

**RESOLUTION NO. 15-004  
GENERAL PLAN AMENDMENT #GPA 14-02  
SYCAMORE CROSSING**

**A RESOLUTION OF THE CITY COUNCIL APPROVING GENERAL PLAN AMENDMENT #GPA 14-02 CHANGING THE LAND USE DESIGNATION OF THE 12.85-ACRE PROJECT SITE, KNOWN AS SYCAMORE CROSSING, FROM PLANNED COMMERCIAL-RESIDENTIAL (PC-R) TO GENERAL COMMERCIAL (GC) LOCATED ALONG THE SOUTH SIDE OF SYCAMORE AVENUE AND NORTHWEST SIDE OF SAN PABLO AVENUE, EAST OF TSUSHIMA STREET (EXISTING APNs 404-020-057 and 404-020-058)**

**WHEREAS**, the City Council has received and considered an application from Property Development Centers LLC (“Applicant”) for General Plan Amendment #GPA 14-02 for the 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; and

**WHEREAS**, the application for General Plan Amendment #GPA 14-02 requests a change in the land use designation of the Project Site from Planned Commercial-Residential (PC-R) to General Commercial (GC); and

**WHEREAS**, the Project Site includes two separate Assessor parcel numbers totaling approximately 11.44 acres, and a combination of right-of-way dedications and vacations that will bring the total area of the Project Site to approximately 12.85 acres (“Project Site”); 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 proposed Sycamore Crossing project is located within the Central Quarter of the Plan for Central Hercules; and

**WHEREAS**, the two Assessors parcels are currently owned by the City of Hercules, as Successor Agency to the Hercules Redevelopment Agency for non-housing assets; and

**WHEREAS**, the Project Site is currently subject to a purchase and sale agreement (PSA) between the City of Hercules, as Successor Agency to the Hercules Redevelopment Agency for non-housing Assets, and Property Development Centers LLC, approved on January 24, 2012, by City Council Resolution 12-009, and any amendments thereafter; and

**WHEREAS**, in addition to the application referenced above, the following applications related to the Sycamore Crossing project also have been filed concurrently and collectively define the “Project”:

- Zone Amendment #RZ 14-02 to rezone the zoning district of the Project Site from Planned Commercial-Residential (PC-R) to General Commercial (CG);
- Zoning Text Amendment #ZTA 14-01 repealing Zoning Ordinance Chapter 29 entitled “Zoning Regulations and Development Standards for Sycamore Crossing” adopted on June 22, 2010 by Ordinance #459;
- Vesting Tentative Map #9373 to subdivide the site into thirteen (13) smaller lots and incorporating the abandonment of small portions of existing roadways, dedication of additional roadways, and removal of existing on-site easements (equating to approximately 12.85 acres) with a .14-acre remainder parcel to be retained by the City; and
- Initial/Final Planned Development Plan #FPDP 14-01 and Design Review Permit DRP #14-04 for approximately 136,250 square feet of commercial space within ten structures including approximately 55,000 square feet two-story grocery supermarket, eighteen (18) pump fuel center with related kiosk, 37,000 square foot fitness center, and other neighborhood-serving retail and restaurant uses in buildings ranging from 2,500 square feet to 10,000 square feet, with common areas for parking, landscaping, and pedestrian access and preservation of a natural drainage way;
- Conditional Use Permit #CUP 14-01 for an auto fuel facility, shopping center, 24-hour grocery market including liquor sales, two fast casual drive-thrus, retail stores more than 2,000 square feet, two large footprint buildings greater than 20,000 square feet, , and outdoor retail sales in the General Commercial (CG) zoning district and Central Quarter of the Plan for Central Hercules , as applicable; and
- Master Sign Program in accordance with Chapter 34.400(R) of the Zoning Ordinance; and

**WHEREAS**, the Project Site was within the development area evaluated in the 1995 City of Hercules General Plan Land Use and Circulation Element Update and Redevelopment Plan Amendments Environmental Impact Report (State Clearinghouse (SCH) #1995033027) (the “1995 EIR”), which evaluated, among other things, the potential environmental effects from development of up to 167,925 square feet of commercial uses on the Project Site; and

**WHEREAS**, the Project Site was also the subject of the Updated Redevelopment Plan Draft EIR (Redevelopment Plan EIR) (SCH #200112049) certified by the City Council on April 20, 2009 which, among other things, identified and analyzed the potential environmental effects from development of approximately 58 acres, including the Project Site; and

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA), a CEQA Addendum dated November 2014 was prepared for the proposed Project; and

**WHEREAS**, on December 15, 2014, the Planning Commission adopted Resolution 14-009 recommending that the City Council approve CEQA Addendum #IS 14-02, dated November 2014, based on the determination, pursuant to Sections 15063, 15162, 15164, and 15168 of Chapter 3 of Title 14 of the California Code of Regulations (hereafter, referred to as “the CEQA Guidelines”), that the proposed Sycamore Crossing Project is within the scope of the development program evaluated previously and would not require further environmental review as no new or more severe impacts would occur as a result of the Project; and

