

Hill Town

Hercules, California



Project Vicinity Map

Hill Town Project



Hill Town Applications

- **CEQA Addendum** to the Updated 2009 Redevelopment Plan Final EIR (SCH#20018112049).
- **Abandonment** of portions of right-of-way along the easterly side of San Pablo Avenue north of John Muir Parkway along the project.
- **Vesting Tentative Map #VTM 19-01** to create 47 parcels for residential buildings, and additional common area parcels.
- **Final Planned Development Plan #FPDP 19-01** to ensure general consistency with the IPDP street layout and the DOPA 17-01 with its 3 amendments.
- **Design Review #DR 19-02** to ensure consistency with the PC-R Zone District, DOPA 17-01, and FPDP.
- **Conditional Use Permit #CUP 19-01** for retail greater than 2,000 square feet in a PC-R Zoning District, and height exception for architectural appurtenances.

[illegible]

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

Site Plan

Hill Town Project

Original KXGY Proposed Building Style Distribution

Building Type	# plex	# of buildings on site	Proposed Styles		
			A	B	C
Townhouse	4	5	0	3	2
	5	1	0	0	1
	6	6	2	3	1
	7	2	1	1	0
	8	11	5	3	3
J-Courtyard	10	2	1	1	0
	12	8	3	2	3
C-Courtyard	14	5	3	0	2
	13	4	0	2	2

Style Distribution Totals

Building Type	A-Style	B-Style	C-Style
Townhouse	9	11	7
Courtyard	6	4	7
Totals	15	15	14

