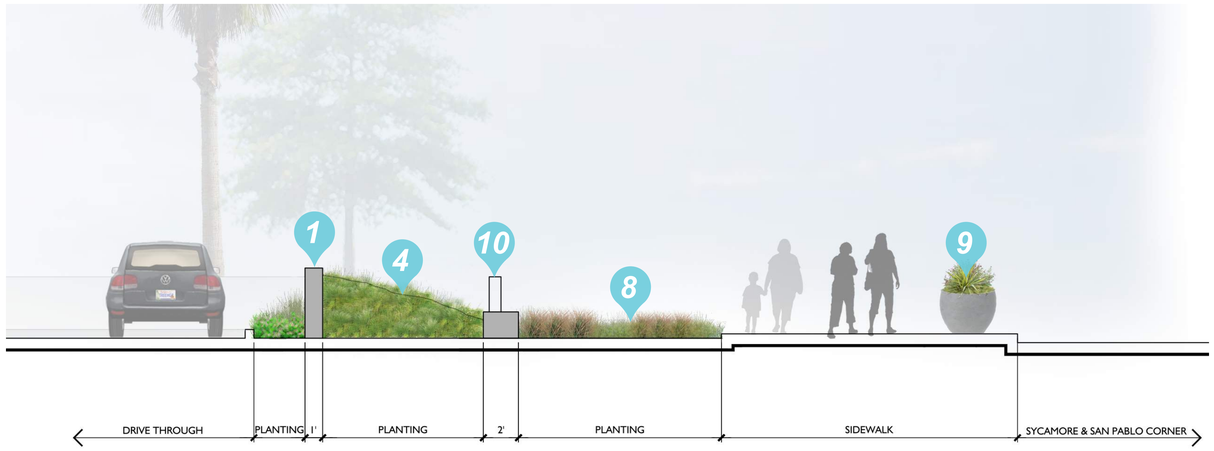
0 2 4 8

1. Retaining wall (4')
2. Retaining wall (3.5')
3. Wall with attached green screen and vines (3.5')
4. Mounded ornamental grass planting (3:1 slope)
5. Three foot planted slope
6. Stormwater treatment area
7. Interpretive exhibit for smaller areas: stormwater
8. Ornamental grasses
9. Corner bollards protect pedestrians from traffic; see sheet L-3.1
10. Entry Sign with historic 'Hercules' Lettering Signage; see sheet AC-4.6

Manufacturer: Creative Mines
Model: Craft Inner Peace



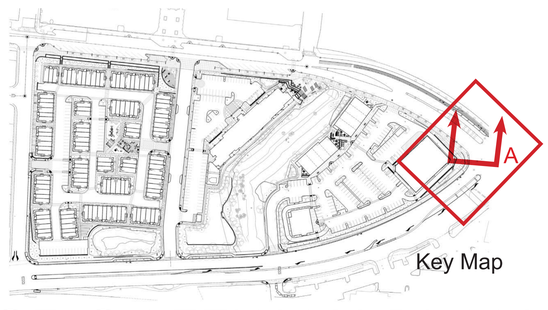




GATEWAY CORNER SECTION A







SYCAMORE CROSSING
HERCULES, CALIFORNIA

PROJECT GATEWAY PLAN

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SYCAMORE CROSSING
HERCULES, CALIFORNIA

RENDERING - PROJECT GATEWAY

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VIEW OF PHARMACY ENTRY

SYCAMORE CROSSING
HERCULES, CALIFORNIA

RENDERING - PHARMACY ENTRY

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VIEW OF SHOPS 1 FROM PEDESTRIAN WALKWAY

SYCAMORE CROSSING
HERCULES, CALIFORNIA

RENDERING - SHOPS 1

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BR-1 Brick Veneer: McNear Brick
Somerset

- Shops 1 - Pad 1 - Pharmacy



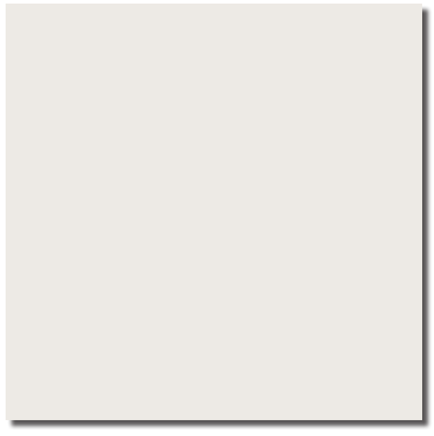
MTL-1 Metal Storefront
Arcadia Anodized,
#88 Dark Bronze

- Shops 1 - Shops 3 - Pad 1 - Pharmacy



ST-1 Stone Veneer:
Creative Mines
Craft Inner Piece, Imagine

- Pad 1 - Shops 3 - Pharmacy



P-1 Paint: Sherwin Williams
#SW 7004, Snow Bound

- Shops 1 - Shops 3 - Pharmacy



CP-1 Composite Siding:
Trespa Meteon Panels,
#Na13 / MT, Silver Quartzite

- Shops 3



CP-2 Composite Siding:
Resyst, 4” Horizontal Siding
#C14, Siam

- Shops 1 - Shops 3 - Pad 1 - Pharmacy



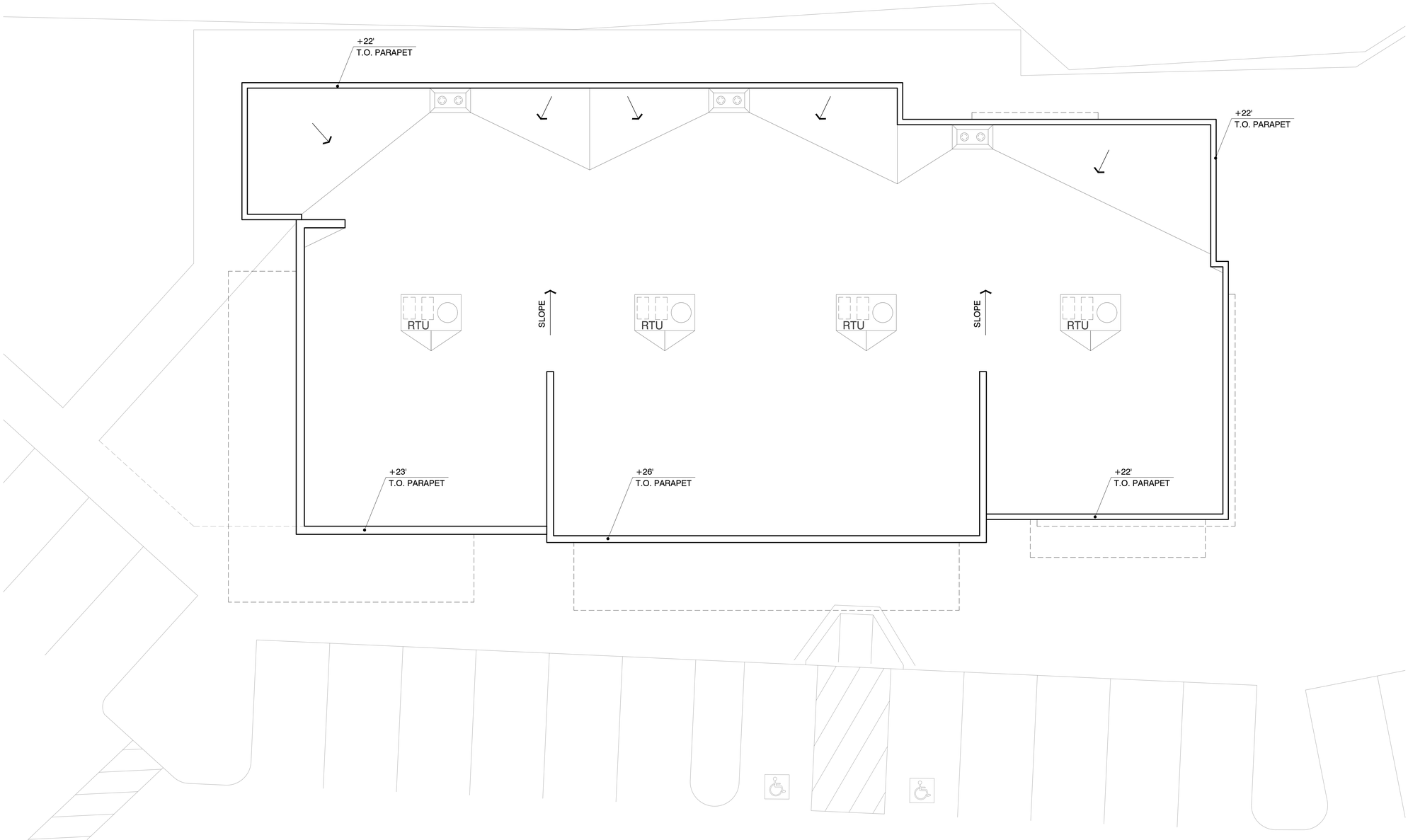
MT-1 Metal Panel:
Versa lok Metal Shingle,
#35, Titanium

- Shops 1 - Pad 1 - Pharmacy



MT-2 Metal Panel:
Versa Lok Metal Panel,
#13 , Dove Gray

- Shops 1 - Pad 1 - Pharmacy



SYCAMORE CROSSING
HERCULES, CALIFORNIA

SHOPS 1 ROOF PLAN

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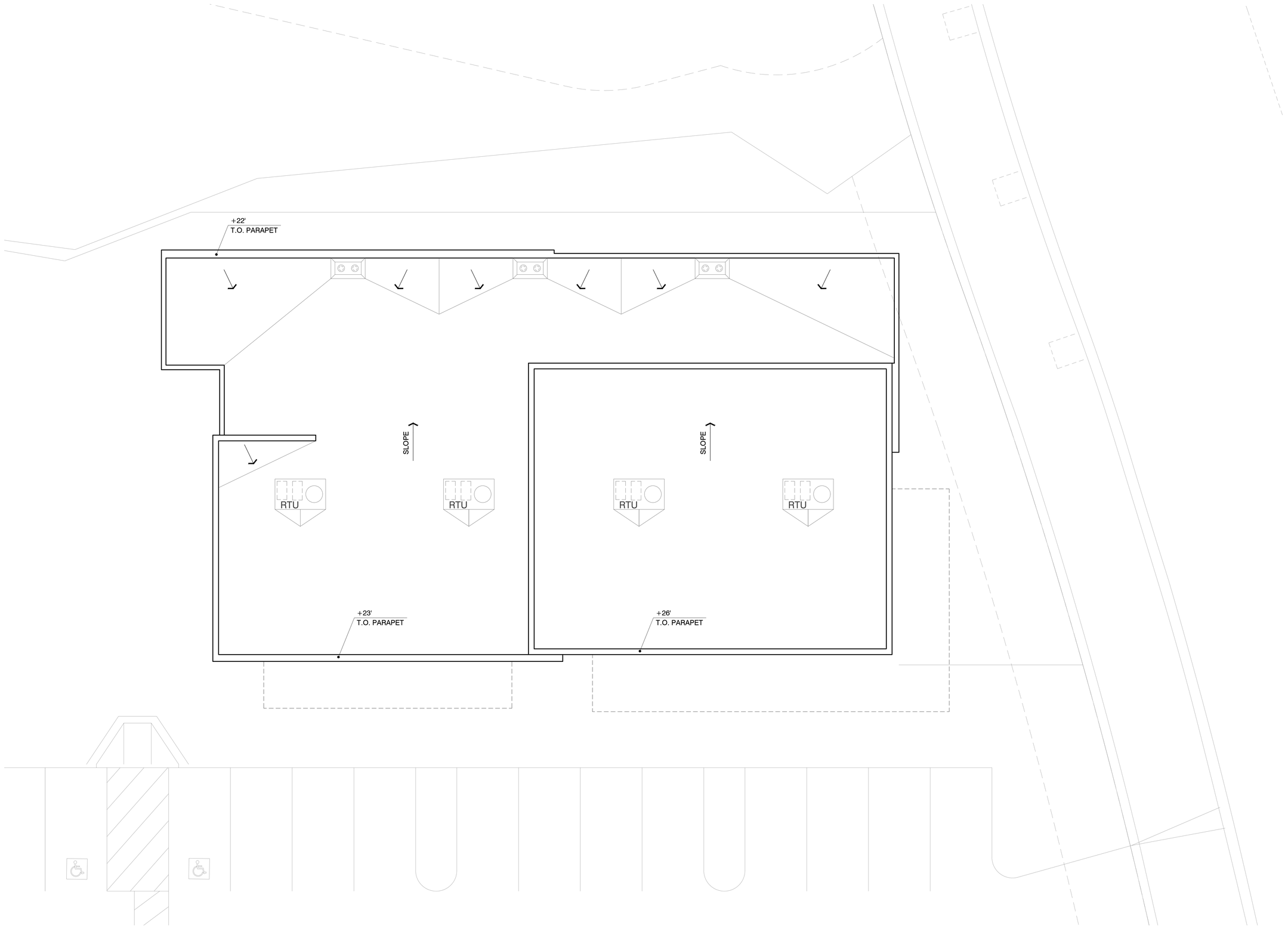
08/05/2019



SYCAMORE CROSSING
HERCULES, CALIFORNIA

SHOPS 2 ROOF PLAN

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

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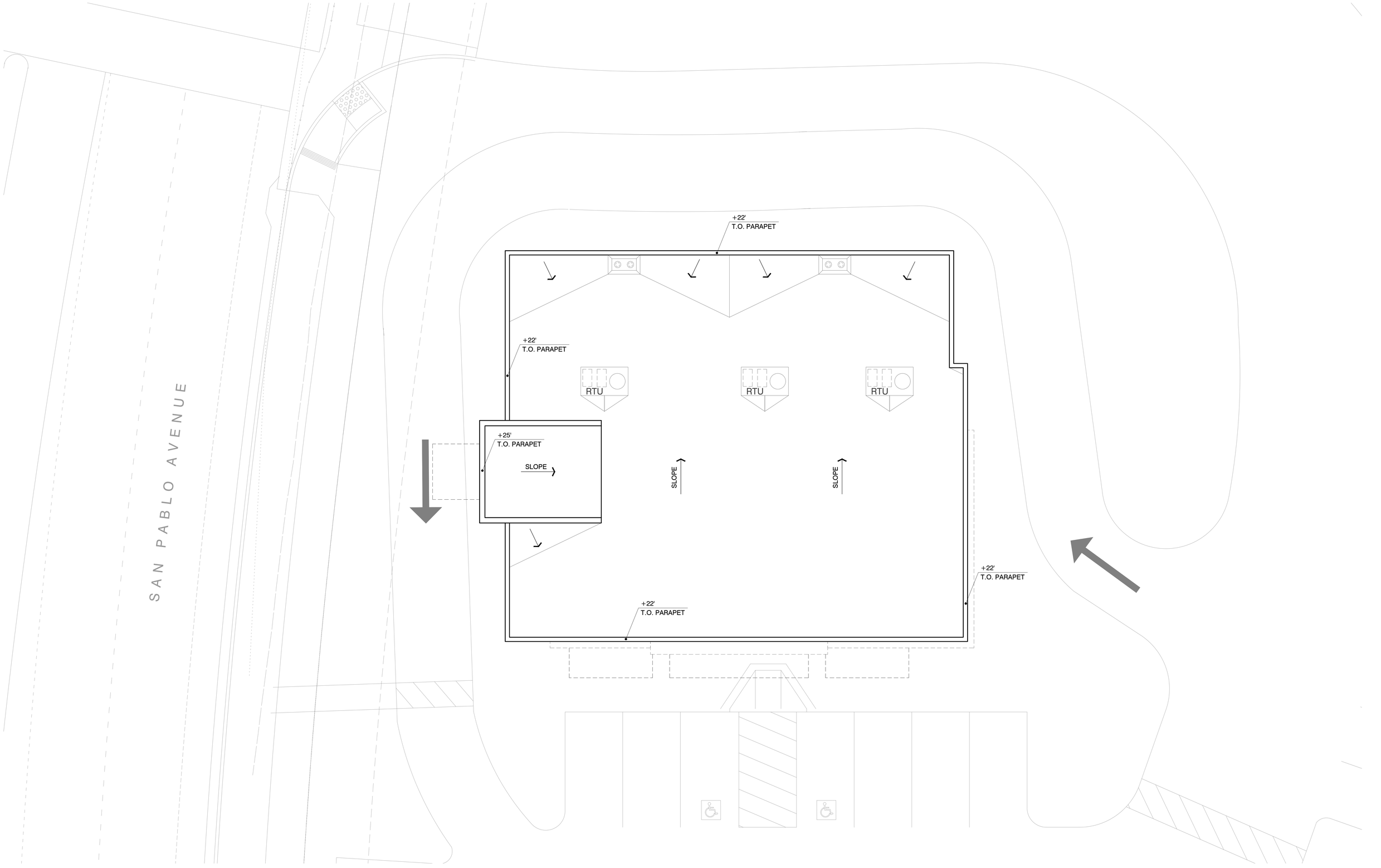

SYCAMORE CROSSING
HERCULES, CALIFORNIA

PAD 1 ROOF PLAN

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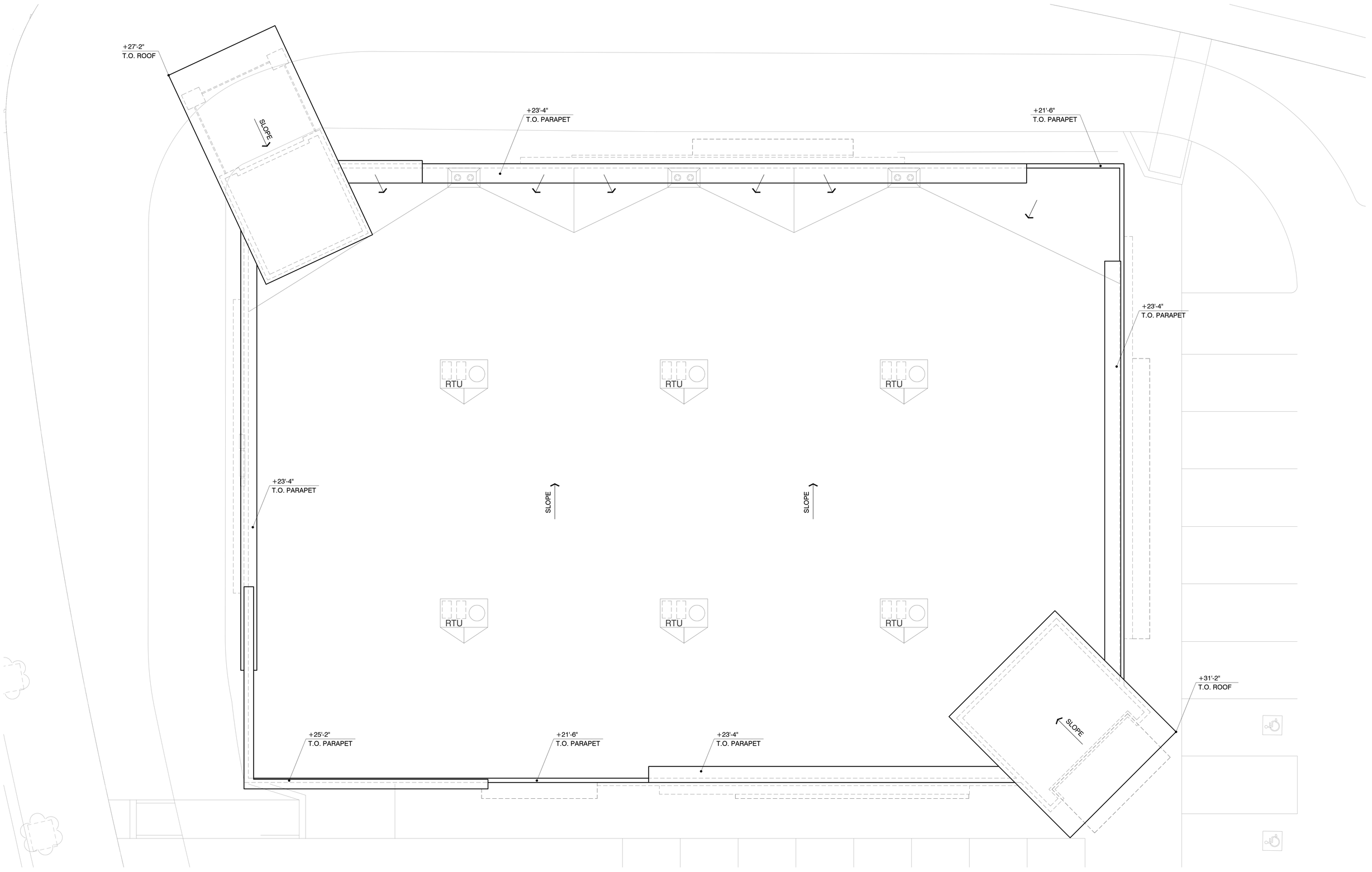

SYCAMORE CROSSING
HERCULES, CALIFORNIA

PHARMACY ROOF PLAN

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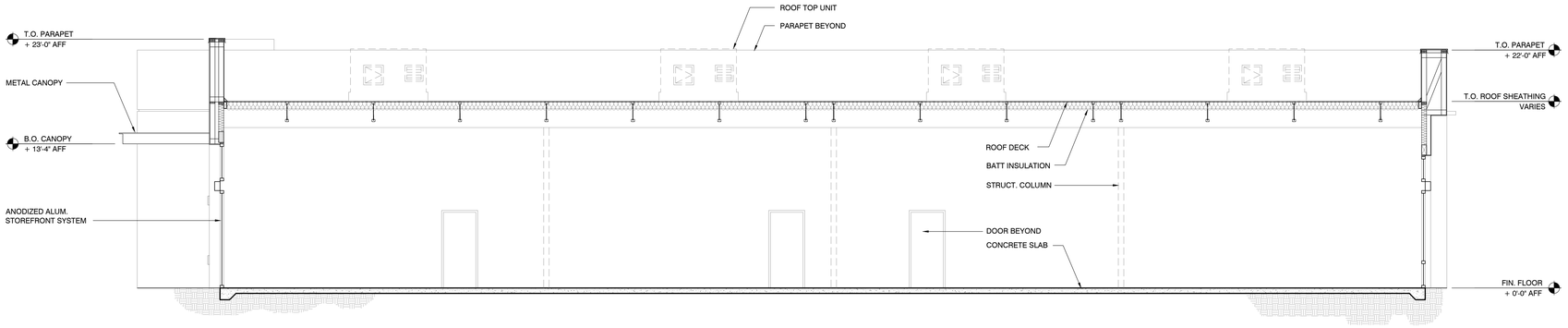
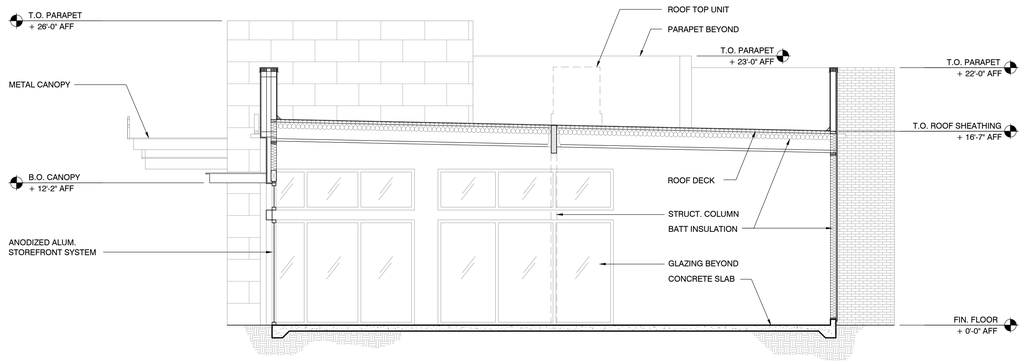


