



STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of October 16, 2017

TO: The Chairperson and Members of the Planning Commission

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

SUBJECT: Sycamore Crossing Project, presented by Sam Miller representing Sycamore Crossing Land Developers LLC

RECOMMENDED ACTION:

- a. Introduction of applicant: Sycamore Crossing Land Developers LLC;
- b. Presentation of Sycamore Crossing project;
- c. Discussion of Planning Commission's thoughts on general issues related to the project; no formal action at this time.

DISCUSSION:

The City of Hercules has received from Sycamore Crossing Land Developers an entitlement application and initial plans for the Sycamore Crossing mixed-use project. The applicant seeks to develop approximately 30,000 square feet of neighborhood-serving retail space, a four-story 105-room hotel, and 67 detached residences. The Sycamore Crossing project includes proposed changes to the General Plan and Zoning land use designations for the western portion of the project site from General Commercial (CG) to Planned Commercial-Residential (PC-R) and Public/Quasi-Public – Open Space (P/QP-O) for the Ohlone Creek corridor. Other approvals required for the project will include a Vesting Tentative Subdivision Map, Initial/Final Planned Development Plan, Design Review Permit, Conditional Use Permit (for hotel, shopping centers, retail stores more than 2,000 sq. ft., drive-through services, restaurants with liquor service, and outdoor sales), and Master Sign Program.

As required under the California Environmental Quality Act (CEQA), an Initial Study, including a Transportation Impact Analysis report, will be prepared and made publicly available for review prior to the first public hearing to be held at a later date to be determined. The Initial Study and any supplemental special studies and determinations will tier off of the certified *Final Environmental Impact Report for the 2009 Updated Redevelopment Plan* (available on the City website at: <http://www.ci.hercules.ca.us/index.aspx?page=525>).