ARCHITECTURAL STYLES



TOWNHOMES

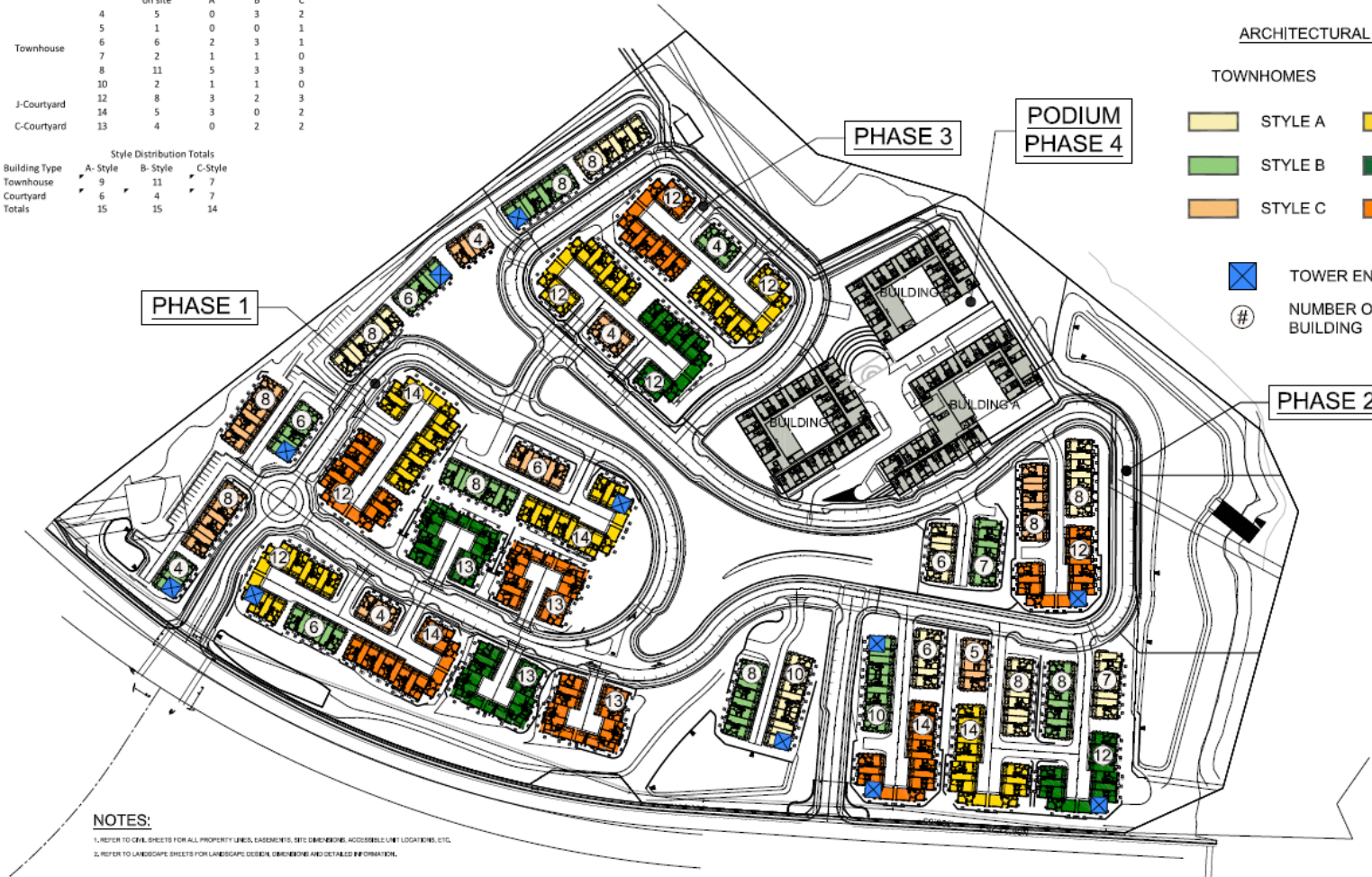
	STYLE A
	STYLE B
	STYLE C

COURTYARD

	STYLE A
	STYLE B
	STYLE C

KEY PLAN

-  TOWER ENHANCEMENT
-  NUMBER OF UNITS IN BUILDING



NOTES:

1. REFER TO CIVIL SHEETS FOR ALL PROPERTY LINES, EASEMENTS, ETC. DIMENSIONS, ACCESSIBLE UNIT LOCATIONS, ETC.
2. REFER TO LANDSCAPE SHEETS FOR LANDSCAPE DESIGN, DIMENSIONS AND DETAILED INFORMATION.

Landscape Plan

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	RECOMM. QTY.
	ACER RUBRUM 'RED SUNSET'	RED MAPLE	24" WIDE, MEDIUM	50
	CUPRESSUS ITALICA	ITALIAN CYPRESS	24" WIDE, LOW	40
	SPIROEAE BLOOM 'BLACKBERRY'	BLACKBERRY TREE	24" WIDE, MEDIUM	120
	LAVANDULA CORONA WHITE	LAVENDER CROWN WHITE	24" WIDE, LOW	10
	LAVANDULA CORONA WHITE	WHITE CROWN WHITE	24" WIDE, LOW	8
	LAVANDULA CORONA WHITE	RED CROWN WHITE	24" WIDE, LOW	40
	LAVANDULA CORONA WHITE	CROWN WHITE	24" WIDE, MEDIUM	40
	PLATANUS X ANDROMEDA	CORDON PLATANUS	24" WIDE, MEDIUM	40
	GARDENIA	GARDENIA	24" WIDE, MEDIUM	20
	ACCIDENT	ACCIDENT	24" WIDE, MEDIUM	100
	OPEN SPACE	OPEN SPACE	24" WIDE, MEDIUM	200
	STREET TREE - SAN PABLO AVENUE	STREET TREE - SAN PABLO AVENUE	24" WIDE, MEDIUM	50