LONGITUDINAL SECTION



CROSS SECTION

SYCAMORE CROSSING
HERCULES, CALIFORNIA

SHOPS 1 BUILDING SECTIONS

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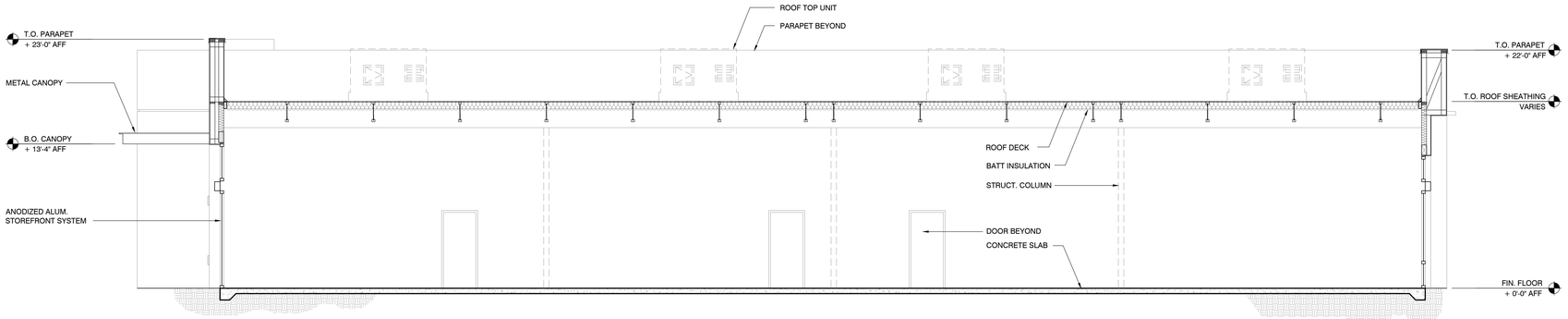
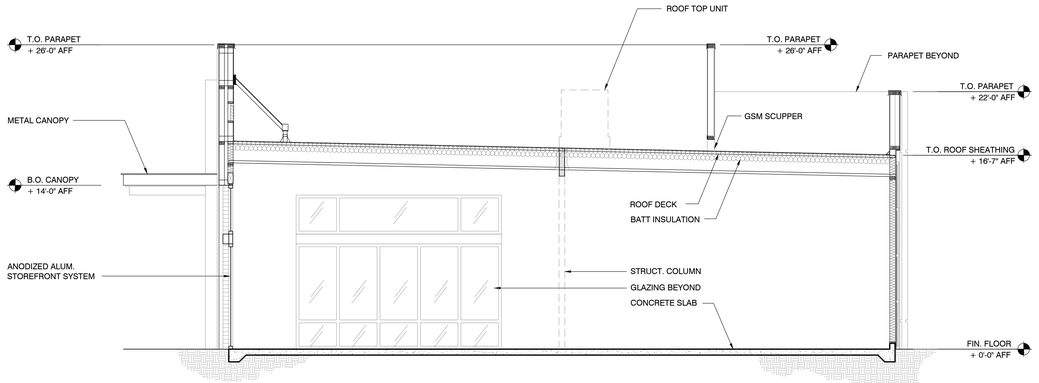


LONGITUDINAL SECTION



CROSS SECTION

SYCAMORE CROSSING
HERCULES, CALIFORNIA

SHOPS 2 BUILDING SECTIONS

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
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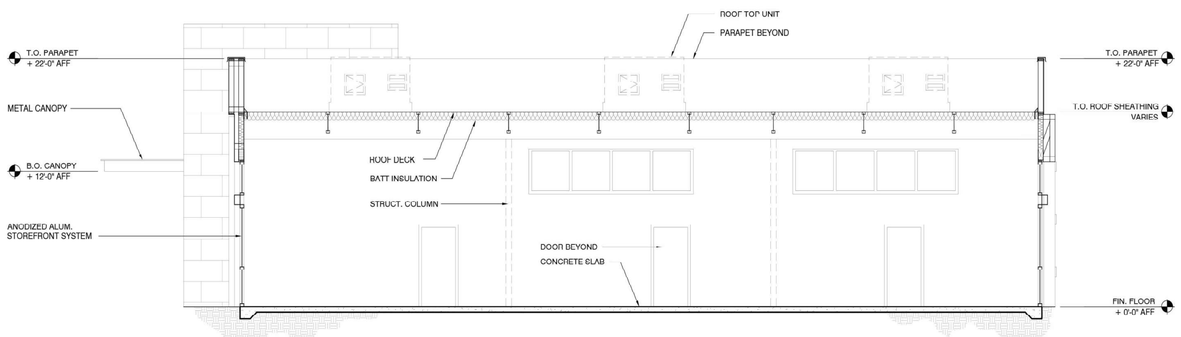
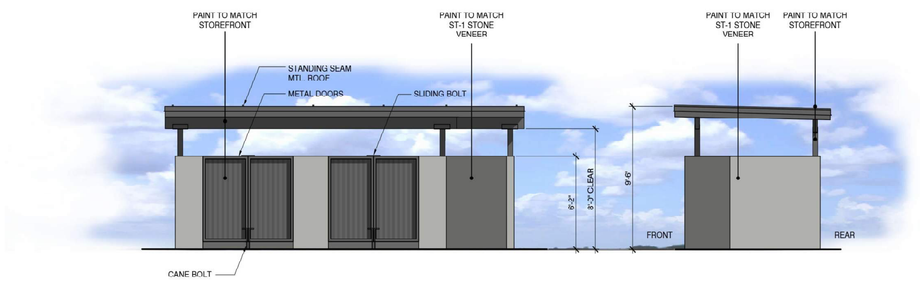
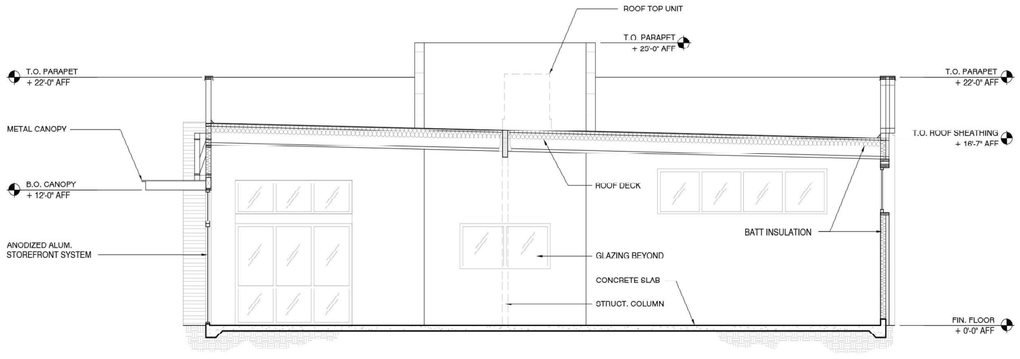


LONGITUDINAL SECTION
SCALE: 3/16"=1'-0"

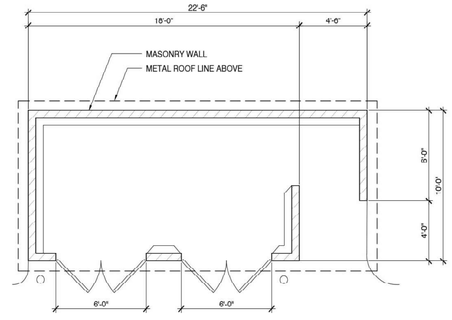


FRONT ELEVATION

SIDE ELEVATION



CROSS SECTION
SCALE: 3/16"=1'-0"



PLAN

TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

SYCAMORE CROSSING
HERCULES, CALIFORNIA

PAD 1 BUILDING SECTIONS, TRASH ENCL.

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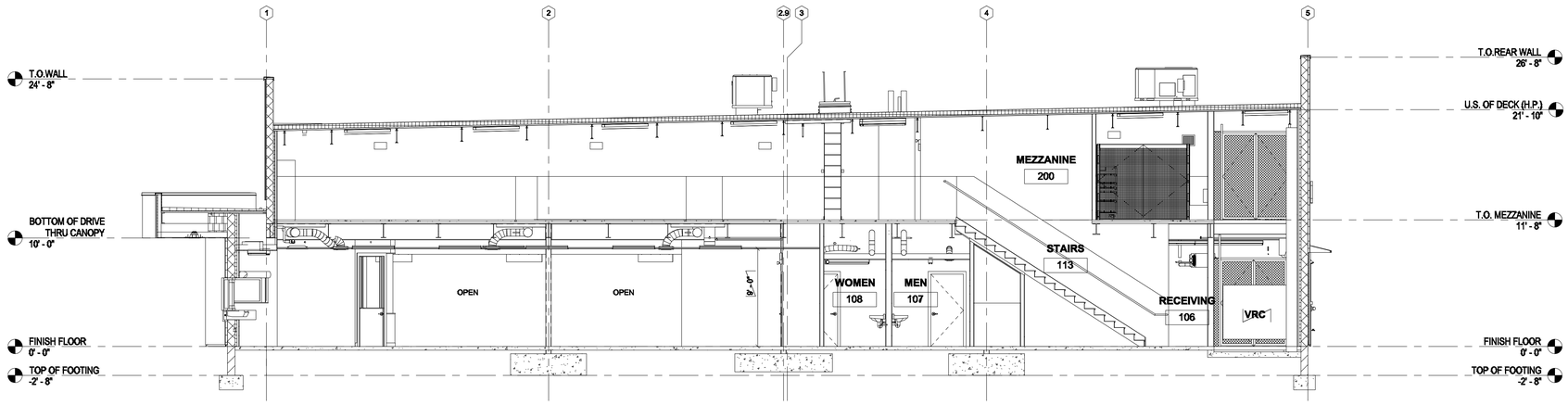
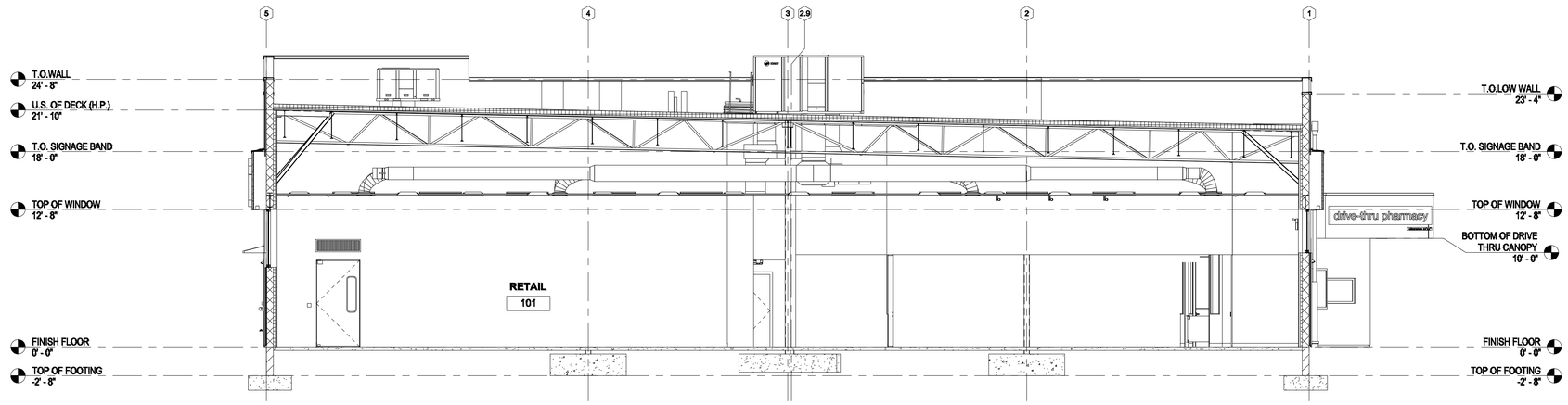
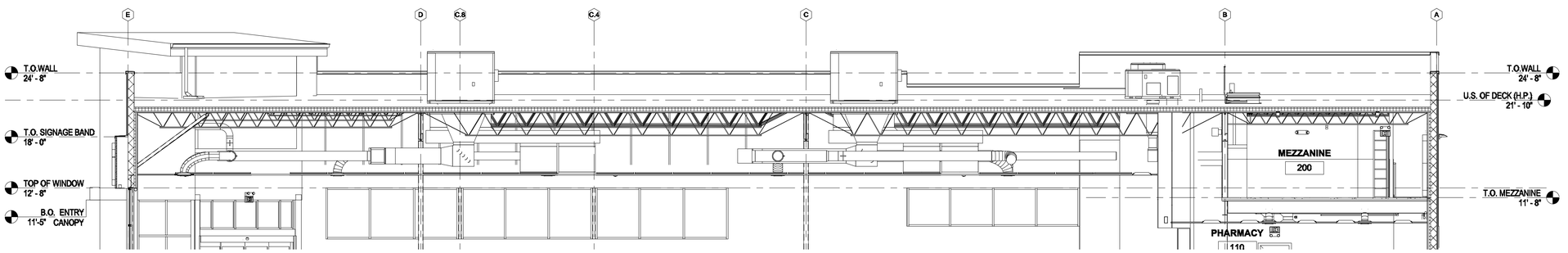


1 / A2 BUILDING SECTION
3/16" = 1'-0"



2 / A2 BUILDING SECTION
3/16" = 1'-0"



SYCAMORE CROSSING
HERCULES, CALIFORNIA

PHARMACY BUILDING SECTIONS

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SYCAMORE CROSSING
HERCULES, CALIFORNIA

TSUSHIMA STREET SCENE

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AR-1.0
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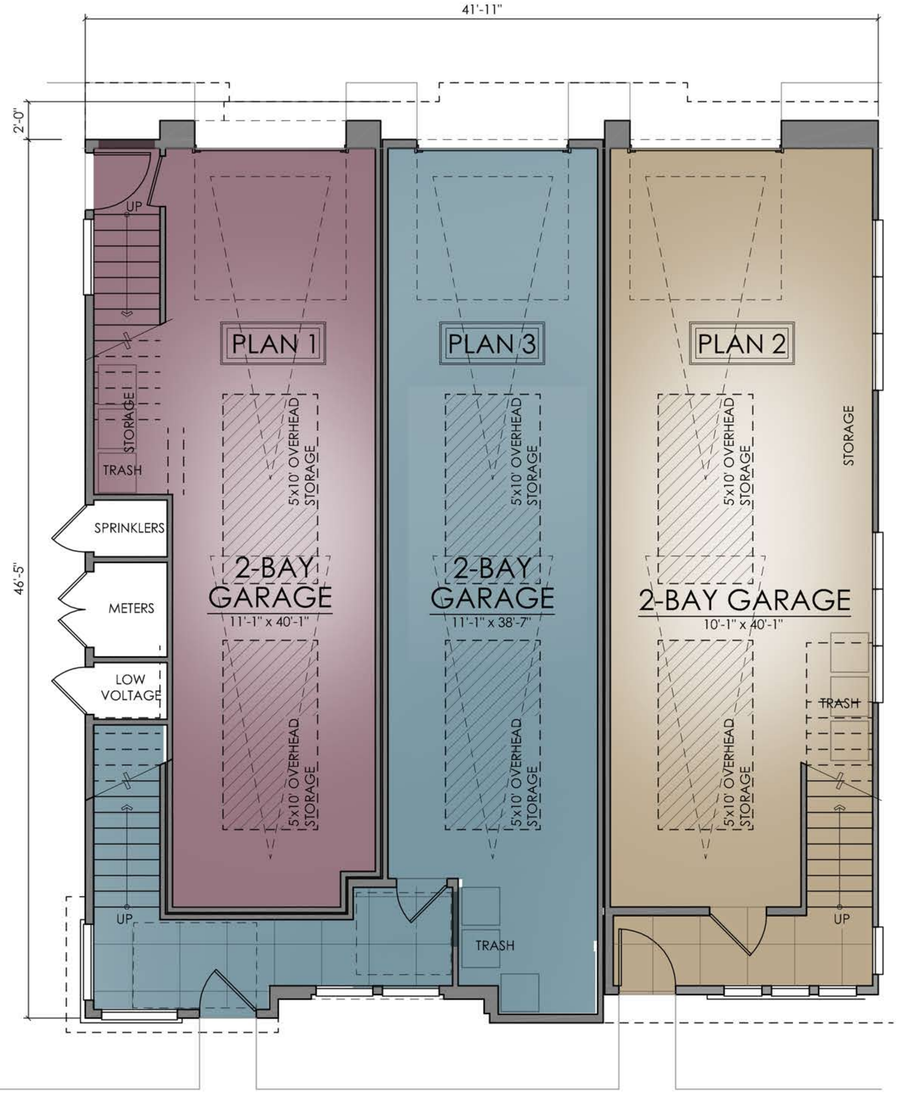

NOTE:
ALL GARAGES TO HAVE CHARGING OUTLETS.

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

SYCAMORE CROSSING
HERCULES, CALIFORNIA

3 UNIT FIRST FLOOR PLAN

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AR-2.0
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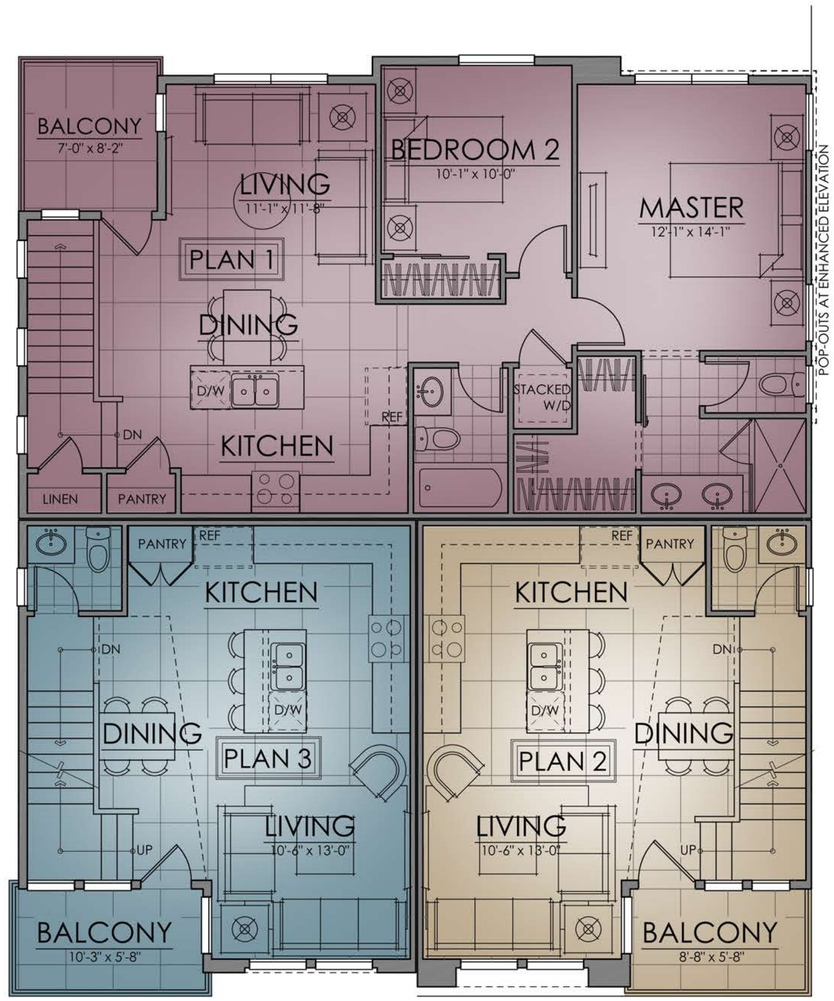

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

SYCAMORE CROSSING
HERCULES, CALIFORNIA

3 UNIT SECOND FLOOR PLAN

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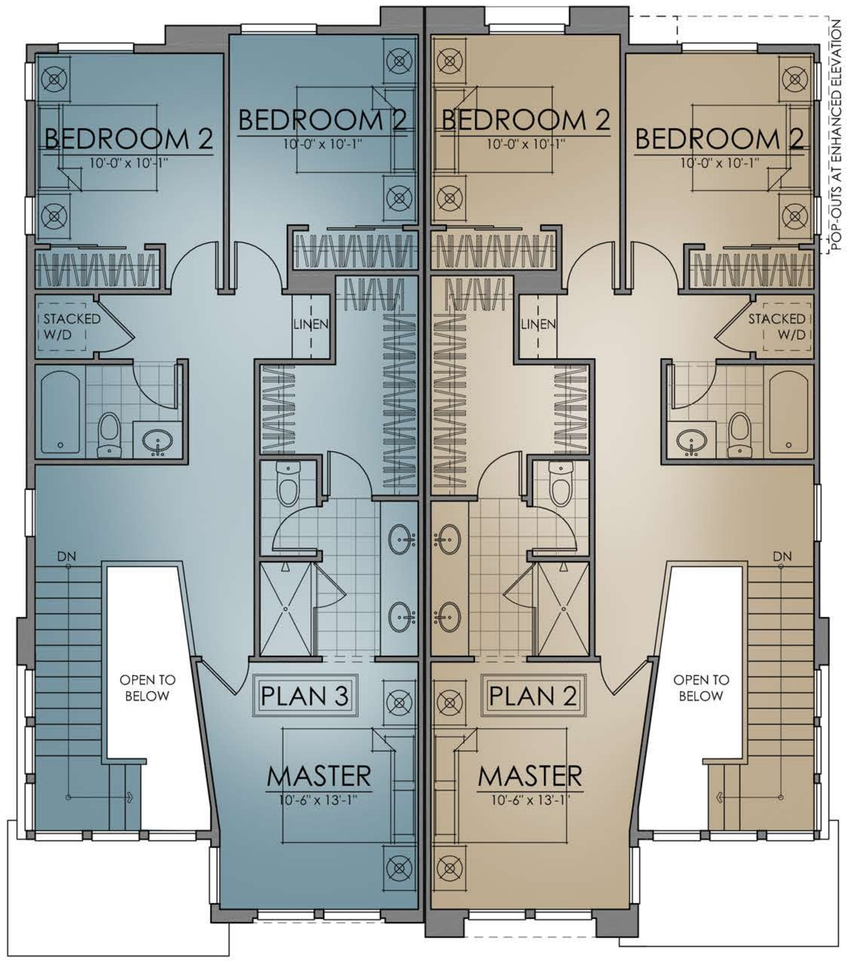

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

SYCAMORE CROSSING
HERCULES, CALIFORNIA

3 UNIT THIRD FLOOR PLAN

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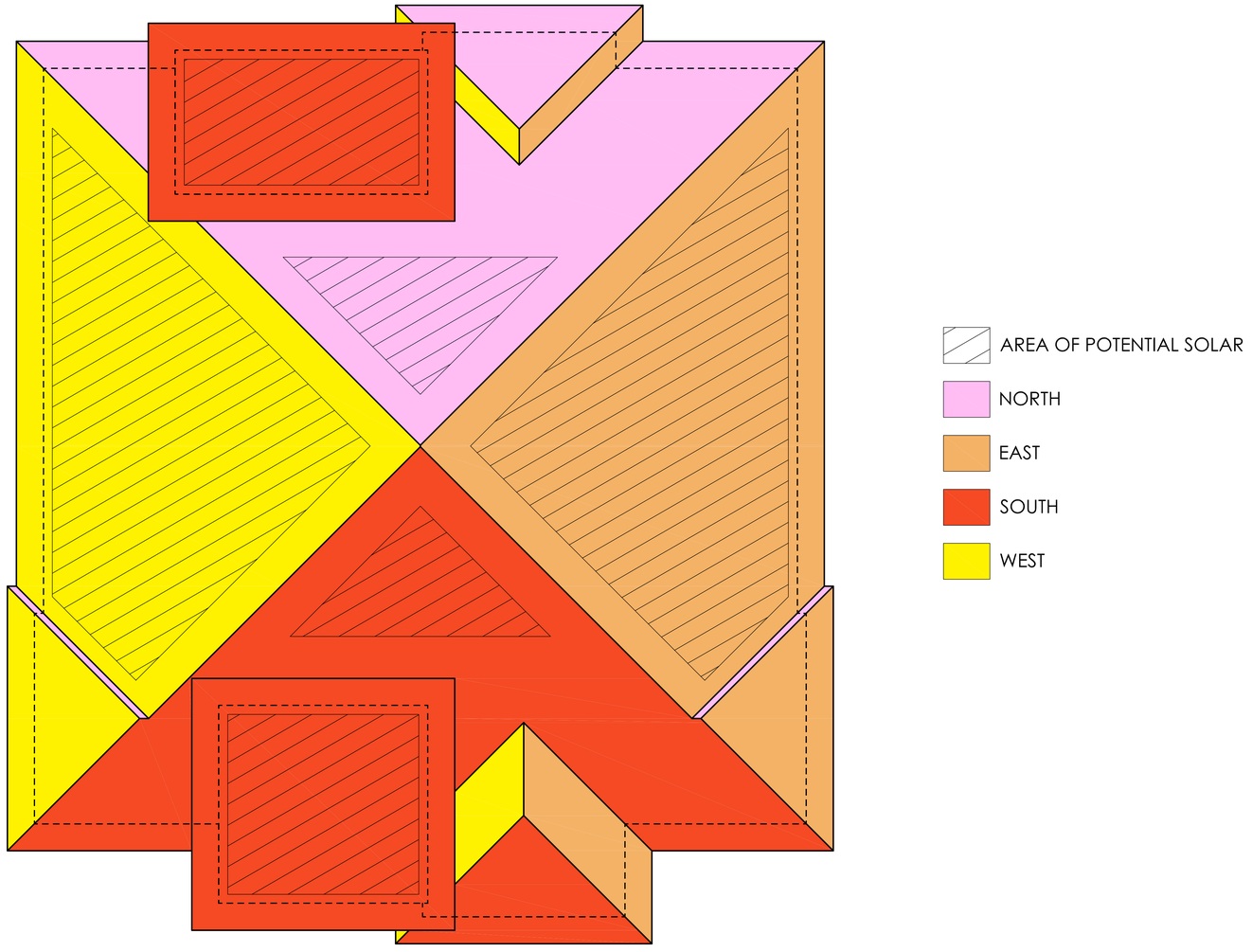
08/05/2019



SYCAMORE CROSSING
HERCULES, CALIFORNIA

3 UNIT ROOF PLAN WITH SOLAR

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
meg architecture
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	1 | CONCRETE FLAT TILE ROOF	2 | STUCCO I	3 | STUCCO II	4 | FASCIA & GARAGE DOOR	5 | MEATAL RAILING & POSTS	6 | ENTRY DOOR	7 | TRIM AT EXTERIOR WOOD TILE	8 | EXTERIOR WOOD TILE
SCHEME 1	TRACSTONE | APPALACHIAN BLEND BOARAL	0334 | SEDONA VISTA PAINT	0332 | FRIDNO VISTA PAINT	0536 | SUBWAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	0671 | MIRACLE BAY VISTA PAINT	7014 | WILWOOD VISTA PAINT	P799 BLACKWOOD | FOREST PARK DAL TILE
SCHEME 2	TRACSTONE | APPALACHIAN BLEND BOARAL	0572 | POWER LUNCH VISTA PAINT	0574 | SHARK FIN VISTA PAINT	H0147 | GROPIUS GRAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	0102 | EARTHLY PLEASURE VISTA PAINT	0568 | CLOUDY TODAY VISTA PAINT	P799 WILLOWGROVE | FOREST PARK DAL TILE
SCHEME 3	TRACSTONE | APPALACHIAN BLEND BOARAL	0027 | WHITE FENCE VISTA PAINT	H0108 | JACKSON ANTIQUE VISTA PAINT	0490 | RIVER GOO VISTA PAINT	0536 | SUBWAY VISTA PAINT	H0149 | VERMONT SLATE VISTA PAINT	0219 | CAMELS HUMP VISTA PAINT	TUMTUMA | SAY WOOD ARIZONA TILE
SCHEME 4	TRACSTONE | APPALACHIAN BLEND BOARAL	0211 | LIGHT LICHEN VISTA PAINT	0213 | COASTAL FOG VISTA PAINT	H0179 | STORGIS GRAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	H0822 | WHISPERING WILLOW VISTA PAINT	0214 | WILHUDD VISTA PAINT	TUMTUMA | SAY WOOD ARIZONA TILE

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california // 2943 pullman st. suite A

SYCAMORE CROSSING
HERCULES, CALIFORNIA

3 UNIT FRONT ELEVATION

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SCHEME 1	1 | CONCRETE FLAT TILE ROOF 1FAC50330 | AFFALACHIAN BLEND BCARAL	2 | STUCCO I 0334 | SEDONA VISTA PAINT	3 | STUCCO II 0232 | FRONO VISTA PAINT	4 | FASCIA & GARAGE DOOR 0536 | SUBWAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR 0471 | MIRACLE BAY VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0214 | WILWOOD VISTA PAINT	8 | EXTERIOR WOOD TILE FP99 BLACKWOOD | FOREST PARK DAL TILE
SCHEME 2	1 | CONCRETE FLAT TILE ROOF 1FAC50330 | AFFALACHIAN BLEND BCARAL	2 | STUCCO I 0572 | FLOWER LUNCH VISTA PAINT	3 | STUCCO II 0574 | SHARK FIN VISTA PAINT	4 | FASCIA & GARAGE DOOR HD147 | GROPIUS GRAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR 0102 | EARTHLY PLEASURE VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0568 | CLOUDY TODAY VISTA PAINT	8 | EXTERIOR WOOD TILE FP99 WILLOWGROVE | FOREST PARK DAL TILE
SCHEME 3	1 | CONCRETE FLAT TILE ROOF 1FAC50330 | AFFALACHIAN BLEND BCARAL	2 | STUCCO I 0027 | WHITE FENCE VISTA PAINT	3 | STUCCO II HD108 | JACKSON ANTIQUE VISTA PAINT	4 | FASCIA & GARAGE DOOR 0480 | RIVER GOD VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR HD149 | VERMONT SLATE VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0219 | CAMEL'S HUMP VISTA PAINT	8 | EXTERIOR WOOD TILE TOMTOMA | SAV WOOD ARIZONA TILE
SCHEME 4	1 | CONCRETE FLAT TILE ROOF 1FAC50330 | AFFALACHIAN BLEND BCARAL	2 | STUCCO I 0211 | LIGHT LICHEN VISTA PAINT	3 | STUCCO II 0213 | COASTAL FOG VISTA PAINT	4 | FASCIA & GARAGE DOOR HD119 | STUNGS GRAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR HD022 | WHISPERING WILLOW VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0214 | WILWOOD VISTA PAINT	8 | EXTERIOR WOOD TILE TOMTOMA | SAV WOOD ARIZONA TILE

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SYCAMORE CROSSING
HERCULES, CALIFORNIA

3 UNIT REAR ELEVATION

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Left Elevation

Right Elevation

	1 | CONCRETE FLAT TILE ROOF	2 | STUCCO I	3 | STUCCO II	4 | FASCIA & GARAGE DOOR	5 | MEATAL RAILING & POSTS	6 | ENTRY DOOR	7 | TRIM AT EXTERIOR WOOD TILE	8 | EXTERIOR WOOD TILE
SCHEME 1	TAC7203C | APPALACHIAN BLEND BCARAL	0334 | SEDONA VISTA PAINT	0322 | FICINO VISTA PAINT	0536 | SUBWAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	0671 | MIRACLE BAY VISTA PAINT	0214 | WILDWOOD VISTA PAINT	P799 BLACKWOOD | FOREST PARK DAL TILE
SCHEME 2	TAC7203C | APPALACHIAN BLEND BCARAL	0372 | POWER LUNCH VISTA PAINT	0374 | SHARK FIN VISTA PAINT	HC147 | GROPIUS GRAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	0702 | EARTHLY PLEASURE VISTA PAINT	0568 | CLOUDY TODAY VISTA PAINT	P798 WILLOWGROVE | FOREST PARK DAL TILE
SCHEME 3	TAC7203C | APPALACHIAN BLEND BCARAL	0027 | WHITE FENCE VISTA PAINT	HC102 | JACKSON ANTIQUE VISTA PAINT	0450 | RIVER GOO VISTA PAINT	0536 | SUBWAY VISTA PAINT	HC149 | VERMONT SLATE VISTA PAINT	0219 | CAMEL'S HUMP VISTA PAINT	TCM7240A | SAV WOOD ARIZONA TILE
SCHEME 4	TAC7203C | APPALACHIAN BLEND BCARAL	0311 | LIGHT LICHEN VISTA PAINT	0213 | COASTAL FOG VISTA PAINT	HC179 | STURGIS GRAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	HC682 | WHISPERING WILLOW VISTA PAINT	0214 | WILDWOOD VISTA PAINT	TCM7240A | SAV WOOD ARIZONA TILE

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3 UNIT SIDE ELEVATION

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Enhanced Garage Elevation

	1 | CONCRETE FLAT TILE ROOF	2 | STUCCO I	3 | STUCCO II	4 | FASCIA & GARAGE DOOR	5 | METAL RAILING & POSTS	6 | ENTRY DOOR	7 | TRIM AT EXTERIOR WOOD TILE	8 | EXTERIOR WOOD TILE
SCHEME 1	TAC5330C | APPALACHIAN BLEND BCARAL	0334 | SEDONA VISTA PAINT	0232 | FRIEND VISTA PAINT	0536 | SUBWAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	0471 | MIRACLE BAY VISTA PAINT	0214 | WILWOOD VISTA PAINT	FP79 BLACKWOOD | FOREST PARK DAL TILE
SCHEME 2	TAC5330C | APPALACHIAN BLEND BCARAL	0572 | POWER LUNCH VISTA PAINT	0574 | SHARK FIN VISTA PAINT	HG147 | GROPIUS GRAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	0102 | EARTHLY PLEASURE VISTA PAINT	0068 | CLOUDY TODAY VISTA PAINT	FP78 WILLOWGROVE | FOREST PARK DAL TILE
SCHEME 3	TAC5330C | APPALACHIAN BLEND BCARAL	0027 | WHITE FENCE VISTA PAINT	HG108 | JACKSON ANTIQUE VISTA PAINT	0450 | RIVER GOO VISTA PAINT	0536 | SUBWAY VISTA PAINT	HG149 | VERMONT SLATE VISTA PAINT	0219 | CAMEL'S HUMP VISTA PAINT	TJM7J4A | SAV WOOD ARIZONA TILE
SCHEME 4	TAC5330C | APPALACHIAN BLEND BCARAL	0511 | LIGHT LICHEN VISTA PAINT	0213 | COASTAL FOG VISTA PAINT	HG119 | STURGIS GRAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	HJ682 | WHISPERING WILLOW VISTA PAINT	0214 | WILWOOD VISTA PAINT	TJM7J4A | SAV WOOD ARIZONA TILE

Enhanced Right Elevation

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HERCULES, CALIFORNIA

3 UNIT ENHANCED ELEVATION

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NOTE:
ALL GARAGES TO
OUTLETS.

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 3A	
FIRST FLOOR	224 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1490 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 2 HALF BATHS	

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

SYCAMORE CROSSING
HERCULES, CALIFORNIA

6 UNIT FIRST FLOOR PLAN

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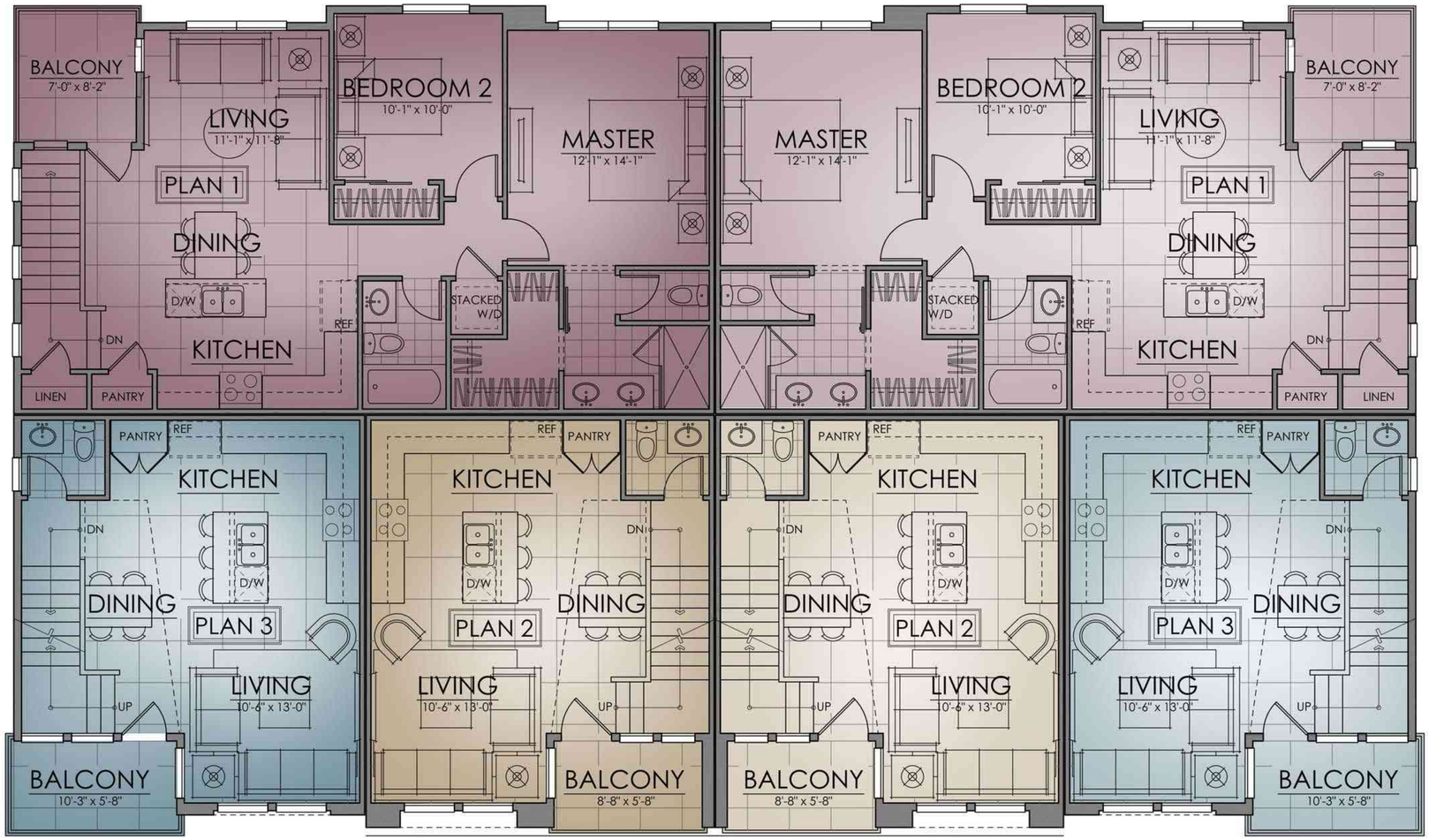

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 3A	
FIRST FLOOR	224 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1490 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 2 HALF BATHS	

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

SYCAMORE CROSSING
HERCULES, CALIFORNIA

6 UNIT SECOND FLOOR PLAN

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
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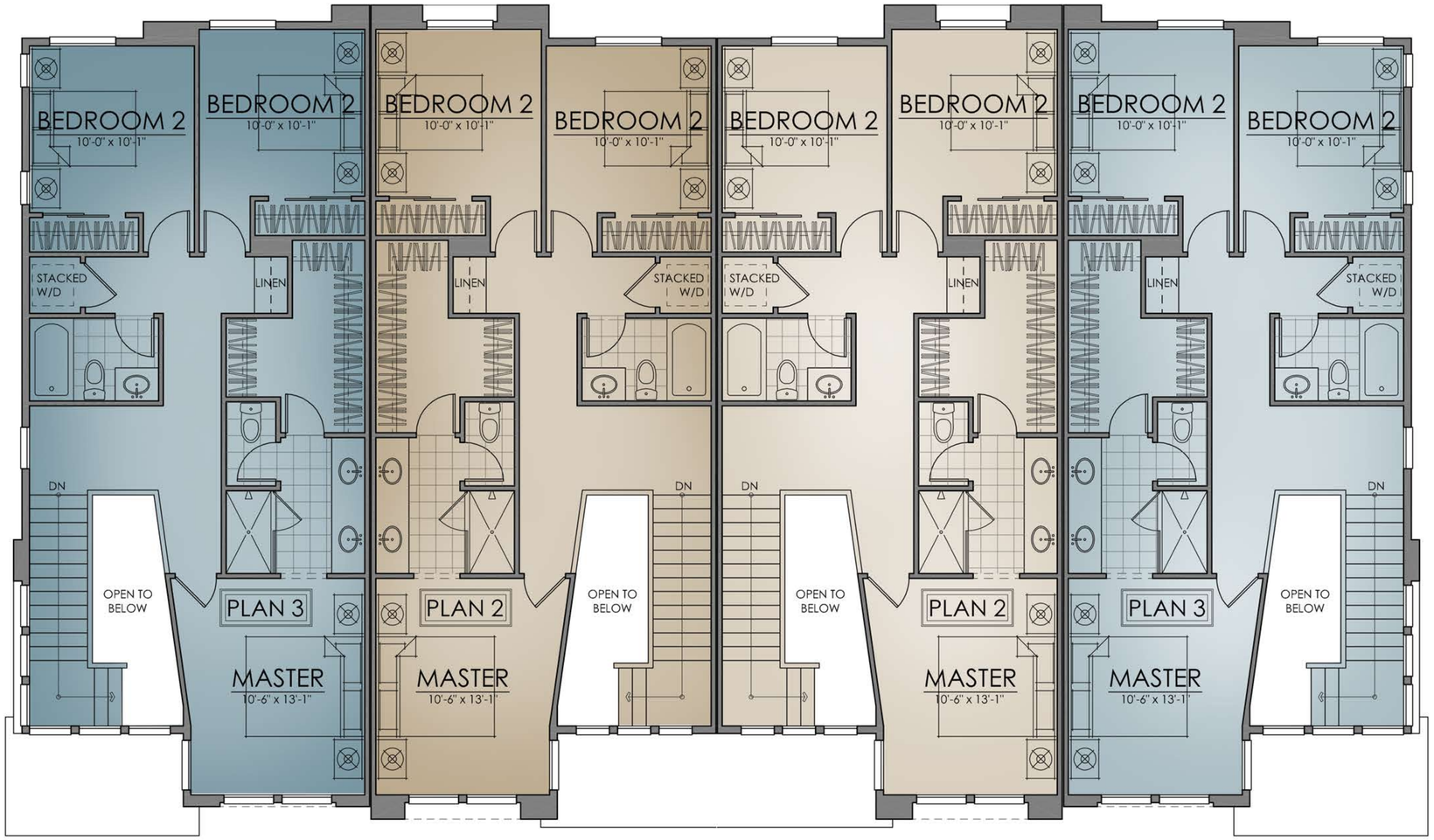

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 3A	
FIRST FLOOR	224 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1490 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 2 HALF BATHS	

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

SYCAMORE CROSSING

HERCULES, CALIFORNIA

6 UNIT THIRD FLOOR PLAN

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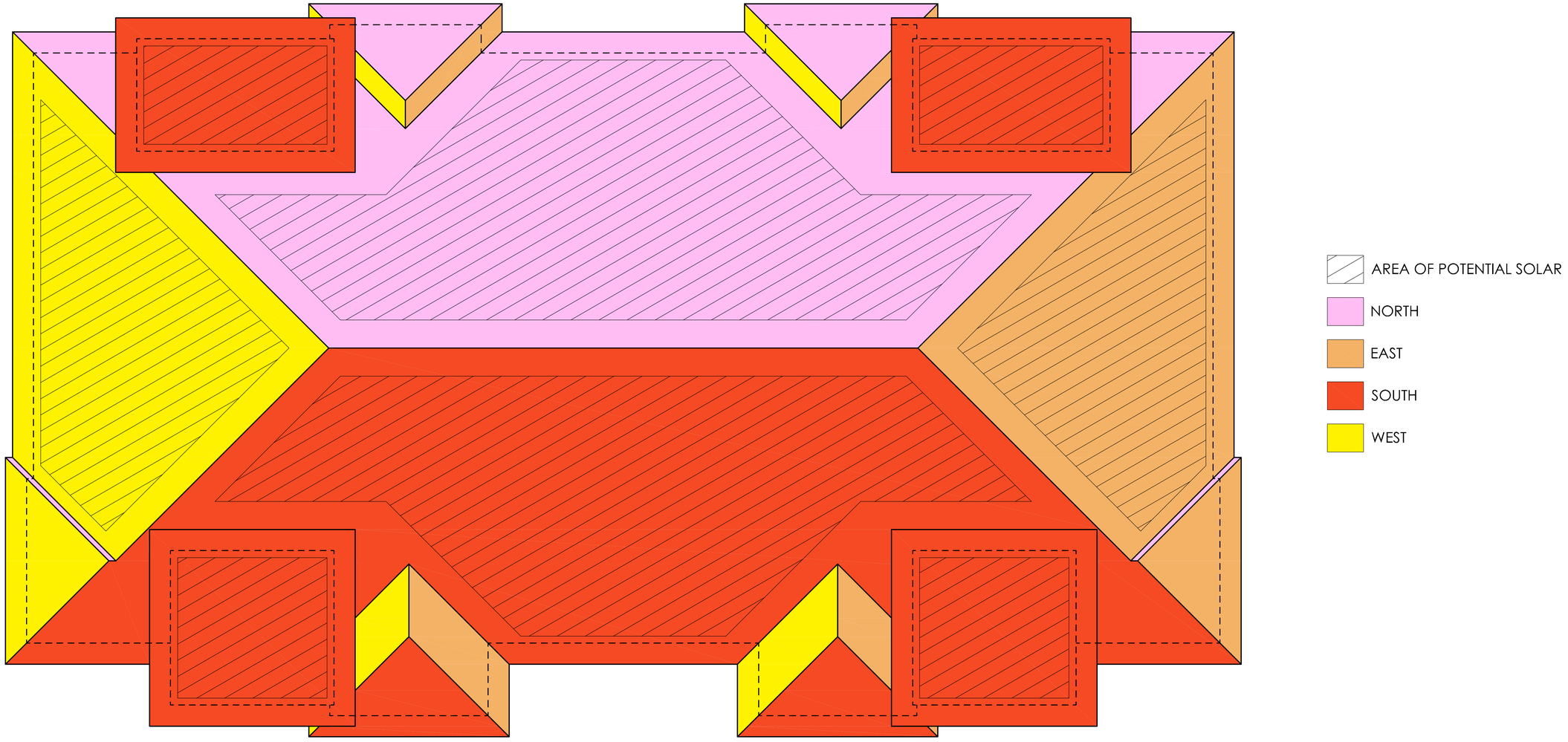

SYCAMORE CROSSING
HERCULES, CALIFORNIA

6 UNIT ROOF PLAN WITH SOLAR

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	1 | CONCRETE FLAT TILE ROOF	2 | STUCCO I	3 | STUCCO II	4 | FASCIA & GARAGE DOOR	5 | MEATAL RAILING & POSTS	6 | ENTRY DOOR	7 | TRIM AT EXTERIOR WOOD TILE	8 | EXTERIOR WOOD TILE
SCHEME 1	TAC7033C | APPALACHIAN BLEND BCARAL	0334 | SEDONA VISTA PAINT	0332 | FRONT VISTA PAINT	0536 | SUBWAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	0471 | MIRACLE BAY VISTA PAINT	0214 | WILWOOD VISTA PAINT	FP99 BLACKWOOD | FOREST PARK DAL TILE
SCHEME 2	TAC7033C | APPALACHIAN BLEND BCARAL	0572 | POWER LUNCH VISTA PAINT	0574 | SHARK FIN VISTA PAINT	0536 | SUBWAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	0102 | EARTHLY PLEASURE VISTA PAINT	0068 | CLOUDY TODAY VISTA PAINT	FP98 WILLOWGROVE | FOREST PARK DAL TILE
SCHEME 3	TAC7033C | APPALACHIAN BLEND BCARAL	0227 | WHITE FENCE VISTA PAINT	HC108 | JACKSON ANTIQUE VISTA PAINT	0490 | RIVER OGO VISTA PAINT	0536 | SUBWAY VISTA PAINT	HC149 | VERMONT SLATE VISTA PAINT	0219 | CAMELS HUMP VISTA PAINT	TJM7JMA | SAV WOOD ARIZONA TILE
SCHEME 4	TAC7033C | APPALACHIAN BLEND BCARAL	0311 | LIGHT LICHEN VISTA PAINT	0213 | COASTAL FOG VISTA PAINT	HC119 | STURGIS GRAY VISTA PAINT	0536 | SUBWAY VISTA PAINT	HC682 | WHISPERING WILLOW VISTA PAINT	0214 | WILWOOD VISTA PAINT	TJM7JMA | SAV WOOD ARIZONA TILE

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HERCULES, CALIFORNIA

6 UNIT FRONT ELEVATION

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SCHEME 1	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0334 | SEDONA VISTA PAINT	3 | STUCCO II 0232 | FRONO VISTA PAINT	4 | FASCIA & GARAGE DOOR 0536 | SUBWAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR 0471 | MIRACLE BAY VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0214 | WILWOOD VISTA PAINT	8 | EXTERIOR WOOD TILE FP99 BLACKWOOD | FOREST PARK DAL TILE
SCHEME 2	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0572 | POWER LUNCH VISTA PAINT	3 | STUCCO II 0574 | SHARK FIN VISTA PAINT	4 | FASCIA & GARAGE DOOR H0147 | GROPUS GRAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR 0102 | EARTHLY PLEASURE VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0568 | CLOUDY TODAY VISTA PAINT	8 | EXTERIOR WOOD TILE FP99 WILLOWGROVE | FOREST PARK DAL TILE
SCHEME 3	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0027 | WHITE FENCE VISTA PAINT	3 | STUCCO II H0108 | JACKSON ANTIQUE VISTA PAINT	4 | FASCIA & GARAGE DOOR 0480 | RIVER GOD VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR H0149 | VERMONT SLATE VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0219 | CAMEL'S HUMP VISTA PAINT	8 | EXTERIOR WOOD TILE TOKTOKA | SAV WOOD ARIZONA TILE
SCHEME 4	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0211 | LIGHT LICHEN VISTA PAINT	3 | STUCCO II 0213 | COASTAL FOG VISTA PAINT	4 | FASCIA & GARAGE DOOR H0119 | STURGIS GRAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR H0082 | WHISPERING WILLOW VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0214 | WILWOOD VISTA PAINT	8 | EXTERIOR WOOD TILE TOKTOKA | SAV WOOD ARIZONA TILE

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SYCAMORE CROSSING
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6 UNIT REAR ELEVATION

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Left Elevation

Right Elevation

SCHEME 1	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0334 | SEDONA VISTA PAINT	3 | STUCCO II 0232 | FRONO VISTA PAINT	4 | FASCIA & GARAGE DOOR 0536 | SUBWAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR 0471 | MIRACLE BAY VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0214 | WILWOOD VISTA PAINT	8 | EXTERIOR WOOD TILE FP99 BLACKWOOD | FOREST PARK DAL TILE
SCHEME 2	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0572 | POWER LUNCH VISTA PAINT	3 | STUCCO II 0574 | SHARK FIN VISTA PAINT	4 | FASCIA & GARAGE DOOR H0147 | GROPUS GRAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR 0102 | EARTHLY PLEASURE VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0568 | CLOUDY TODAY VISTA PAINT	8 | EXTERIOR WOOD TILE FP99 WILLOWGROVE | FOREST PARK DAL TILE
SCHEME 3	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0027 | WHITE FENCE VISTA PAINT	3 | STUCCO II H0108 | JACKSON ANTIQUE VISTA PAINT	4 | FASCIA & GARAGE DOOR 0450 | RIVER GOD VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR H0149 | VERMONT SLATE VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0219 | CAMEL'S HUMP VISTA PAINT	8 | EXTERIOR WOOD TILE TOMTOMA | SAV WOOD ARIZONA TILE
SCHEME 4	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0211 | LIGHT LICHEN VISTA PAINT	3 | STUCCO II 0213 | COASTAL FOG VISTA PAINT	4 | FASCIA & GARAGE DOOR H0119 | STURGIS GRAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR H0082 | WHISPERING WILLOW VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0214 | WILWOOD VISTA PAINT	8 | EXTERIOR WOOD TILE TOMTOMA | SAV WOOD ARIZONA TILE

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SYCAMORE CROSSING
HERCULES, CALIFORNIA

6 UNIT SIDE ELEVATION

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NOTE:
ALL GARAGES TO HAVE CHARGING OUTLET.