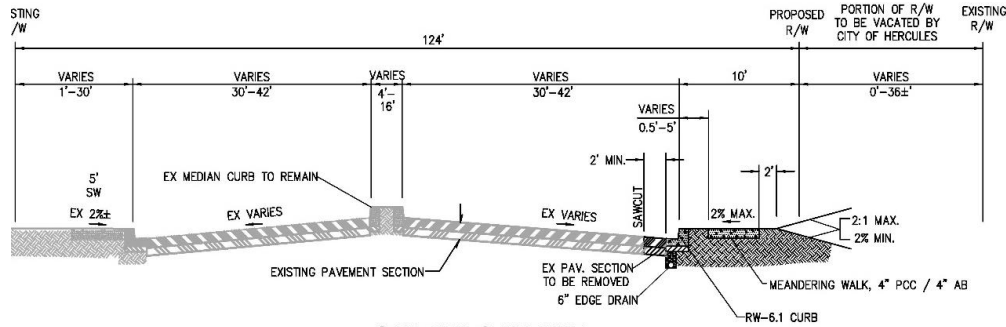
Fence & Wall Plan



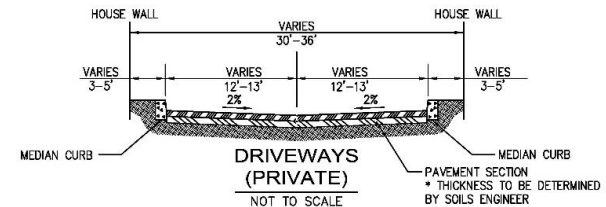
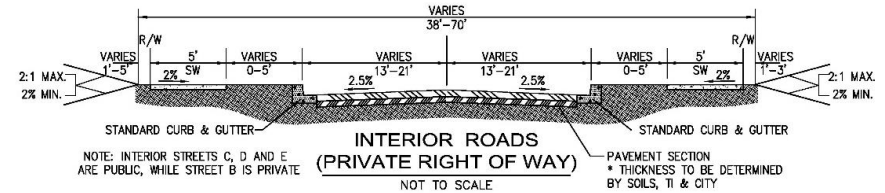
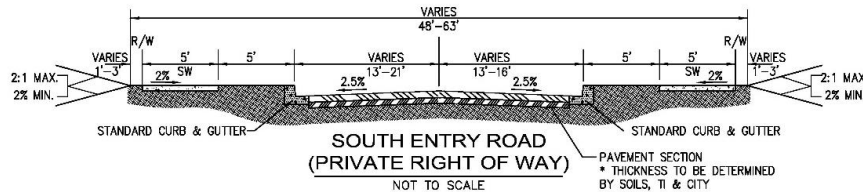
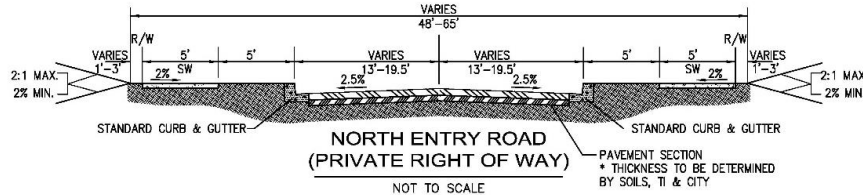
[illegible]

The site plan illustrates a proposed development divided into four phases. Phase 1 (North) and Phase 1 (South) are located on the left side of the plan, while Phases 2, 3, and 4 are on the right. The plan shows a network of streets including Linus Pailing Drive, San Pablo Avenue, and John Muir Parkway. Key features include existing and proposed concrete walks, bioretention filters, benches, and a proposed 4-way signal at Lot 5. The plan also indicates the location of various parcels and the subdivision boundary. The state of California is noted as being on the right side of the plan.

Roadway Sections of Project



**SAN PABLO AVENUE
(PUBLIC RIGHT OF WAY)**
NOT TO SCALE



EARTHWORK QUANTITY

CUT : 737,338 CU. YDS.
FILL: 349,561 CU. YDS.
EXPORT: 387,777 CU. YDS.

UNIT COUNT

PHASE 1: 204 UNITS
PHASE 2: 124 UNITS
PHASE 3: 72 UNITS
PHASE 4: 197 UNITS

Parking

Phase	1	2	3	4	Total
Guest	30				30
Street	85	54	39	-	178
Garage	390	248	144	143	1,225
Total	560	307	183	443	1,433

Revised View from I-80



Revised View from Olive Grove Looking Uphill



Hilltown Recommendations:

- 1. OPEN THE PUBLIC HEARING AND CONTINUE TO APRIL 14, 2020**
- 2. AT FUTURE MEETING TAKE PUBLIC TESTIMONY AND CONSIDER APPROVING THE FOLLOWING IN THEIR LISTED ORDER:**
 - 1. Resolution approving *CEQA Addendum* #IS 19-01 with Mitigation and Monitoring Report Exhibit A.**
 - 2. Resolution approving *Vacation / Abandonment* of portions of excess property/right-of-way along the easterly side of San Pablo Avenue north of John Muir Parkway along the Hilltown Project with Exhibits A & B**
 - 3. Resolution approving the Final Planned Development Plan #FPDP 19-01, Design Review Permit #DRP 19-02, Conditional Use Permit #19-01, Vesting Tentative Map #9533, based on Facts and Findings in Exhibit C, and subject to Drawing Packet in Exhibits A.1, A.2, and A.3 and the Conditions of Approval in Exhibit B.**