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 3A	
FIRST FLOOR	224 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1490 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 2 HALF BATHS	

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

SYCAMORE CROSSING
HERCULES, CALIFORNIA

9 UNIT FIRST FLOOR PLAN

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PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 3A	
FIRST FLOOR	224 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1490 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 2 HALF BATHS	

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

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HERCULES, CALIFORNIA

9 UNIT SECOND FLOOR PLAN

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PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 3A	
FIRST FLOOR	169 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1445 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

PLAN 2A	
FIRST FLOOR	115 SQ.FT.
SECOND FLOOR	453 SQ.FT.
THIRD FLOOR	806 SQ.FT.
TOTAL	**1374 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 1 HALF BATH	

PLAN 3A	
FIRST FLOOR	224 SQ.FT.
SECOND FLOOR	456 SQ.FT.
THIRD FLOOR	810 SQ.FT.
TOTAL	**1490 SQ.FT.**
3 BEDROOMS	
2 FULL BATHS + 2 HALF BATHS	

PLAN 1A	
FIRST FLOOR	83 SQ.FT.
SECOND FLOOR	882 SQ.FT.
TOTAL	**965 SQ.FT.**
2 BEDROOMS	
2 FULL BATHS	

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HERCULES, CALIFORNIA

9 UNIT THIRD FLOOR PLAN

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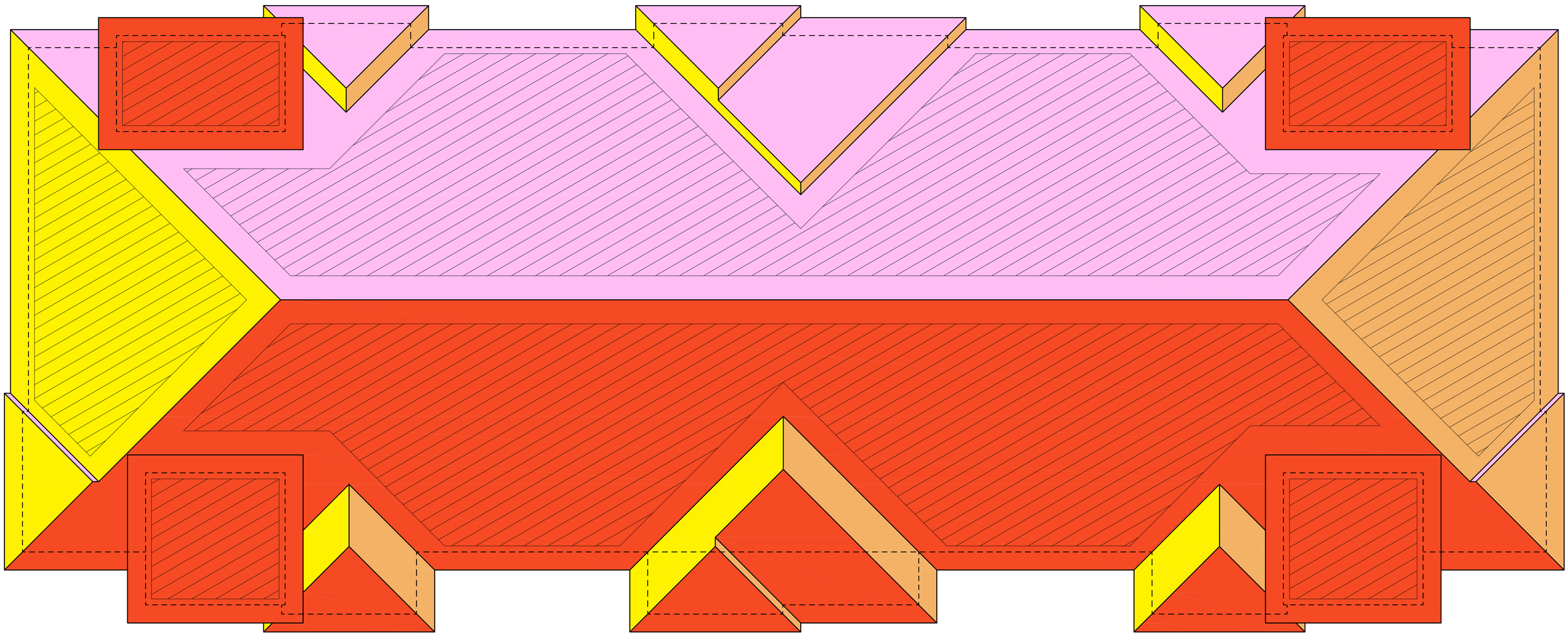

AREA OF POTENTIAL SOLAR

NORTH

EAST

SOUTH

WEST

SYCAMORE CROSSING

HERCULES, CALIFORNIA

9 UNIT ROOF PLAN WITH SOLAR

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SCHEME 1	1 | CONCRETE FLAT TILE ROOF 1FACS0330 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0334 | SEDONA VISTA PAINT	3 | STUCCO II 0232 | FRONO VISTA PAINT	4 | FASCIA & GARAGE DOOR 0536 | SUBWAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR 0471 | MIRACLE BAY VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0214 | WILWOOD VISTA PAINT	8 | EXTERIOR WOOD TILE F799 BLACKWOOD | FOREST PARK DAL TILE
SCHEME 2	1 | CONCRETE FLAT TILE ROOF 1FACS0330 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0572 | POWER LUNCH VISTA PAINT	3 | STUCCO II 0574 | SHARK FIN VISTA PAINT	4 | FASCIA & GARAGE DOOR H0147 | GROPIUS GRAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR 0102 | EARTHLY PLEASURE VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0568 | CLOUDY TODAY VISTA PAINT	8 | EXTERIOR WOOD TILE F798 WILLOWGROVE | FOREST PARK DAL TILE
SCHEME 3	1 | CONCRETE FLAT TILE ROOF 1FACS0330 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0027 | WHITE FENCE VISTA PAINT	3 | STUCCO II H0108 | JACKSON ANTIQUE VISTA PAINT	4 | FASCIA & GARAGE DOOR 0450 | RIVER GOO VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR H0149 | VERMONT SLATE VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0219 | CAMEL'S HUMP VISTA PAINT	8 | EXTERIOR WOOD TILE TOKFORA | SAY WOOD ARIZONA TILE
SCHEME 4	1 | CONCRETE FLAT TILE ROOF 1FACS0330 | APPALACHIAN BLEND BCARAL	2 | STUCCO I 0211 | LIGHT LICHEN VISTA PAINT	3 | STUCCO II 0213 | COASTAL FOG VISTA PAINT	4 | FASCIA & GARAGE DOOR H0119 | STURGIS GRAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR H0002 | WHISPERING WILLOW VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0214 | WILWOOD VISTA PAINT	8 | EXTERIOR WOOD TILE TOKFORA | SAY WOOD ARIZONA TILE

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SYCAMORE CROSSING
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9 UNIT FRONT ELEVATION

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SCHEME 1	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | AFFALACHIAN BLEND BCARAL	2 | STUCCO I 0334 | SEDONA VISTA PAINT	3 | STUCCO II 0232 | FRONO VISTA PAINT	4 | FASCIA & GARAGE DOOR 0536 | SUBWAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR 0471 | MIRACLE BAY VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0214 | WILWOOD VISTA PAINT	8 | EXTERIOR WOOD TILE FP99 BLACKWOOD | FOREST PARK DAL TILE
SCHEME 2	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | AFFALACHIAN BLEND BCARAL	2 | STUCCO I 0572 | POWER LUNCH VISTA PAINT	3 | STUCCO II 0574 | SHARK FIN VISTA PAINT	4 | FASCIA & GARAGE DOOR H0147 | GROPIUS GRAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR 0102 | EARTHLY PLEASURE VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0568 | CLOUDY TODAY VISTA PAINT	8 | EXTERIOR WOOD TILE FP99 WILLOWGROVE | FOREST PARK DAL TILE
SCHEME 3	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | AFFALACHIAN BLEND BCARAL	2 | STUCCO I 0027 | WHITE FENCE VISTA PAINT	3 | STUCCO II H0108 | JACKSON ANTIQUE VISTA PAINT	4 | FASCIA & GARAGE DOOR 0480 | RIVER GOD VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR H0149 | VERMONT SLATE VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0219 | CAMEL'S HUMP VISTA PAINT	8 | EXTERIOR WOOD TILE TOKTOKA | SAV WOOD ARIZONA TILE
SCHEME 4	1 | CONCRETE FLAT TILE ROOF 1FAC5030 | AFFALACHIAN BLEND BCARAL	2 | STUCCO I 0211 | LIGHT LICHEN VISTA PAINT	3 | STUCCO II 0213 | COASTAL FOG VISTA PAINT	4 | FASCIA & GARAGE DOOR H0119 | STUNGIS GRAY VISTA PAINT	5 | MEATAL RAILING & POSTS 0536 | SUBWAY VISTA PAINT	6 | ENTRY DOOR H0082 | WHISPERING WILLOW VISTA PAINT	7 | TRIM AT EXTERIOR WOOD TILE 0214 | WILWOOD VISTA PAINT	8 | EXTERIOR WOOD TILE TOKTOKA | SAV WOOD ARIZONA TILE

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SYCAMORE CROSSING
HERCULES, CALIFORNIA

9 UNIT REAR ELEVATION

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Left Elevation

Right Elevation

	1 | CONCRETE FLAT TILE ROOF	2 | STUCCO I	3 | STUCCO II	4 | FASCIA & GARAGE DOOR	5 | METAL RAILING & POSTS	6 | ENTRY DOOR	7 | TRIM AT EXTERIOR WOOD TILE	8 | EXTERIOR WOOD TILE
SCHEME 1	TAC7030C | APPALACHIAN BLEND BCARAL	OS34 | SEDONA VISTA PAINT	OS32 | FRIOND VISTA PAINT	OS36 | SUBWAY VISTA PAINT	OS36 | SUBWAY VISTA PAINT	0471 | MIRACLE BAY VISTA PAINT	OS14 | WILWOOD VISTA PAINT	FP99 BLACKWOOD | FOREST PARK DAL TILE
SCHEME 2	TAC7030C | APPALACHIAN BLEND BCARAL	OS72 | POWER LUNCH VISTA PAINT	OS74 | SHARK FIN VISTA PAINT	HG147 | GROPIUS GRAY VISTA PAINT	OS36 | SUBWAY VISTA PAINT	0102 | EARTHLY PLEASURE VISTA PAINT	OS68 | CLOUDY TODAY VISTA PAINT	FP98 WILLOWGROVE | FOREST PARK DAL TILE
SCHEME 3	TFAC7033C | APPALACHIAN BLEND BCARAL	UC27 | WHITE FENCE VISTA PAINT	HG108 | JACKSON ANTIQUE VISTA PAINT	OS82 | RIVER GOO VISTA PAINT	OS36 | SUBWAY VISTA PAINT	HG149 | VERMONT SLATE VISTA PAINT	0219 | CAMEL'S HUMP VISTA PAINT	TJM7624A | SAV WOOD ARIZONA TILE
SCHEME 4	TFAC7033C | APPALACHIAN BLEND BCARAL	OS11 | LIGHT LICHEN VISTA PAINT	OS13 | COASTAL FOG VISTA PAINT	HU119 | STURGIS GRAY VISTA PAINT	OS36 | SUBWAY VISTA PAINT	HG602 | WHISPERING WILLOW VISTA PAINT	OS14 | WILWOOD VISTA PAINT	TJM7624A | SAV WOOD ARIZONA TILE

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SYCAMORE CROSSING
HERCULES, CALIFORNIA

9 UNIT SIDE ELEVATION

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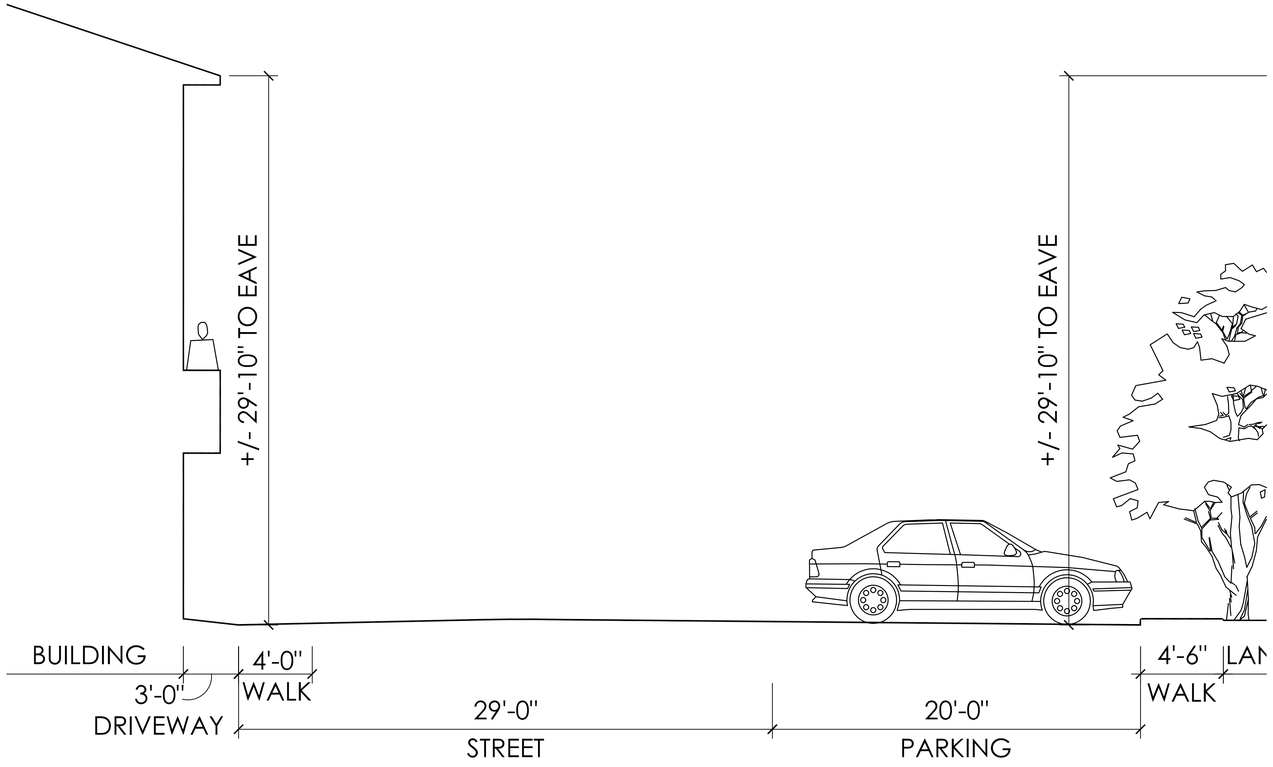
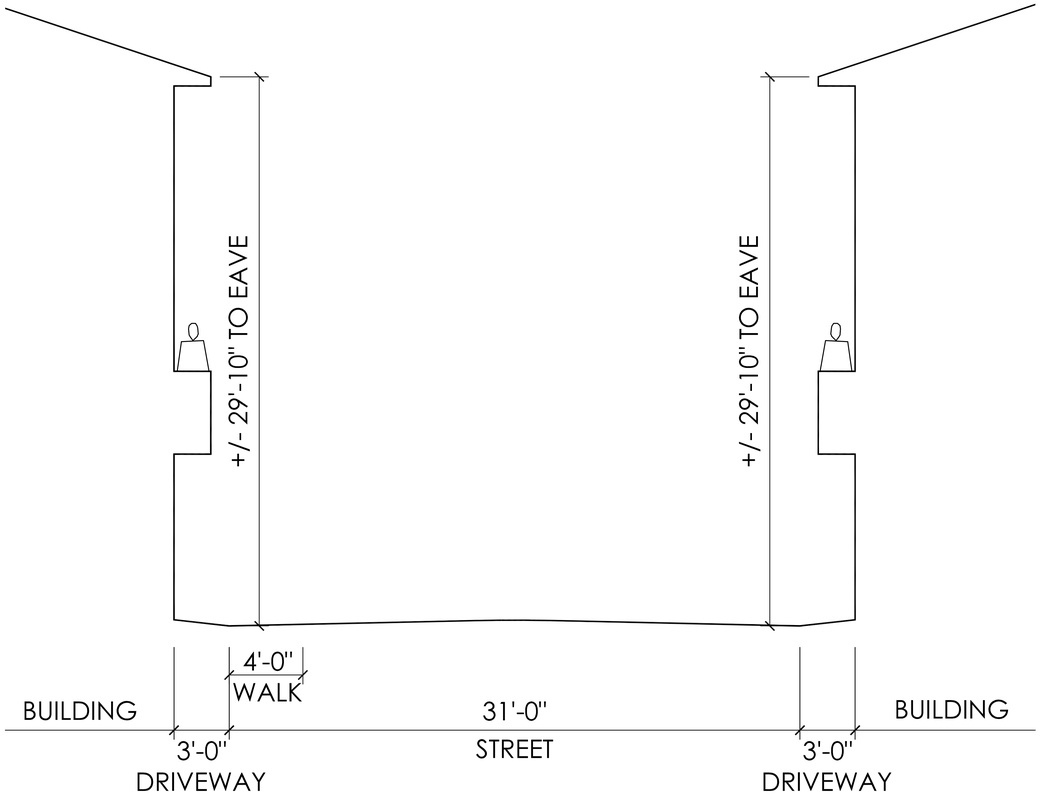


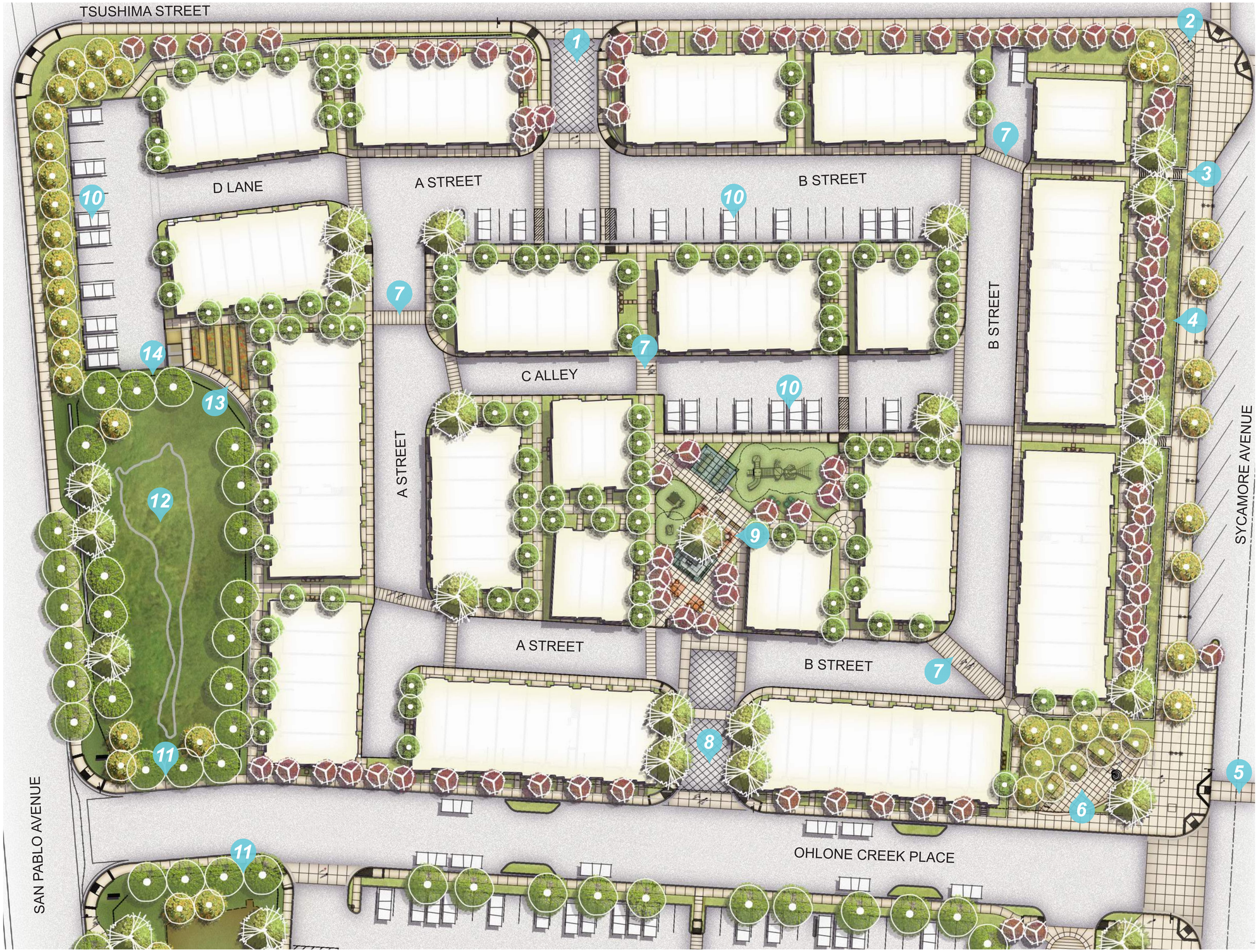
SECTION A

B STREET WHERE PERPENDICULAR PARKING OCCURS



SECTION B

A STREET AND B STREET WHERE NO PARKING OCCURS



1. Tsushima access to community
2. Tsushima/Sycamore corner treatment. See AR-6.4
3. Stairway access to community, typical
4. Sycamore stormwater planter
5. Pedestrian connection to Aventine
6. Ohlone Creek Place & Sycamore Public open space. See AR-6.5
7. Pedestrian connections, typical
8. Ohlone Creek Place access to community
9. Multi-generational open space. See AR-6.1 & AR-6.2
10. Guest parking
11. Existing wetlands
12. Wetland overlook & community gardens See AR-6.3
13. Interpretive Exhibits

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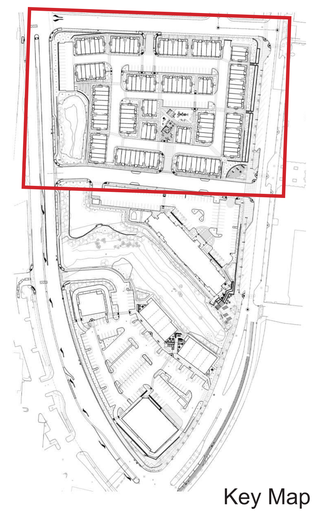

Key Map

SYCAMORE CROSSING
HERCULES, CALIFORNIA

RESIDENTIAL LANDSCAPE EXHIBIT

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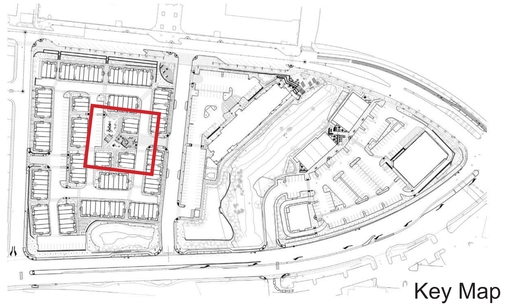
1. Enhanced pedestrian connections
2. Play structure (ages 5-12)
3. Lounge Seating in play area
4. Community picnic tables in the shade
5. Various types of outdoor seating
6. Barbecue unit under shade structure
7. Outdoor living rooms
8. Tot lot (ages 1-4)
9. Seatwall
   Board form concrete
   Integral colors Davis: pewter
10. Play structure safety fall zone
11. Play surfacing material: artifical turf









Key Map

SYCAMORE CROSSING
HERCULES, CALIFORNIA

MULTI-GENERATIONAL COMMUNITY OPEN SPACE

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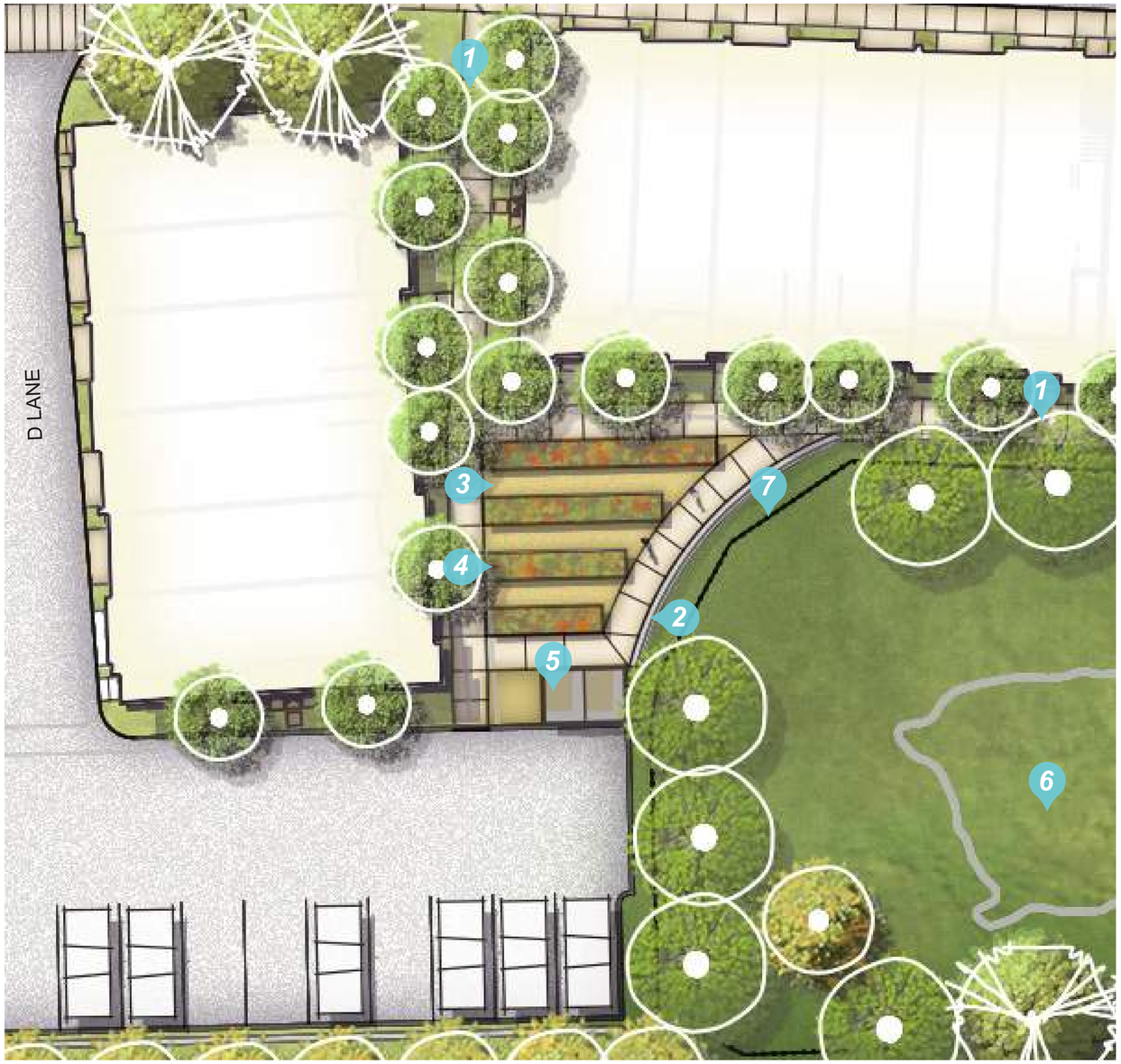


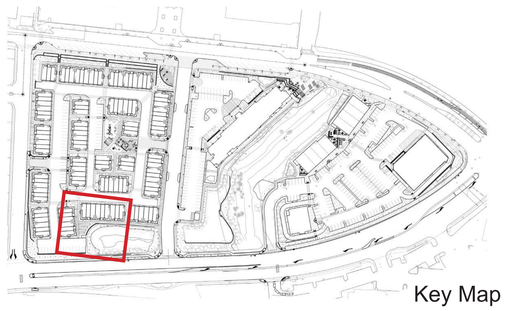
1. Pedestrian connections
2. Concrete Seatwall acts as seating for garden and overlook

   Board form concrete
   Integral colors Davis: pewter
3. Decomposed granite walks between beds
4. Raised planting beds
5. Storage shed and soil amendment drop-off
6. Existing wetlands
7. Fence, See sheet L1.4





0 4 8 16



Key Map

SYCAMORE CROSSING
HERCULES, CALIFORNIA

RESIDENTIAL COMMUNITY GARDEN

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
mcg architecture
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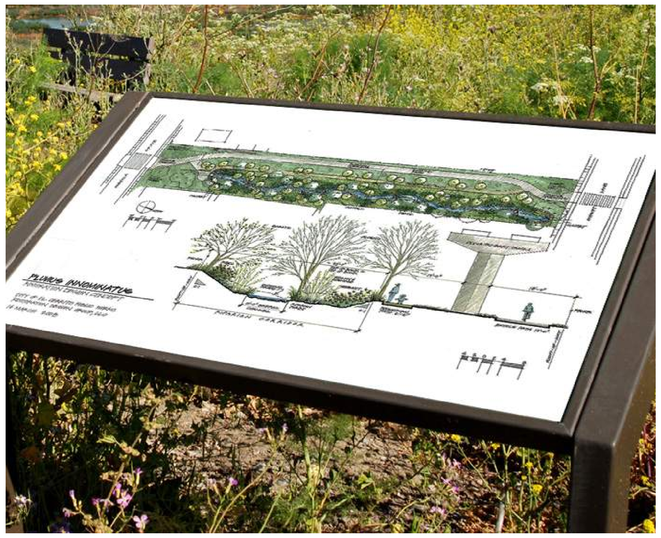
AR-6.3
08/05/2019



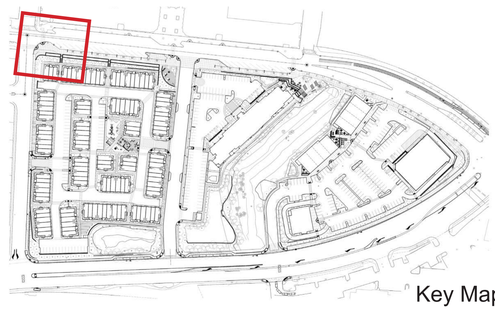
1. Pedestrian connections
2. Seatwall with shade tree planting

   Board form concrete
   Integral colors Davis: pewter
3. Interpretive exhibit educates about stormwater treatment
4. Stormwater planter
5. Stairway access to community









SYCAMORE CROSSING
HERCULES, CALIFORNIA

TSUSHIMA / SYCAMORE CORNER TREATMENT

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
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AR-6.4
08/05/2019

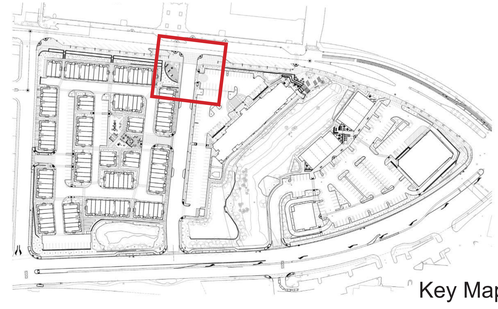


1. Stormwater planter
2. Seatwalls and seatpads under shade of trees
3. Public Art with interpretive plaque
4. Large specimen trees
5. Pedestrian entry node
6. Bike racks
7. Pedestrian connection
8. Enhanced paving at crosswalk
9. Seatwall
   Board form concrete
   Integral colors Davis: pewter
10. Bump outs along Ohlone Creek Place









Key Map

SYCAMORE CROSSING
HERCULES, CALIFORNIA

OHLONE CREEK PLACE & SYCAMORE OPEN SPACE

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AR-6.5
08/05/2019

SCHEME 1



CONCRETE FLAT TILE ROOF

STUCCO I

STUCCO II

FASCIA & GARAGE DOOR

METAL RAILING & POSTS

TRIM AT EXTERIOR WOOD TILE

ENTRY DOOR



EXTERIOR WOOD TILE

SCHEME 2



CONCRETE FLAT TILE ROOF

STUCCO I

STUCCO II

FASCIA & GARAGE DOOR

METAL RAILING & POSTS

TRIM AT EXTERIOR WOOD TILE

ENTRY DOOR



EXTERIOR WOOD TILE

SCHEME 3



CONCRETE FLAT TILE ROOF

STUCCO I

STUCCO II

FASCIA & GARAGE DOOR

METAL RAILING & POSTS

TRIM AT EXTERIOR WOOD TILE

ENTRY DOOR



EXTERIOR WOOD TILE

SCHEME 4



CONCRETE FLAT TILE ROOF

STUCCO I

STUCCO II

FASCIA & GARAGE DOOR

METAL RAILING & POSTS

TRIM AT EXTERIOR WOOD TILE

ENTRY DOOR



EXTERIOR WOOD TILE

50' 0' 25' 50' 100'

1 INCH = 50 FEET

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AP	ANGLE POINT
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGINNING OF CURVE
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
BVC	BEGINNING OF VERTICAL CURVE
C&G	CURB & GUTTER
CB	CATCH BASIN
CL	CENTERLINE
CONC	CONCRETE
CONST	CONSTRUCT
CR	CURB RETURN
D/W	DRIVEWAY
DIA	DIAMETER
DTL	DETAIL
DWG	DRAWING
(E)	EAST
EC	END OF CURVE
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVC	END OF VERTICAL CURVE
EX	EXISTING
(F)	FUTURE
FC	FACE OF CURB
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
G	GAS
GB	GRADE BREAK
HGL#	HYDRAULIC GRADE LINE (DESIGN STORM)
HP	HIGH POINT
INTX	INTERSECTION
INV	INVERT
L	LEFT
LE	LANDSCAPE EASEMENT
LF	LINEAL FEET
LIP	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MON	MONUMENT
(N)	NORTH
PCC	POINT OF COMPOUND CURVE
PG	PAVEMENT GRADE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PR	PEDESTRIAN RAMP
PRC	POINT OF REVERSE CURVE
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
R	RIGHT
(R)	RADIAL
REC	RECORD INFORMATION
R/W	RIGHT OF WAY
(S)	SOUTH
SBL	SETBACK LINE
SW	SIDEWALK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SF	SQUARE FEET
T	TELEPHONE
TC	TOP OF CURB
T-MAIN	TRANSMISSION MAIN
TW	TOP OF WALL
TYP	TYPICAL
W	WATER MAIN
(W)	WEST

LEGEND

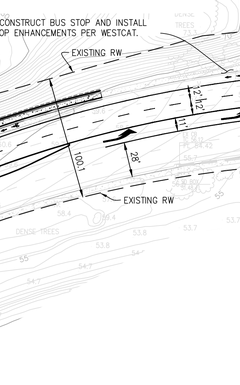
EXISTING		PROPOSED
	BOUNDARY LINE	
	RIGHT OF WAY	
	PARCEL/LOT LINE	
	PUBLIC UTILITY EASEMENT	
	CURB & GUTTER	
	ROLLED CURB	
EP	EDGE OF PAVEMENT	
	SAWCUT LINE	
	DAYLIGHT LINE	
44	1' CONTOUR LINE	44
45	5' CONTOUR LINE	50
	PAD GRADE	P 40.4
	BUILDING PAD LINE	
	RETAINING WALL (DESIGN BY OTHERS)	
	CONCRETE WALK	
	DECOMPOSED GRANITE PATH	
2%	STREET SLOPE	2%
	SWALE / V-DITCH	
	STORM DRAIN LINE, CATCH BASIN, FIELD INLET AND MANHOLE	
	AREA DRAIN LINE, AREA DRAIN	
W	WATER LINE	W
S	SANITARY SEWER LINE & MANHOLE	S
	STREET LIGHT	
	ACCESSIBLE RAMP	
	FIRE HYDRANT	
	LOT NUMBER	48
	ACCESSIBLE PATH	
	PARKING COUNTS	(18) 156

STREET NOTES:

1. PORTIONS OF THE FOLLOWING STREETS WILL BE DEDICATED TO THE PUBLIC ON THE PARCEL MAP (WITHIN THIS SUBDIVISION): TSUSHIMA WAY 0+67± TO 1+74±

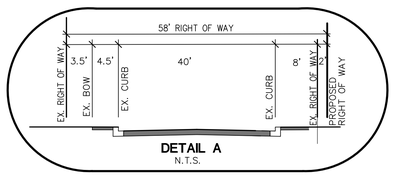
SHEET INDEX

SHEET NUMBER	DESCRIPTION
C-1.0	FINAL DEVELOPMENT PLAN & VESTING TENTATIVE MAP
C-2.0	VESTING TENTATIVE MAP-LOTS ONLY
C-3.0	PRELIMINARY GRADING & UTILITY PLAN-HOTEL/RESIDENTIAL
C-3.1	PRELIMINARY GRADING & UTILITY PLAN-COMMERCIAL
C-3.2	UTILITY RELOCATION PLAN
C-4.0	SITE SECTIONS / PARKING EXHIBIT
C-4.1	FIRE TRUCK TURNING ANALYSIS
C-5.0	BOUNDARY & TOPOGRAPHIC SURVEY
C-5.1	WETLAND DELINEATION AND TREE REMOVAL PLAN



BUILDING GROUND FLOOR (typ)

NOT TO SCALE



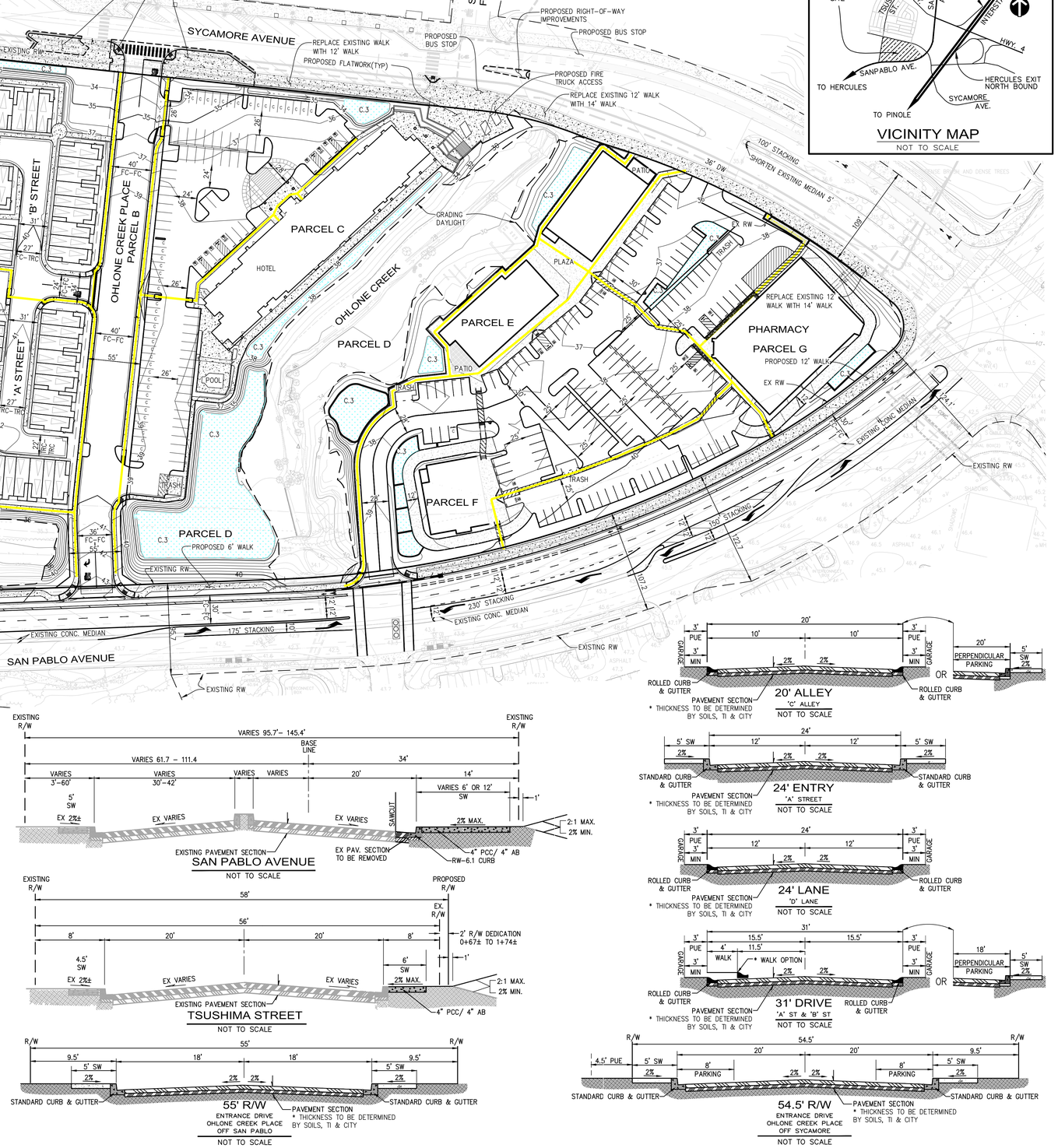
DETAIL A

N.T.S.

LAND USE SUMMARY

LAND USE	ACRES	SQ. FT.	PERCENTAGE
EXISTING BOUNDARY	12.88	561246.99	
PARCEL 'H' -ROW DEDICATION	0.00	131.76	
PROPOSED BOUNDARY	12.88	561115.23	100.0%
PARCEL 'D' - OPEN SPACE	2.02	87876.83	15.7%
PARCEL 'A' - RESIDENTIAL *	5.12	222886.25	39.7%
PARCEL 'C' - HOTEL	1.74	75699.61	13.5%
PARCEL 'E' - COMMERCIAL	1.19	52045.96	9.3%
PARCEL 'F' - COMMERCIAL	0.94	41052.73	7.3%
PARCEL 'G' - COMMERCIAL	1.19	51734.18	9.2%
PARCEL 'B' - PUBLIC STREET	0.68	29721.91	5.3%

* FOR CONDOMINIUM PURPOSES



VICINITY MAP

NOT TO SCALE

SAN PABLO AVENUE

NOT TO SCALE

TSUSHIMA STREET

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

SYCAMORE CROSSING

HERCULES, CALIFORNIA

FINAL DEVELOPMENT PLAN & VESTING TENTATIVE MAP

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

meg architecture

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C-1.0

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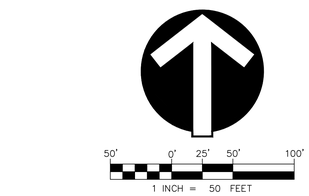
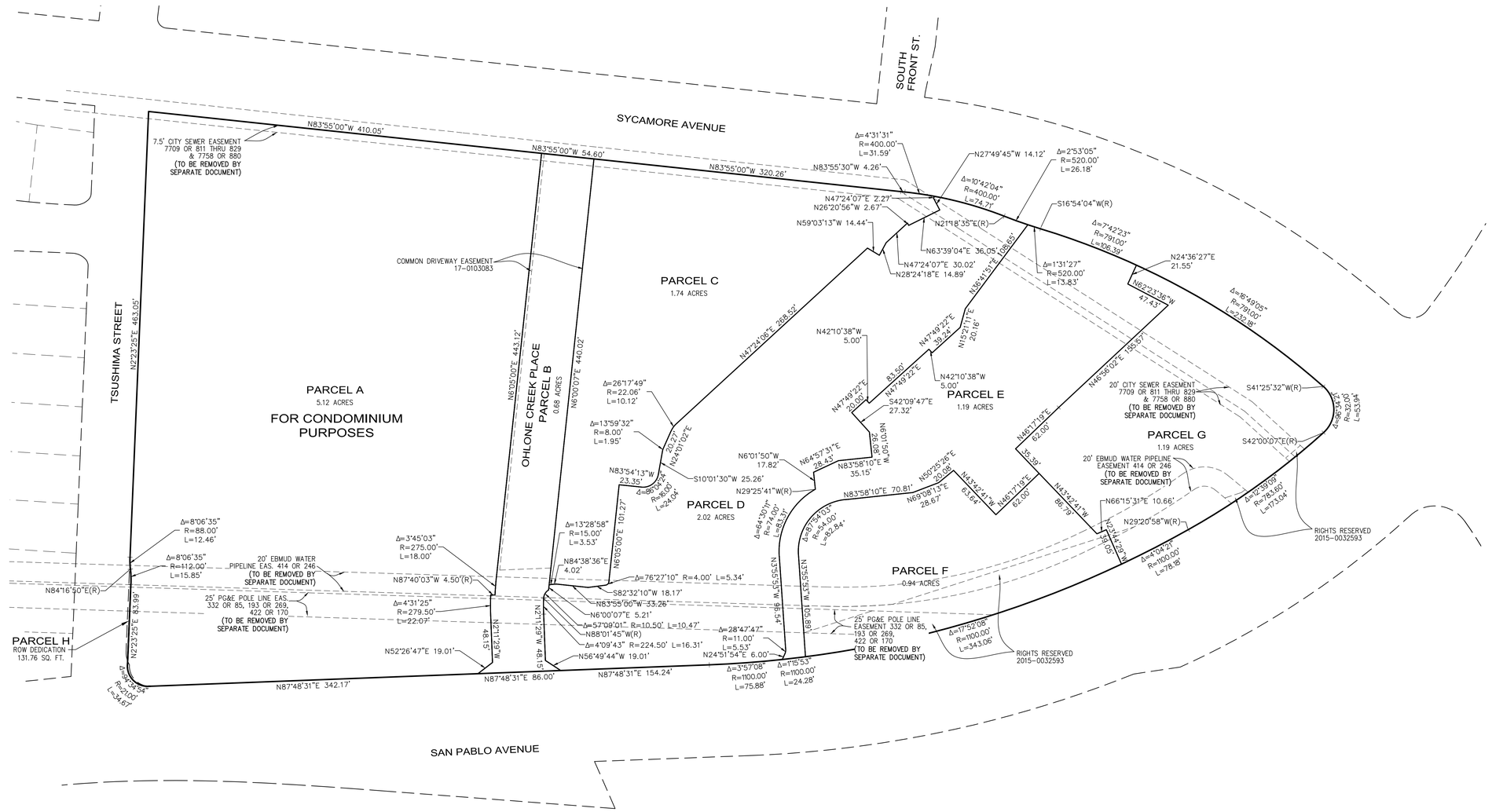


LEGEND

EXISTING — BOUNDARY LINE; RIGHT OF WAY; PARCEL/LOT LINE

PROPOSED



LAND USE SUMMARY

LAND USE	ACRES	SQ. FT.	PERCENTAGE
EXISTING BOUNDARY	12.88	561246.99	
PARCEL 'H' –ROW DEDICATION	0.00	131.76	
PROPOSED BOUNDARY	12.88	561115.23	100.0%
PARCEL 'D' – OPEN SPACE	2.02	87876.83	15.7%
PARCEL 'A' – RESIDENTIAL *	5.12	222886.25	39.7%
PARCEL 'C' – HOTEL	1.74	75699.61	13.5%
PARCEL 'E' – COMMERCIAL	1.19	52045.96	9.3%
PARCEL 'F' – COMMERCIAL	0.94	41052.73	7.3%
PARCEL 'G' – COMMERCIAL	1.19	51734.18	9.2%
PARCEL 'B' – PUBLIC STREET	0.68	29721.91	5.3%

* FOR CONDOMINIUM PURPOSES
120 CONDOMINIUM UNITS

SURVEY NOTES:

TOPOGRAPHY: TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED UPON AN AERIAL SURVEY BY AMERICAN AERIAL MAPPING INC. FLOWN OCTOBER, 2008 AND A SURVEY DK CONSULTING COMPLETED IN JUNE, 2017.

BENCHMARK: STANDARD STREET MONUMENT LOCATED AT THE INTERSECTION OF SYCAMORE AVENUE AND SOUTH FRONT STREET. ELEVATION = 30.51'

BASIS OF BEARINGS: TAKEN AS "N 83°55'00"W" BETWEEN STREET MONUMENTS AS SHOWN ON THE MAP OF SUBDIVISION 8853 (472 M 1) IN SYCAMORE AVENUE. DISTANCES SHOWN ARE MEASURED GROUND DISTANCES. REFERENCE MAPS 1,2 & 3 DISTANCES ON THE MAPS ARE ON GRID. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.999931.

VESTING TENTATIVE MAP NOTES:

1) SUBDIVISION 9477

2) AN EASEMENT FOR COMMON ACCESS BY AND BETWEEN PARCELS E, F AND G WILL BE RECORDED WITH THE FINAL MAP.

3) EASEMENTS FOR SITE LIGHTING, LANDSCAPING, SITE UTILITIES, SHARED ACCESS, FACILITY MAINTENANCE AND OTHER PURPOSES AS DETERMINED BY THE CITY ENGINEER WILL BE PROVIDED ON THE FINAL MAP.

SYCAMORE CROSSING
HERCULES, CALIFORNIA

VESTING TENTATIVE MAP-LOTS ONLY

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08/05/2019



LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	RIGHT OF WAY	
	PARCEL/LOT LINE	
	PUBLIC UTILITY EASEMENT	
	CURB & GUTTER	
	ROLLED CURB	
EP	EDGE OF PAVEMENT	
	SAWCUT LINE	
	DAYLIGHT LINE	
44	1' CONTOUR LINE	44
45	5' CONTOUR LINE	50
	PAD GRADE	P 40.4
	BUILDING PAD LINE	
	RETAINING WALL (DESIGN BY OTHERS)	
	CONCRETE WALK	
	DECOMPOSED GRANITE PATH	
2%	STREET SLOPE	2%
	SWALE / V-DITCH	
	STORM DRAIN LINE, CATCH BASIN, FIELD INLET AND MANHOLE	
	AREA DRAIN LINE, AREA DRAIN	
W	WATER LINE	W
S	SANITARY SEWER LINE & MANHOLE	S
	STREET LIGHT	
	ACCESSIBLE RAMP	
	FIRE HYDRANT	
	LOT NUMBER	48
	ACCESSIBLE PATH	

WEST SIDE (RESIDENTIAL AND HOTEL) EARTHWORK QUANTITIES

FG CUT	WEST OF OHLONE CREEK	129,212 CY
FG FILL	WEST OF OHLONE CREEK	8,363 CY
UNADJUSTED FG EXPORT		120,849 CY
HOTEL	ASSUMED 12" SECTION	604 CY
PAVING	ASSUMED 18" SECTION	5,681 CY
HARDSCAPE	ASSUMED 8" SECTION	831 CY
UTILITIES		ASSUMED 1,500 CY
ADJUSTED EXPORT WEST OF CREEK		129,465 CUBIC YARDS

SYCAMORE CROSSING
HERCULES, CALIFORNIA

PRELIMINARY GRADING & UTILITY PLAN: HOTEL & RESIDENTIAL

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CONSULTING PLANNING · ENGINEERING · CONSTRUCTION
National Sign
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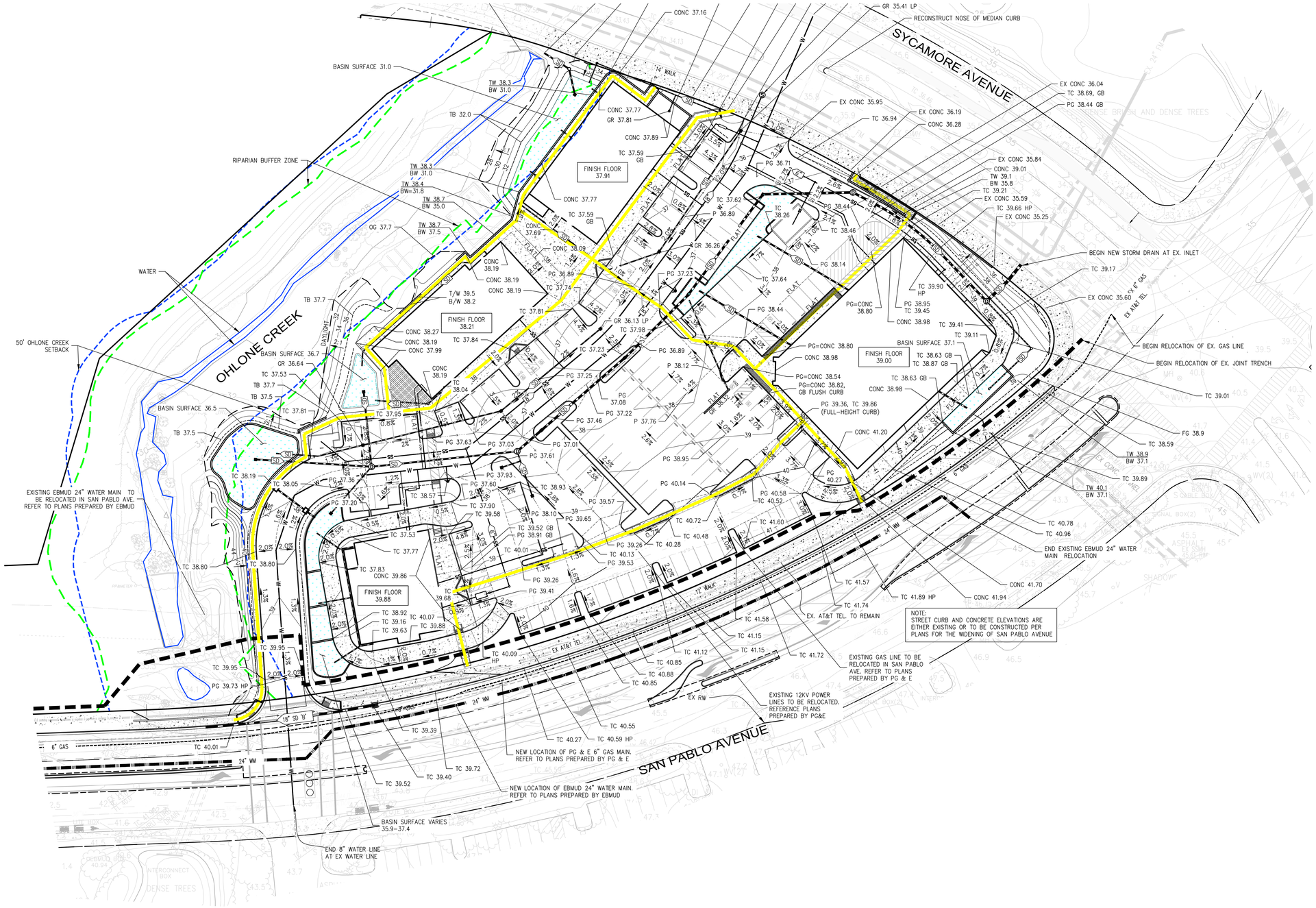
C-3.0
08/05/2019



EAST SIDE (COMMERCIAL) EARTHWORK QUANTITIES			
FG CUT	EAST OF OHLONE CREEK		43,674 CY
FG FILL	EAST OF OHLONE CREEK		1,582 CY
UNADJUSTED FG EXPORT			42,092 CY
BUILDINGS	29,602 SF	ASSUMED 14" SECTION	1,279 CY
PAVING	65,951 SF	ASSUMED 13" SECTION	2,646 CY
HARDSCAPE	15,311 SF	ASSUMED 8" SECTION	378 CY
UTILITIES			ASSUMED 2,500 CY
ADJUSTED EXPORT WEST OF CREEK			48,895 CUBIC YARDS

30' 0' 15' 30' 60'
1 INCH = 30 FEET

SYCAMORE CROSSING
HERCULES, CALIFORNIA

PRELIMINARY GRADING & UTILITY PLAN: COMMERCIAL

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
meg architecture
J.M. CALIFF AIA & PARTNERS INCORPORATED
CONSULTING PLANNING · ENGINEERING · CONSTRUCTION
National Sign
woodley architectural graphics

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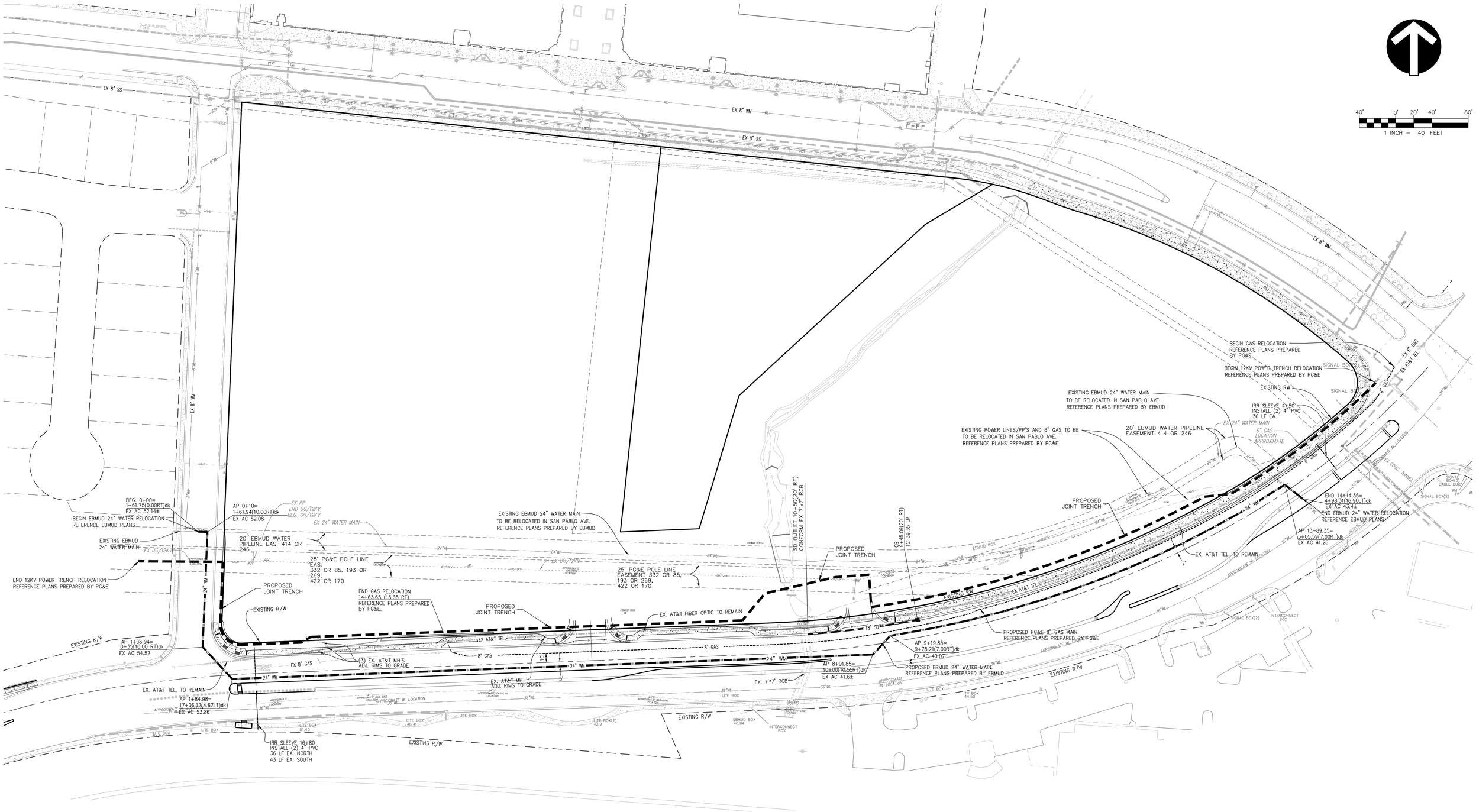
C-3.1
08/05/2019



SYCAMORE CROSSING
HERCULES, CALIFORNIA

UTILITY RELOCATION PLAN

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C-3.2
08/05/2019

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mcg architecture
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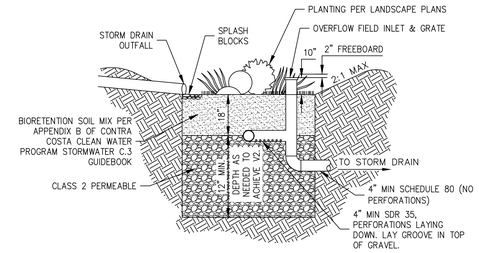
National Sign
woodley architectural group, inc.

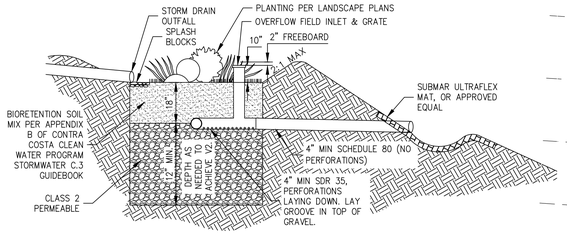


BIORETENTION AREA OUTFLOW TO STORM DRAIN

NOT TO SCALE

NOTES:

1. BIORETENTION FACILITY, INCLUDING PLANTING, SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRA COSTA CLEAN WATER PROGRAM C.3 GUIDEBOOK, 7TH EDITION.
2. SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5"/HOUR.
3. UNDERDRAIN SHALL HAVE CLEANOUTS CONSISTING OF RIGID, NON-PERFORATED PVC PIPE WITH A MINIMUM DIAMETER OF 4" AND A WATERTIGHT CAP.
4. NO FILTER FABRIC SHALL BE USED.



BIORETENTION AREA ADJACENT TO CREEK

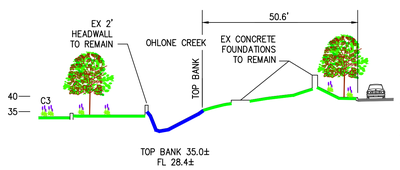
NOT TO SCALE

NOTES:

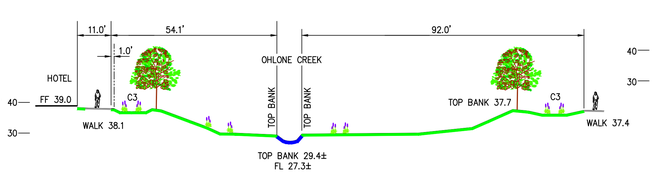
1. BIORETENTION FACILITY, INCLUDING PLANTING, SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRA COSTA CLEAN WATER PROGRAM C.3 GUIDEBOOK, 7TH EDITION.
2. SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5"/HOUR.
3. UNDERDRAIN SHALL HAVE CLEANOUTS CONSISTING OF RIGID, NON-PERFORATED PVC PIPE WITH A MINIMUM DIAMETER OF 4" AND A WATERTIGHT CAP.
4. NO FILTER FABRIC SHALL BE USED.

NOTE:

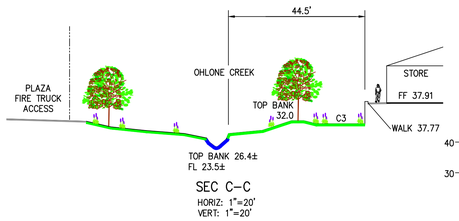
1. SEE SHEET T4.0 FOR PARKING SUMMARY TABLE.



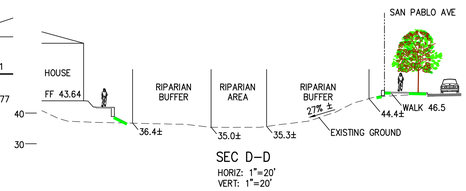
SEC A–A
HORIZ: 1"=20'
VERT: 1"=20'



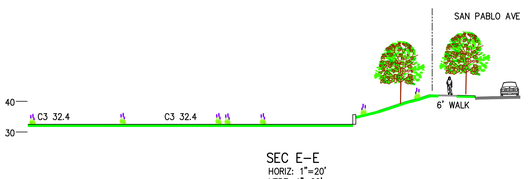
SEC B–B
HORIZ: 1"=20'
VERT: 1"=20'



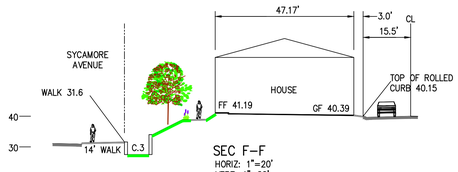
SEC C–C
HORIZ: 1"=20'
VERT: 1"=20'



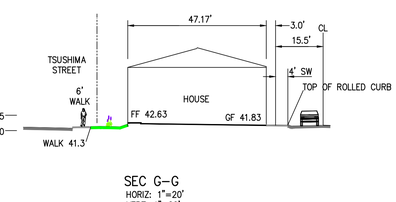
SEC D–D
HORIZ: 1"=20'
VERT: 1"=20'



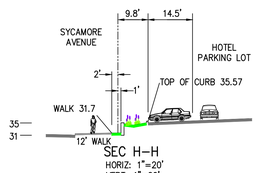
SEC E–E
HORIZ: 1"=20'
VERT: 1"=20'



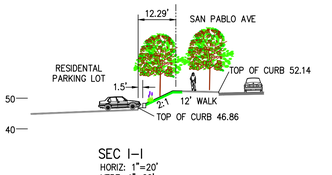
SEC F–F
HORIZ: 1"=20'
VERT: 1"=20'



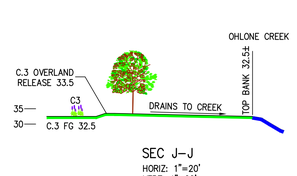
SEC G–G
HORIZ: 1"=20'
VERT: 1"=20'



SEC H–H
HORIZ: 1"=20'
VERT: 1"=20'



SEC I–I
HORIZ: 1"=20'
VERT: 1"=20'



SEC J–J
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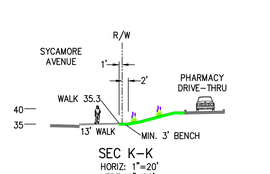
VERT: 1"=20'



SEC K–K
HORIZ: 1"=20'
VERT: 1"=20'

SYCAMORE CROSSING
HERCULES, CALIFORNIA

SITE SECTIONS/PARKING EXHIBIT

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
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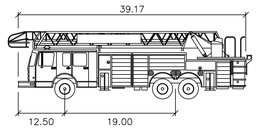
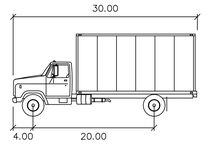
LEGEND

FRONT WHEEL PATH
REAR WHEEL PATH
RED CURB



Hercules Rodeo Fire	feet
Width	: 8.33
Track	: 8.33
Wall to Wall Turn Radius	: 39.86



SU-30	feet
Width	: 8.00
Track	: 8.00

40' 0' 20' 40' 80'
1 INCH = 40 FEET

SYCAMORE CROSSING
HERCULES, CALIFORNIA

FIRE TRUCK TURNING ANALYSIS

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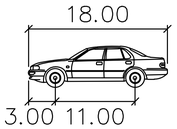
FRONT WHEEL PATH

VEHICLE ENVELOPE



Passenger Vehicle

	feet
Width	: 7.00
Track	: 6.00
Steering Angle	: 31.6

SYCAMORE CROSSING
HERCULES, CALIFORNIA

RESIDENTIAL AUTO TURNING ANALYSIS

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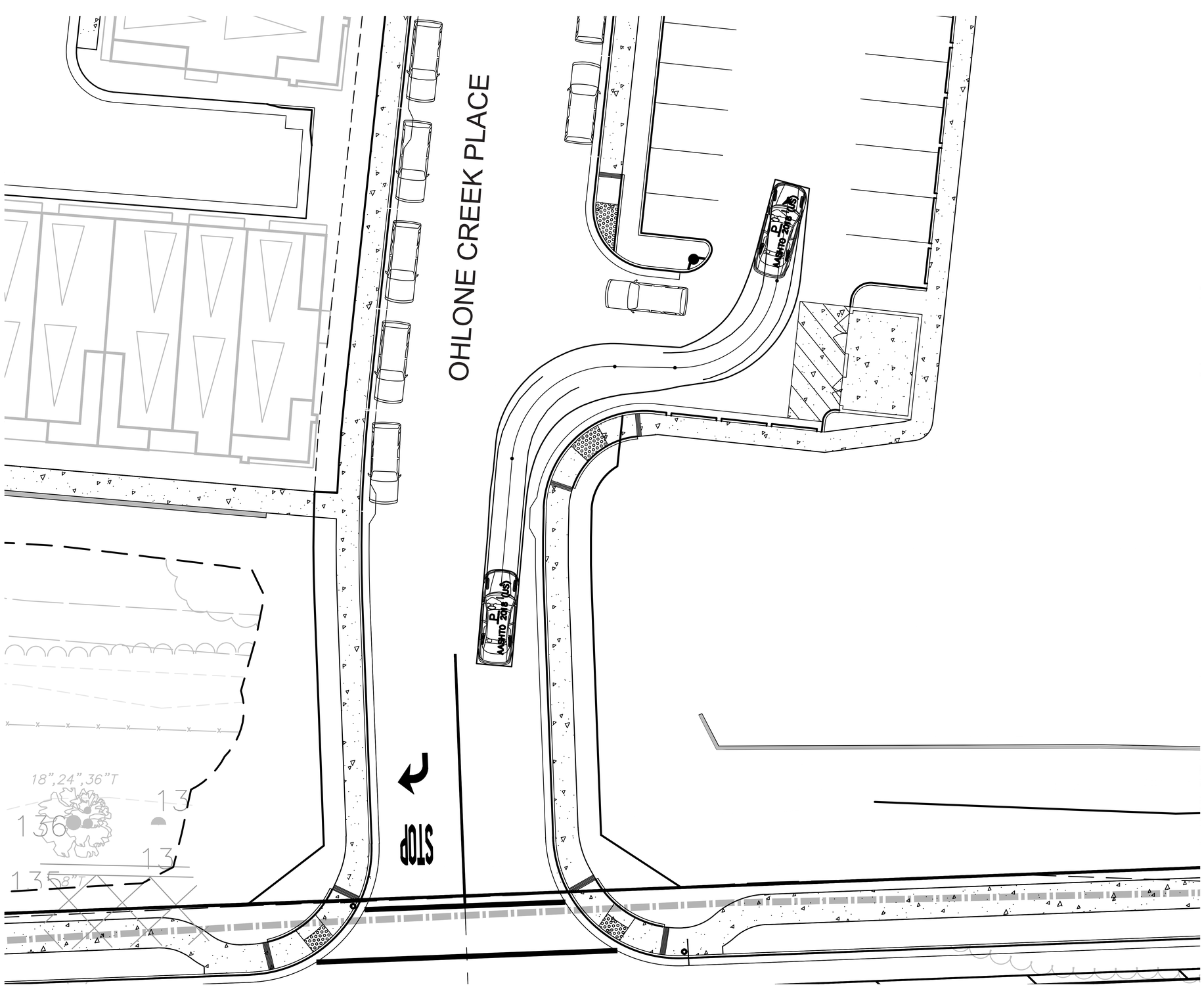
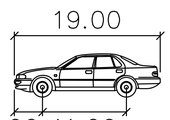


FRONT WHEEL PATH

VEHICLE ENVELOPE



AASHTO 2018 PASSENGER

	feet
Width	: 7.00
Track	: 6.00
Steering Angle	: 31.6

SYCAMORE CROSSING

HERCULES, CALIFORNIA

HOTEL DRIVEWAY AUTO TURNING ANALYSIS

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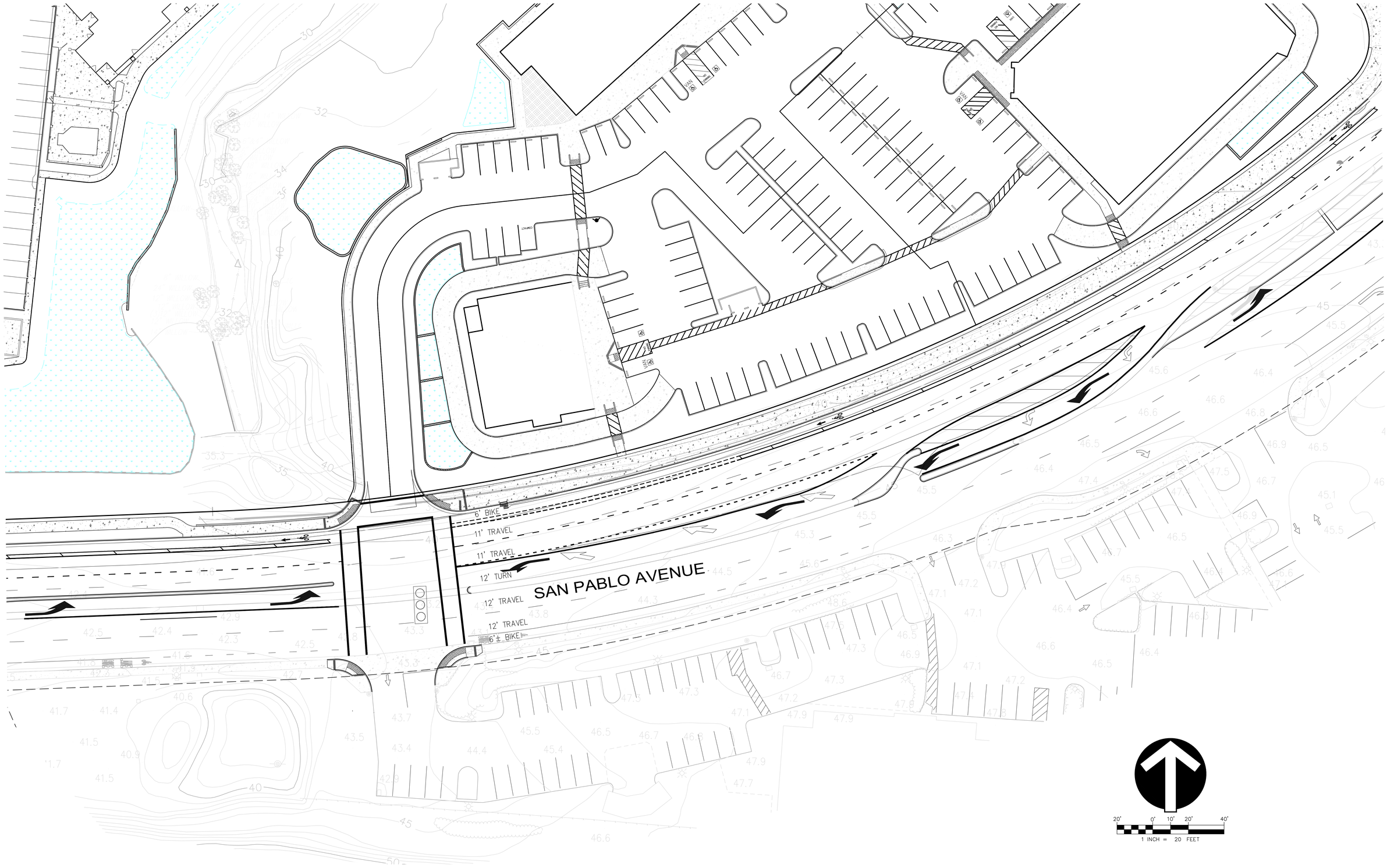

SYCAMORE CROSSING
HERCULES, CALIFORNIA

SAN PABLO AVENUE / ROSENBERG ENTRANCE EXHIBIT

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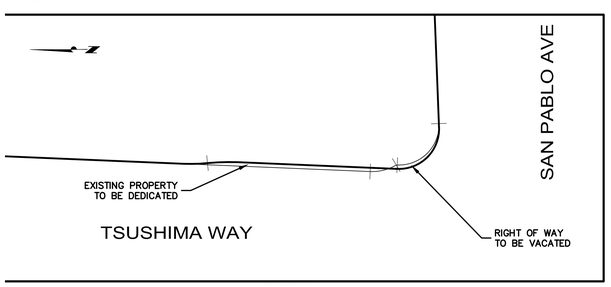

DETAIL A
1 INCH = 20 FEET

NOTES:

TOPOGRAPHY: TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED UPON AN AERIAL SURVEY BY AMERICAN AERIAL MAPPING INC. FLOWN OCTOBER, 2008 AND A SURVEY DK CONSULTING COMPLETED IN JUNE, 2017.

BENCHMARK: STANDARD STREET MONUMENT LOCATED AT THE INTERSECTION OF SYCAMORE AVENUE AND SOUTH FRONT STREET.
ELEVATION = 30.51'

BASIS OF BEARINGS: TAKEN AS "N 83°55'00"W" BETWEEN STREET MONUMENTS AS SHOWN ON THE MAP OF SUBDIVISION 8853 (472 M 1) IN SYCAMORE AVENUE. DISTANCES SHOWN ARE MEASURED GROUND DISTANCES. REFERENCE MAPS 1,2 & 3 DISTANCES ON THE MAPS ARE ON GRID. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.999931.

FLOOD INFORMATION: PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06013C0044F, WITH A DATE OF IDENTIFICATION OF MARCH 21, 2017, FOR COMMUNITY OF HERCULES, IN CONTRA COSTA COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. THE SITE ALSO INCLUDES A REQUEST FOR CONDITIONAL LETTER OF MAP REVISION.
COMMUNITY NUMBER 060434-HERCULES, CA. CASE NUMBER 09-091191C WHICH IS NOT SHOWN OF THE REFERENCED FLOOD INSURANCE RATE MAP NO. 06013C0044F
dk DATUM: NAVD 29 FEMA -2.68'=dk

EASEMENTS: ANY EASEMENT FOR WATER COURSE OVER THAT PORTION OF SAID LAND LYING WITHIN THE BANKS OF A BRANCH OF REFUGIO CREEK AND ANY CHANGES IN THE BOUNDARY LINES OF SAID LAND THAT HAVE OCCURRED OR MAY HEREAFTER OCCUR FROM NATURAL CAUSES

TITLE REPORT

FIRST AMERICAN TITLE COMPANY
ORDER NO. 0192-5387244
UPDATED: DECEMBER 28, 2018

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- ADJOINING LOT LINE
- EASEMENT
- BUILDING
- MAJOR CONTOUR
- MINOR CONTOUR
- TREE DRIP LINE
- SIDEWALK
- CURB LINE
- EDGE OF PAVEMENT
- CONCRETE GUTTER
- FLOW LINE V-DITCH
- WALL
- FENCE
- STORM DRAIN LINE, MANHOLE, CURB CATCH BASIN
- SANITARY SEWER, MANHOLE, CLEANOUT
- WATER LINE, METER, VALVE, BLOW-OFF VALVE,
- COMMUNICATIONS LINE, MANHOLE,CABLE TV,
- GAS LINE, VALVE, METER
- BOLLARD
- TREE, DIAMETER OF TRUNK AT BREST HEIGHT
- SIGN
- UNVERIFIED MANHOLE
- POLE
- × 233.98 > SPOT ELEVATION
- × 233.98TC TOP OF CURB ELEVATION
- ELECTROLIER
- IRON PIPE, AS NOTED
- STANDARD STREET MONUMENT
- FEMA ZONE AE REGULATORY FLOODWAY
- FEMA ZONE AE

SYCAMORE CROSSING
HERCULES, CALIFORNIA

BOUNDARY & TOPOGRAPHIC SURVEY

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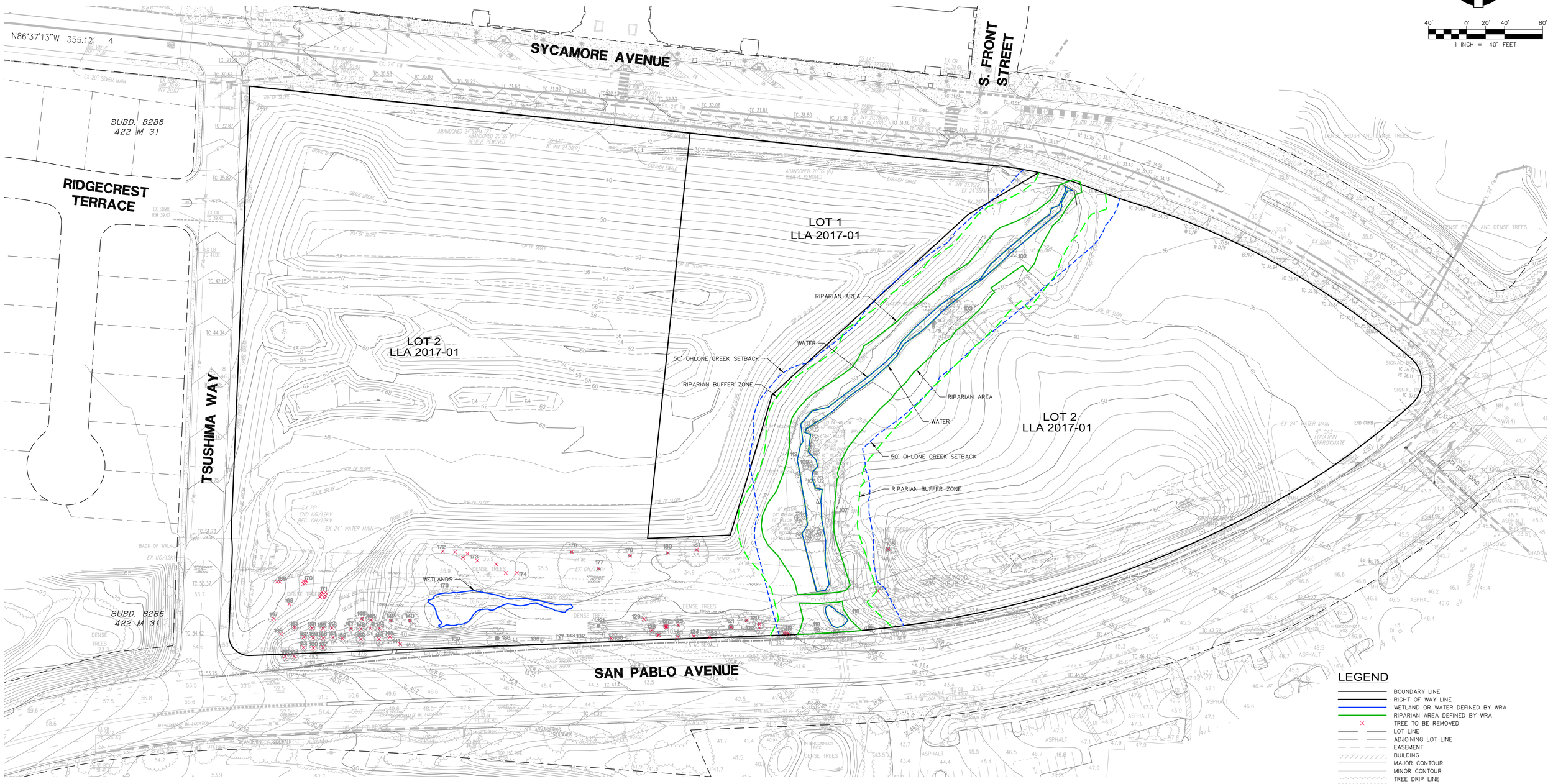
08/05/2019



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- WETLAND OR WATER DEFINED BY WRA
- RIPARIAN AREA DEFINED BY WRA
- TREE TO BE REMOVED
- LOT LINE
- ADJOINING LOT LINE
- EASEMENT
- BUILDING
- MAJOR CONTOUR
- MINOR CONTOUR
- TREE DRIP LINE
- SIDEWALK
- CURB LINE
- EDGE OF PAVEMENT
- CONCRETE GUTTER
- FLOW LINE V-DITCH
- WALL
- FENCE
- STORM DRAIN LINE, MANHOLE, CURB CATCH BASIN
- SANITARY SEWER, MANHOLE, CLEANOUT
- WATER LINE, METER, VALVE, BLOW-OFF VALVE,
- COMMUNICATIONS LINE, MANHOLE,CABLE TV,
- GAS LINE, VALVE, METER
- BOLLARD
- TREE, DIAMETER OF TRUNK AT BREST HEIGHT
- SIGN
- UNVERIFIED MANHOLE
- POLE
- × 233.98 › SPOT ELEVATION
- × 233.98TC TOP OF CURB ELEVATION

SYCAMORE CROSSING
HERCULES, CALIFORNIA

WETLAND DELINEATION & TREE REMOVAL PLAN

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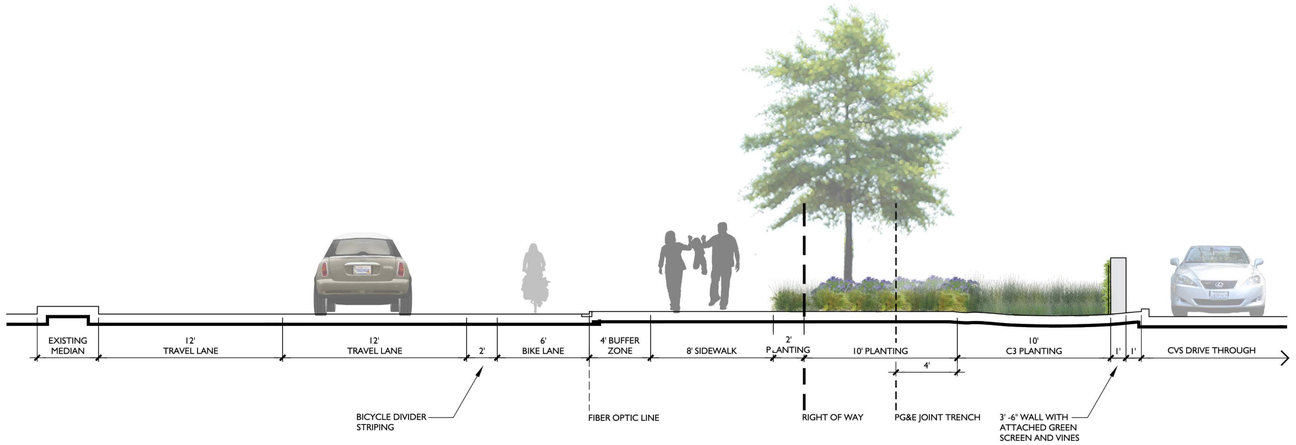
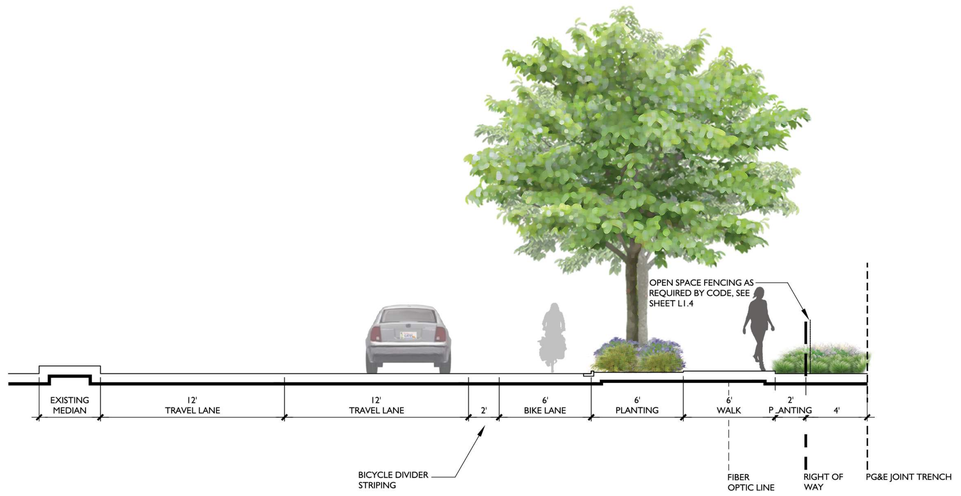
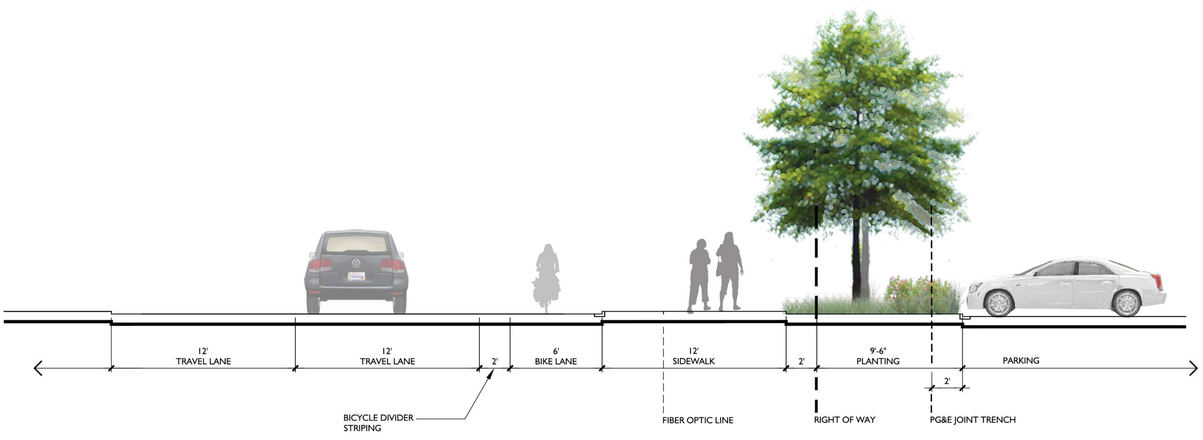


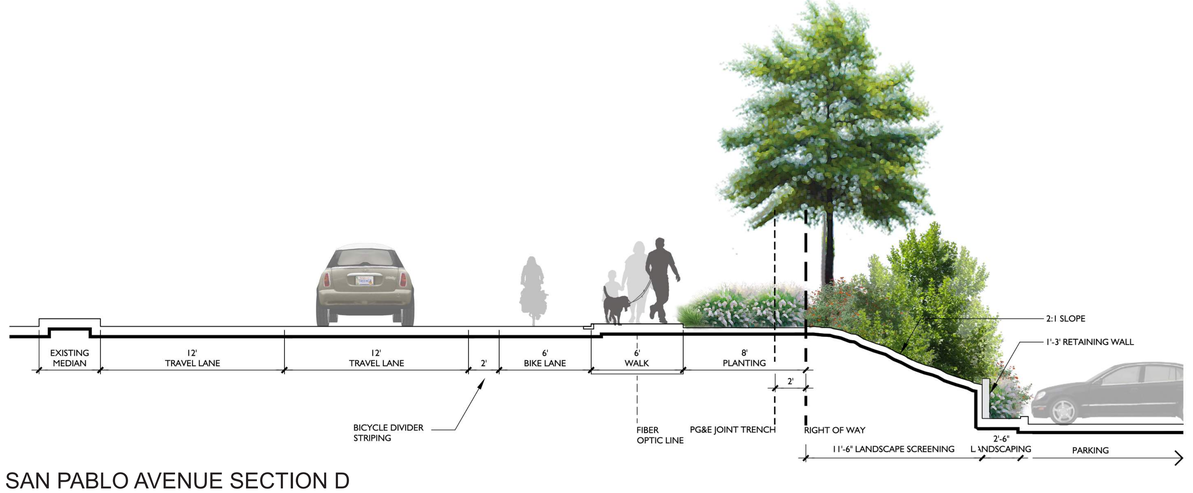
SAN PABLO AVENUE SECTION A



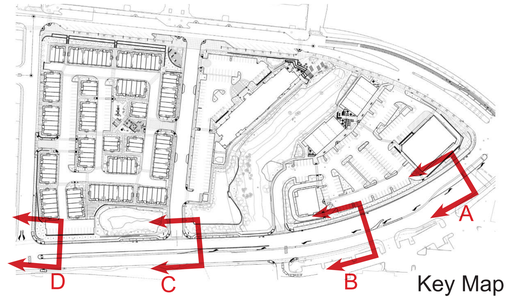
SAN PABLO AVENUE SECTION C



SAN PABLO AVENUE SECTION B



SAN PABLO AVENUE SECTION D



Key Map

SYCAMORE CROSSING

HERCULES, CALIFORNIA

SAN PABLO AVENUE SECTIONS

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

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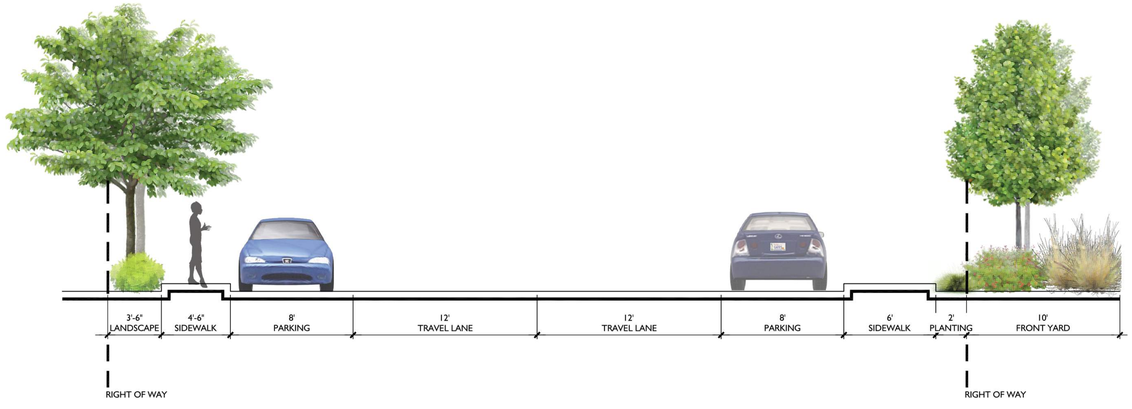
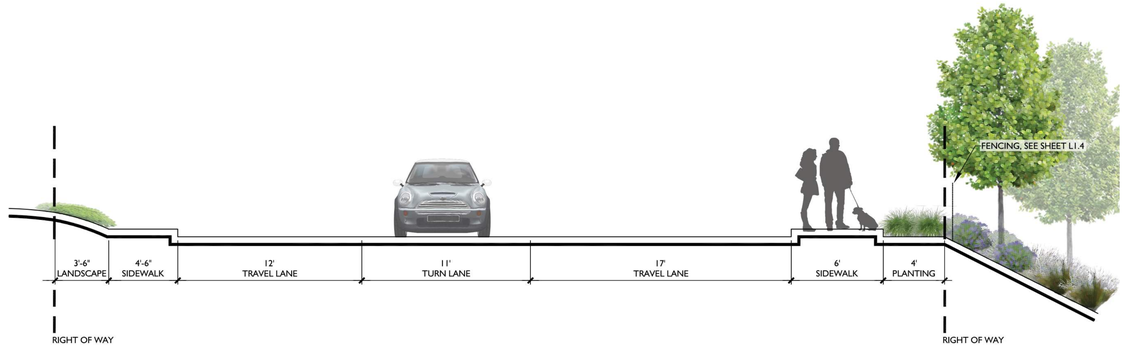
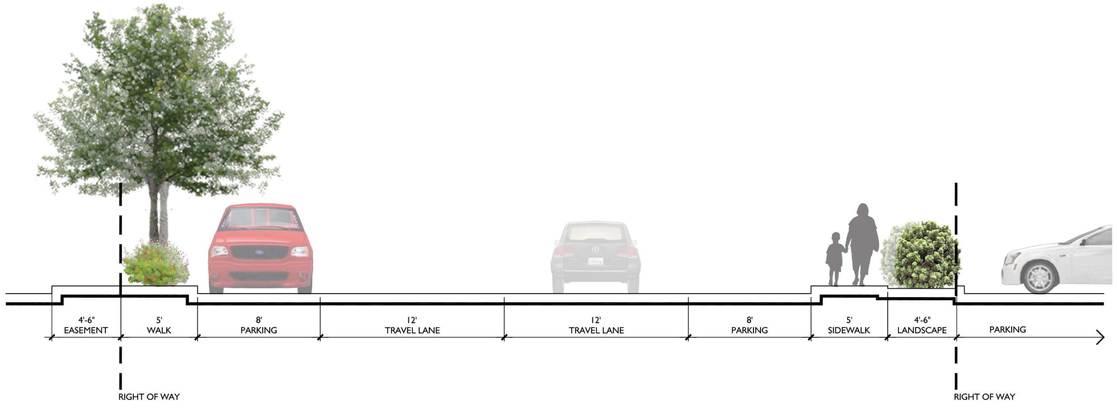
08/05/2019



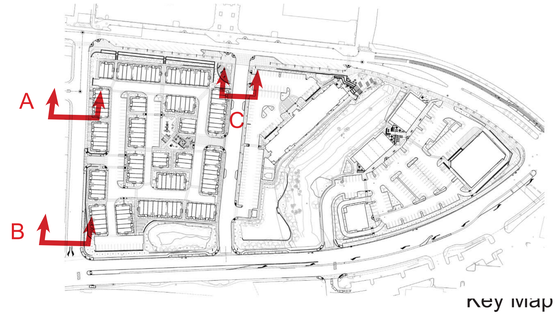
TSUSHIMA STREET SECTION A



TSUSHIMA STREET SECTION B



OHLONE CREEK PLACE SECTION C



Key Map

SYCAMORE CROSSING
HERCULES, CALIFORNIA

TSUSHIMA & OHLONE CREEK PLACE SECTIONS

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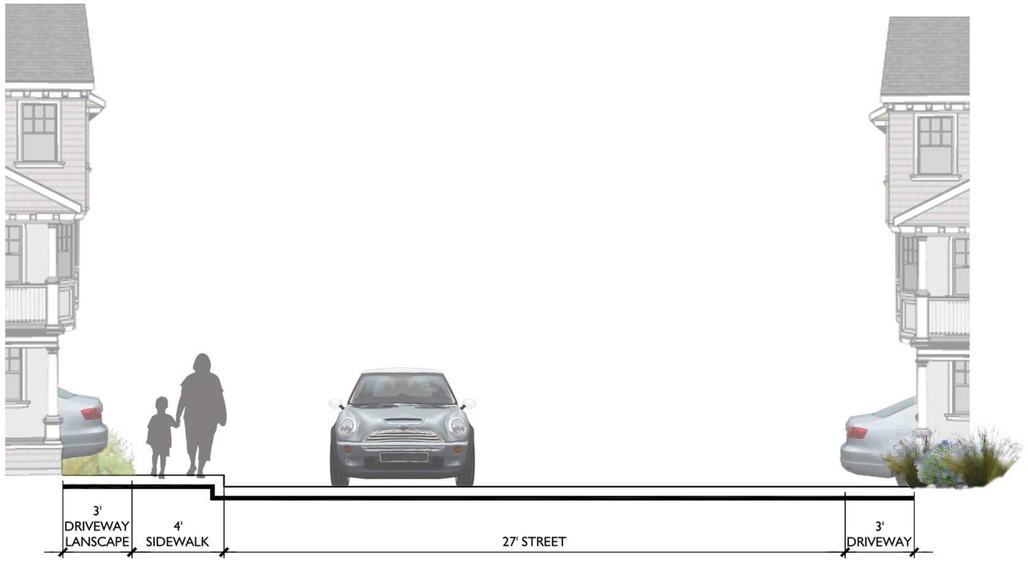
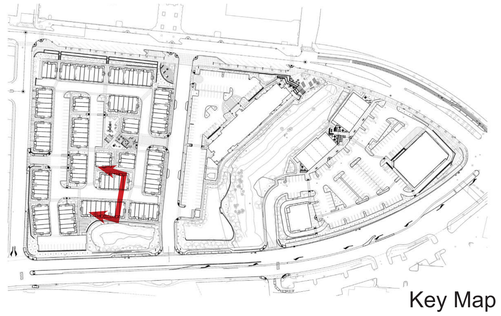


DRIVEWAY AT NINE UNIT BUILDING



Key Map

SYCAMORE CROSSING

HERCULES, CALIFORNIA

DRIVEWAY SECTION

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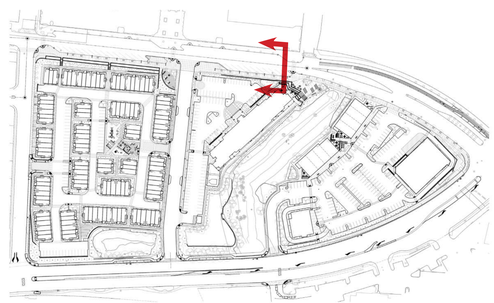

Key Map

SYCAMORE CROSSING
HERCULES, CALIFORNIA

SYCAMORE AVENUE SECTION

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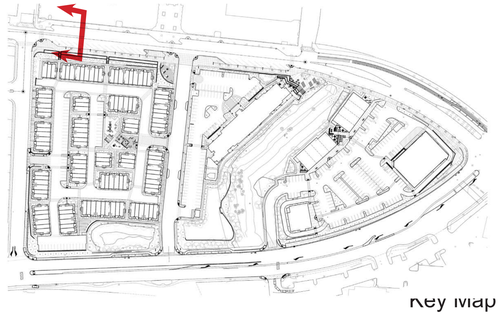

Key Map

SYCAMORE CROSSING

HERCULES, CALIFORNIA

SYCAMORE AVENUE SECTION

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08/05/2019

PLANNING COMMISSION STAFF REPORT

MEETING DATE: August 5, 2019

TO: Members of the Planning Commission

SUBMITTED BY: Holly Smyth, AICP, Planning Director
Michele Rodriguez, Adjunct Planner

SUBJECT: Conditional Use Permit #19-02 application for Alphas Wheels & Tires LLC at 636 Alfred Nobel Drive, to operate a wheel warehouse and distribution business in a 4,590-square-foot unit in a Planned Office-Research and Development Mixed-Use District (PO/RD).

APPLICANT: Yao Hua Zhu dba as Alphas Wheels & Tires, LLC.

1. RECOMMENDATION

That the Planning Commission hold a public hearing and consider approving Resolution #19-08 approving CUP 19-02 subject to the conditions therein.

2. PROJECT DESCRIPTION, RELEVANT HISTORY, AND SETTING

Project Description: The proposed Conditional Use Permit #19-02 is to operate a 4,590-square-foot wheel warehouse and distribution business in the North Shore Business Park. The applicant owns and operates an existing tire and wheel business in Hayward. The business owner has outgrown the Hayward building capacity so he recently purchased the Hercules building unit for additional warehousing, storage, and shipping and intends to keep the Hayward location open to handle service needs.

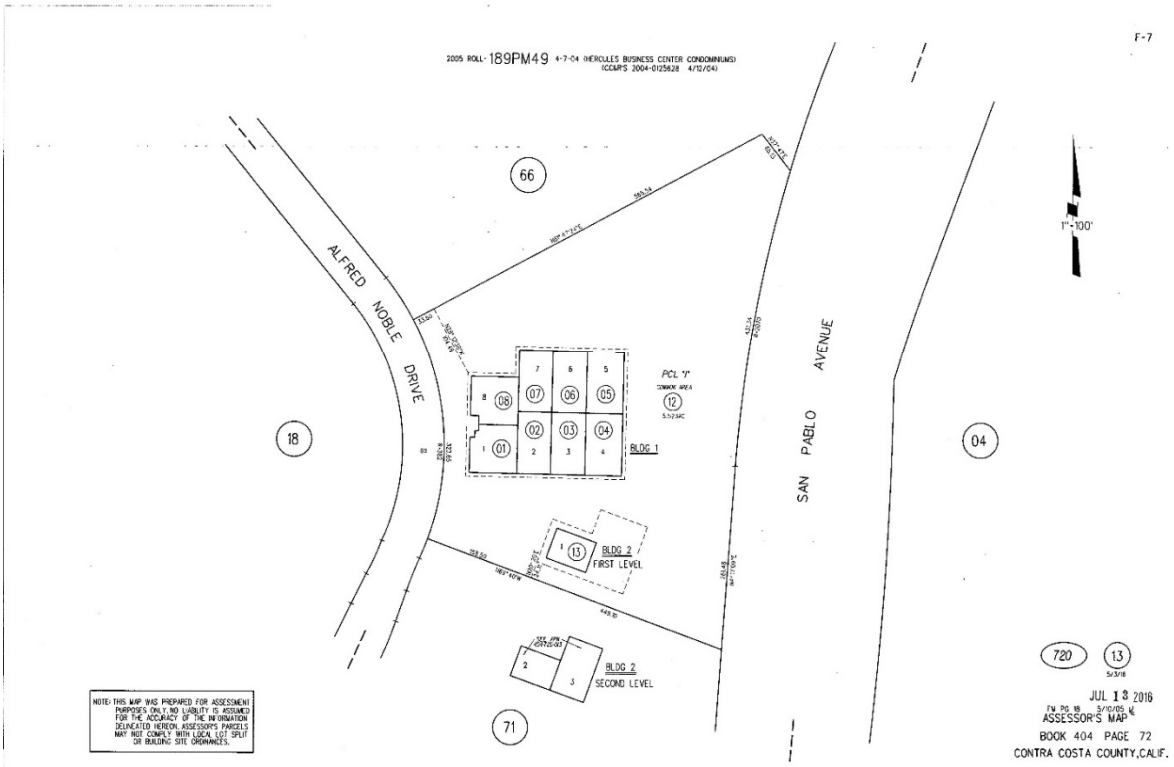
The building is located in the Planned Office-Research and Development Mixed-Use District (PD/RD), which allows "warehouse and distribution uses" with an approved conditional use permit.

The business model for the Hercules location includes monthly shipment of wheels (tire rims) delivered by shipping container from China to Oakland. The shipping container is delivered to the Hayward location for unloading and storage. Wheels will be delivered monthly to the Hercules location via a 26' truck which would back into the warehouse via the large sliding door without blocking the other tenant parking or common driveway aisles. Wheels would be unloaded using a hand-truck to be stored on the ground within the warehouse. The wheels are advertised for sale on a variety of websites such as Amazon, EBay or wholesale sites. Smaller shipping and delivery is anticipated to occur once per day via FedEx, or USPS. There is no tire storage, sales or tire / wheel balancing proposed in Hercules and therefore noise will be kept to a minimum. The anticipated business hours of operation are Monday–Friday, 8:00 a.m.–5:00 p.m. (closed on weekends).

The applicant may consider applying in the future for administrative approval of a small portion of the building to be used as a retail store for the rims and car accessories (excluding the rubber tires) similar to what the prior motorcycle business tenant conducted new storefront signage.

Background: In 1984 Subdivision #6212 was created forming the North Shore Business Park which has it's own CC & R's dated August 21, 1984, which gives the Major Developer, Bio-Rad, approving authority for land uses that are not clearly allowed by the CC&Rs, signage, and building improvements for this site as well as the entire Business Park. In reviewing the Business Park CC&Rs "Regulation of Uses" section, permitted Uses include "Storage, warehouse, and distribution uses without any caveats (which is slightly different than the City's zoning code provisions). Bio-Rad has provided its letter of approval for the proposed business.

Later a condo map was filed separating out 13 Assessor's parcels with 2 buildings and a common area serving the grouping. A 5.52 common parking, drive access, and landscape area exists and is owned by the Hercules Business Center Association. The proposed use is located at 626 Alfred Noble Drive which is within Building 1 which contains 8 contiguous spaces individually owned by different parties (with the applicant owning lot 4). Building 2 contains 1 business space (fitness center) on the southerly portion of the shared site. The former use within lot 4 was California Sport Touring, a motorcycle parts and accessories sales and repair shop which contained a retail display area, order counter, restrooms, warehouse/ work area for repairs to component parts on the ground floor and additional office space on the 2nd floor.



Existing Setting. The shared parcel area is bordered on the east by San Pablo Avenue and on the west with access from Alfred Nobel Drive. Located to the north and south existing multi-tenant business park buildings. As mentioned above the shared site contains two buildings with a variety of uses, with the proposed business located on the southeast portion of the approximate 30,000-square-foot building. The business contains approximately 4,590 square feet of ground floor area with a warehouse, restroom, and office/ potential retail sales area and approximately 500 square feet of 2nd floor mezzanine space. The existing shared site is fully developed with drive ingress and egress, more than 10% required landscaping and approximately 121 parking spaces (107 exterior parking spaces and 14 interior parking spaces under the fitness center) plus 5 handicapped stalls with 5 loading zones for the ADA spots.. Because the business site shares a common parking area, many of the units have assigned number of parking spaces with the ownership of their business location. When the project applicant purchased their unit it included eight dedicated parking spaces. According to 13-32.300 Municipal Code, parking requirements for "unspecified uses" are 1/employee and 3 employees being proposed with the business with little to no foot traffic the 8 spaces are considered adequate parking for the proposed use. Should the applicant wish to incorporate a retail section as part of the business, parking for "large hard goods) is 2.5 per 1,000 square feet and would therefore allow up to 2,000 square feet of retail space to be used.

As a side note, across from this proposed business unit is a gym which has its peak hours generally experienced after 5:00p, and they tend to occupy this units 8 parking spaces. Because the business hours are anticipated to be closed after 5:00p this is not anticipated to be a concern.

3. PROCESS

According to the Hercules General Plan, the land use designation is Planned Office/R&D (PO/RD). This land use category is intended to provide areas of adequate size and access to support development of a wide variety of employment-oriented business and enterprise complexes. Warehouse, distribution, or wholesale uses may be appropriate in these areas, if they serve or are essential to businesses in Hercules.

Chapter 13-16.400 of the Hercules Municipal Code, PO/RD Planned Office-Research and Development Mixed-Use District, allows warehouse and distribution uses within the district that generate low volumes of traffic, and can be shown to be compatible with permitted uses pending approval of a conditional use permit. Chapter 13-50 Use Permits, includes the requirement that Planning Commission has authority to approve, deny, or conditionally approve the proposed use subject to required findings.

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 and tenants 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.

4. ENVIRONMENTAL DETERMINATION

Staff has determined that the proposed use is Categorically 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 Planned Office/R&D (PO/RD). The original Planned Development Plan included provisions for adequate sewer capacity, access to public streets, adequate parking, landscaping, and architectural guidelines. The proposed use within an existing building for a wheel warehouse and distribution business may be appropriate if the use can meet the following objectives and policies of the City's Land Use Element of the General Plan:

a. "This [Planned Office/R&D] land use category is intended to accommodate employment-oriented business and enterprise complexes, including warehouse, distribution, or wholesale uses if they serve or are essential to businesses in Hercules. Wheels are an essential compliment to employment, and distribution in the City of Hercules, and is consistent with the intent of this land use designation.

b. *Land Use Element, Objective 3: Ensure the provision of services needed to support growth that balances jobs, commercial, and housing opportunities, page II-13*

   "Create a focus for business that would provide services which would attract patrons from a regional area, while not disturbing existing residential and community oriented areas."

   Land Use Element Policy 3D, page II-14

c. "Emphasize employment-generating development which is lagging behind residential development."

   Land Use Element Policy No. 2C, page II-13

d. "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.

e. "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.*

The City of Hercules Zoning Ordinance ("PO/RD" Planned Office-Research and Development mixed-Use District); Section 13-16 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 13-16.1, "Land Use Regulations: PO/RD," requires a conditional use permit (CUP) for warehouse, distribution, and storage facilities related to the primary use. Specific findings are required for the Planning Commission to grant a conditional use permit. Section 13-16.100 Specific purposes of the PO/RD district (3) to allow warehouse, distribution, and wholesale uses within this district if they directly serve or are essential to businesses in Hercules. Wheels are considered essential to businesses in Hercules to conduct economic development tasks.

A condition of approval is being included in the proposed approving resolution that the business will need to meet all Performance Standards contained in Section 13-31.300 of the Hercules Municipal Code Zoning section (which includes provisions on noise, storage, equipment and the like) as well as the Building code at all times.

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.*

The use will be conducted entirely within the existing building. Marketing of wheels (meaning the alloy rims not the rubber tires) on E-Bay, Amazon, and their own website. Orders will be received from the internet or by phone. Distribution of orders once per day will occur via FedEx, or United States Postal Service. The business does not conduct wheel repair or assembly of wheels and tires, and therefore has no waste tires for hazardous materials. There is on-site storage of wheels for sale. The goal for wheel sales is 1000 per month. They will have up to four employees working daily. The proposed use is equal to, or less than, the amount of activity allowed in this zoning district in terms of number of employees or users including library, daycare facilities, banks, business services, restaurant, deli, light manufacturing use. No physical changes or improvements to the existing unit are proposed, however the building department will need to verify that the existing 2nd floor space and bathroom were properly permitted to meet code

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

The currently vacant unit already has all utilities and services necessary for the business to operate, including access from Alfred Nobel Dr. which is a 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.

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 #19-02, the Planning Commission should consider if the use satisfies the required findings with facts listed above and is appropriate for the Northshore Business Park and compatible with the requirement that they directly serve or are essential to businesses in Hercules. Additionally, Commission should consider if the conditions of approval included in the draft resolution are adequate to ensure that the proposed use is compatible with the zoning or if conditions need to be added or modified.

7. ATTACHMENTS:

Attachment 1 – Draft Resolution 19-08 approving Conditional Use Permit #19-02 with conditions of approval contained therein

F

Figure 1: Project Vicinity and Location (636 Alfred Nobel Drive)

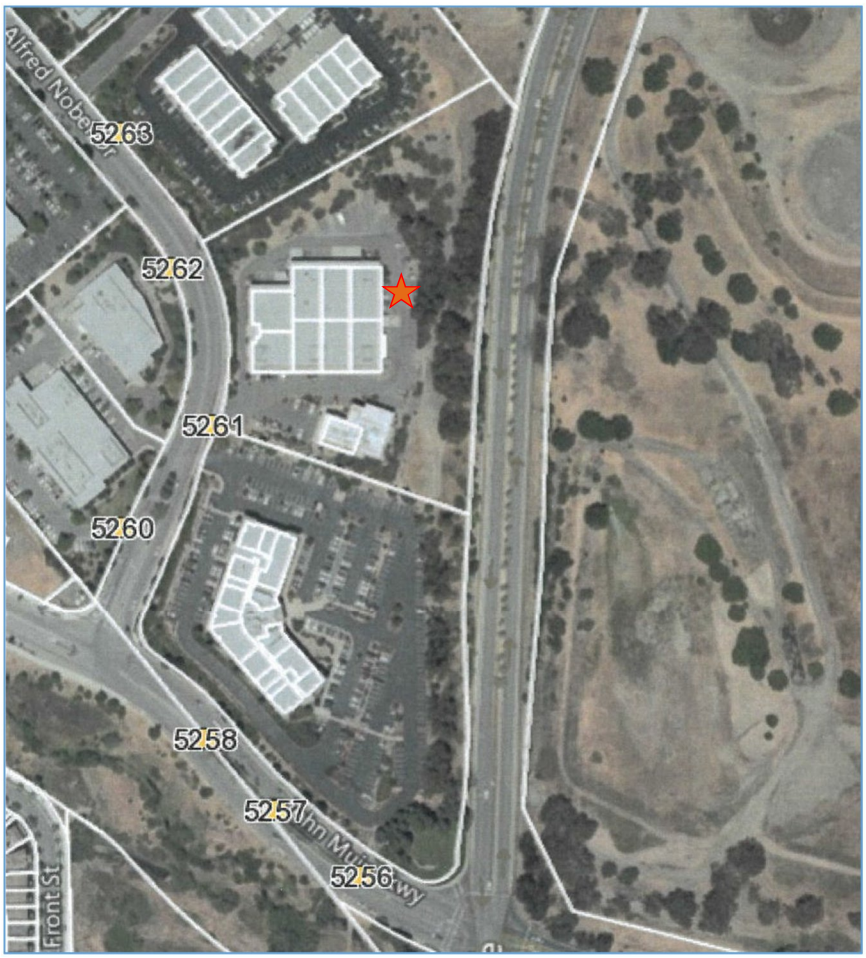
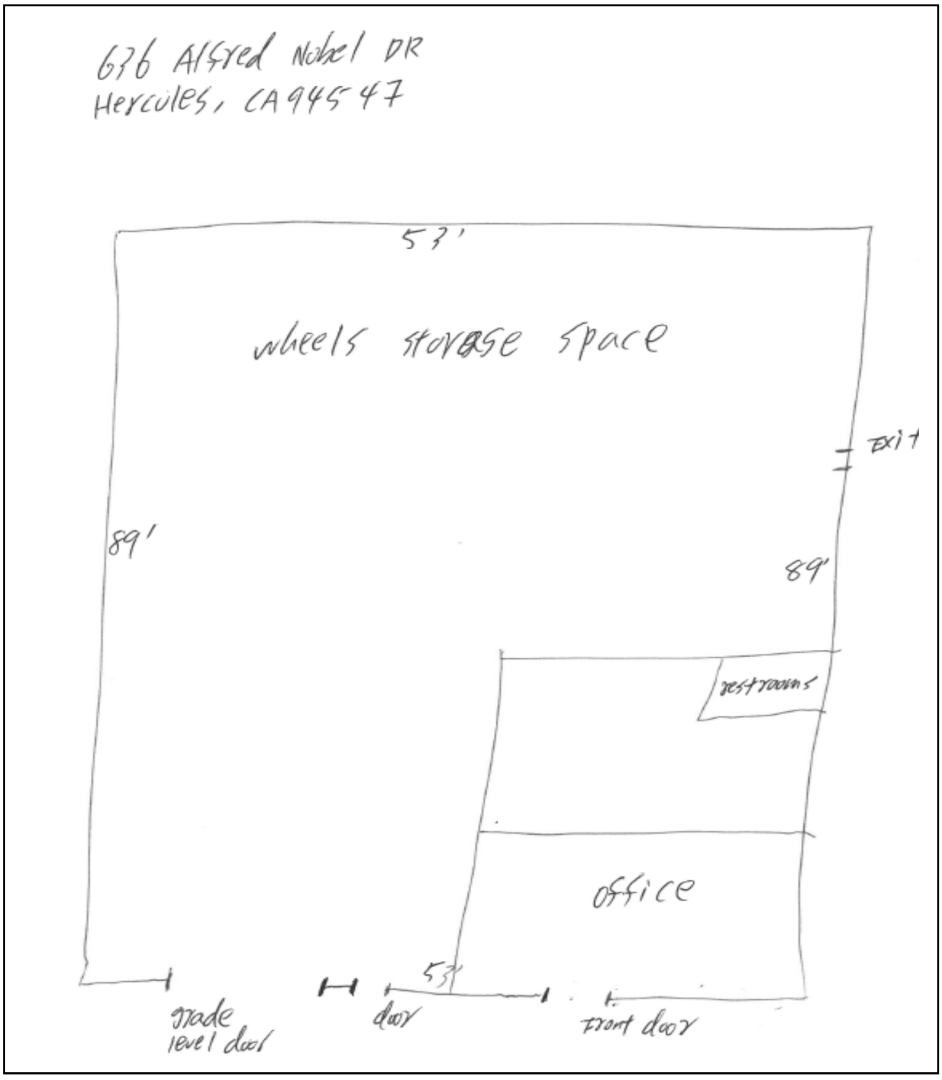


Figure 2: Existing Frontage of 636 Alfred Nobel Drive



Figure 3: Existing to Remain Interior for Alphas Wheels & Tires



RESOLUTION # 2019-08
CONDITIONAL USE PERMIT # CUP 19-21
(ALPHAS TIRES AND WHEELS)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERCULES APPROVING CONDITIONAL USE PERMIT #CUP 19-02, TO PERMIT THE OPERATION OF A WHEEL WAREHOUSE AND DISTRIBUTION BUSINESS IN A 4,590-SQUARE-FOOT PLANNED OFFICE-RESEARCH AND DEVELOPMENT MIXED-USE DISTRICT LOCATED AT 636 ALFRED NOBEL DRIVE, IN THE NORTH SHORE BUSINESS PARK IN HERCULES, CALIFORNIA, 94547, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, the Planning Commission of the City of Hercules has considered an application for Conditional Use Permit No. 19-02, filed by Yao Hua Zhu in accordance with Chapter 13-50 ("Use Permits") of the Hercules Zoning Ordinance; and

WHEREAS, the limited tenant improvements for and operation of an wheel (tire rim) warehouse and distribution in an existing building are Categorically Exempt in accordance with the California Environmental Quality Act, Section 15301, which describes Class 1 exemptions as consisting "of 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"; and

WHEREAS, the Planning Commission finds, after due study of the proposed use with the supporting facts provided in the August 5, 2019 staff report, deliberation, and public hearing, that the following circumstances exist with regard to the use permit application:

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; 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 that the Planning Commission of the City of Hercules hereby determines that the proposed use is Categorically Exempt according to Section 15301, "Existing Facilities," of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT FURTHER RESOLVED the Planning Commission approves Conditional Use Permit #CUP 19-02 subject to the below Conditions of Approval based on the Findings with Facts contained in the August 5, 2019 Planning Commission staff report.

The departments and divisions listed below have primary responsibility for implementing listed conditions of approval.

LEGEND:	B = Building	PD = Police
	CA = City Attorney	PL = Planning
	F = Fire District	PW = Public Works
	FIN = Finance	

1. Conditional Use Permit #CUP 19-02 is granted for the property described in the application materials, identified as 636 Alfred Nobel Drive, for the warehousing and distribution of wheels (i.e. rims) anticipated to operate Monday – Friday, 8:00a.m. – 5:00p.m. and shall not be transferable to other addresses and shall run with the land. No outdoor storage of wheels or supplies or shipments are allowed at any time. No tire sales or storage is allowed onsite as they would require additional improvements and conditions not covered in this permit. Additionally, no wheel mounting and balancing is allowed. Any proposed future retail uses up to 2,000 square feet in area would require a separate application and Administrative Use Permit approval (PL).

2. No materials or equipment shall be allowed in the parking lot or outside the building exterior. All materials and equipment shall be stored within the building and not visible from public access areas. (PL)

3. No residential occupancy or human habitation at 636 Alfred Nobel Drive shall be permitted. (PD/F)

4. Any proposed signs on the building or monument signs shall be reviewed and approved by the North Shore Business Park Agent and the Planning Division prior to their installation under a separate permit (PL).

5. This permit shall become null and void within 12 months from the date of issuance, unless the building is occupied and an active business license is issued, unless a one year extension is granted from the Community Development Director. (PL)

6. Delivery of wheels (rims) may occur during business operation hours. Delivery and shipment shall be conducted by vehicles less than 27' in length. Delivery shall occur entirely within the building, keeping building travel lanes clear. A minimum of 8 dedicated parking spaces shall be kept for the business during business operating hours. (PL)

7. The 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. Developer/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. The business will meet all State Building code and City Performance Standards contained in Section 13-31.300 of the Hercules Municipal Code Zoning section (which includes provisions on noise, storage, equipment and the like) prior to occupancy and continue to comply once the business is operational. (PL/B)

10. A building permit shall be secured for interior tenant improvements of any new construction or modification to structures. Prior to the issuance of a Building Permit for tenant improvements, the applicant shall verify with the Planning and Building Divisions that no outstanding balances are due to the City of Hercules Finance Department. Plans submitted for tenant improvement approval shall be considered final design drawings. No changes to exterior architecture are approved with this permit. (/PL/B/FIN)

11. Changes to the business use or the site other than this approval may require a new application for an Administrative Use Permit, Minor Exception, or Minor Modification approved by staff or a new Conditional Use Permit approved by the Planning Commission in conformance with Hercules Municipal Code Zoning Sections 13-50, 13-45, 13-46 respectively. (PL)

12. Obtain a City of Hercules business license annually for operation of the business. (PL).

13. A fire inspector walk-thru shall be scheduled, and proof of sign-off of all fire requirements shall be provided to the Planning Department prior to obtaining business license. 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. (F)

PASSED AND ADOPTED by the Planning Commission of the City of Hercules on this fifth day of August 2019, by the following vote:

MOTION:
AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Irena Galieva, Planning Chair, 2019

_____
Holly Smyth, AICP Recording Secretary and Planning Director

Any determination or decision made by the Planning Commission may be appealed to the City Council, as stated in Section 13-44 of the Hercules Municipal Code Zoning Section, by filing a written appeal with the Planning Director within 14 calendar days of the posting of this Resolution (which is a notice of decision). The Council, through majority vote, may call up for review any decision of the Planning Commission at its next regular meeting following the posting of this Resolution.

Posting Anticipated to occur August 6, 2019