**WHEREAS**, on December 15, 2014, the Planning Commission adopted Resolution 14-011 recommending that the City Council approve General Plan Amendment #GPA 14-02; and

**WHEREAS**, on January 13, 2015, the City Council held a properly noticed public hearing on the Project at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, a Staff Report for the City Council, dated January 13, 2015, and incorporated herein by this reference, described and analyzed the application for #GPA 14-02 and related applications listed above, including the CEQA Addendum, and recommended that the City Council approve the Project; and

**WHEREAS**, the City Council has received oral and written comments from the general public, property owners, and interested parties, and has thoroughly considered all above referenced information, reports, recommendations, and testimony before taking any action on the Project; and

**WHEREAS**, on January 13, 2015, the City Council adopted a Resolution approving CEQA Addendum #IS 14-02, dated November 2014, based on the determination, pursuant to Sections 15063, 15162, 15164, and 15168 of the CEQA Guidelines, that the proposed Sycamore Crossing Project is within the scope of the development program evaluated previously and would not require further environmental review as no new or more severe impacts would occur as a result of 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;

**WHEREAS**, the City Council heard and used its independent judgment and reviewed and considered all information, reports, recommendations, and testimony described herein;

**NOW, THEREFORE BE IT RESOLVED:**

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

2. After due study, deliberation, and public hearing, the City Council finds and determines that the proposed General Plan Amendment #GPA 14-02 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 Statement of Consistency with the Hercules General Plan document attached herein.
3. The City Council finds that all elements, requirements, and conditions of this General Plan Amendment 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.
4. The City Council approves General Plan Amendment #GPA 14-02 changing the land use designation for the approximately 12.85- acre Project Site encompassing existing Assessor Parcel Numbers APN 404-020-057 and APN 404-020-058, and portions of vacated right-of-way known as Sycamore Crossing from Planned Commercial-Residential (PC-R) to General Commercial (GC).

The foregoing Resolution was duly and regularly adopted at a regular meeting of the City Council of the City of Hercules held on the thirteenth day of January, 2015 by the following vote of the Council:

AYES: M. de Vera, C. Kelley, B. Kelley, S. McCoy, D. Romero

NOES: None

ABSTAIN: None

ABSENT: None

  
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Sherry McCoy, Mayor

ATTEST:

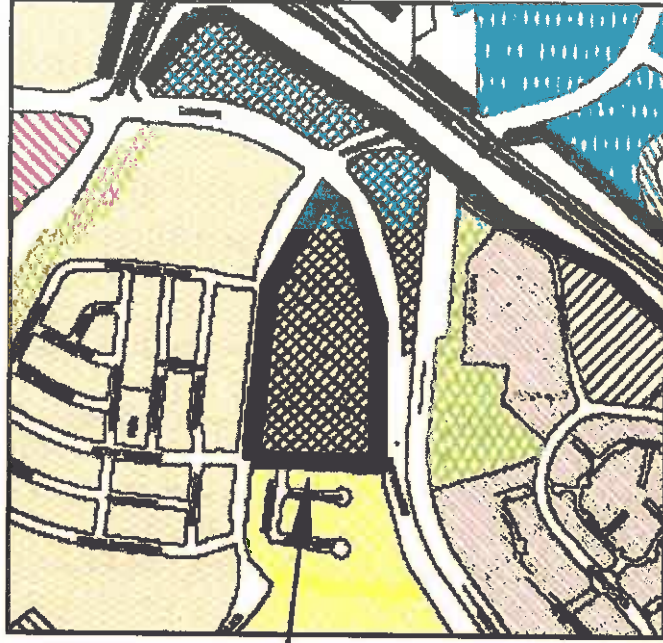
  
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David Biggs  
City Manager / Deputy City Clerk

**EXISTING LAND USE DESIGNATION: PC-R**



**PROJECT AREA**

**SYCAMORE  
CROSSING  
PROPOSED LAND USE  
DESIGNATION: GC**



**PROJECT AREA**

**LEGEND:  
HERCULES LAND USES**

[Pattern]	TRANSFORM CANYON AREA
[Pattern]	PUBLIC USE/ SPACE
[Pattern]	PUBLIC USE/ SPACE
[Pattern]	PLANNED COMMERCIAL/ RESIDENTIAL
[Pattern]	SINGLE FAMILY STAFFS
[Pattern]	RESIDENTIAL MEDIUM DENSITY
[Pattern]	COMMUNITY COMMERCIAL
[Pattern]	NEW MICHIGAN PERIPHERAL/ INDUSTRIAL AREA
[Pattern]	GENERAL COMMERCIAL
[Pattern]	PLANNED OFFICE RESEARCH AND DEVELOPMENT
[Pattern]	RESIDENTIAL SINGLE FAMILY LOW DENSITY
[Pattern]	WATER FRONT COMMERCIAL
[Pattern]	SUBURBTOWN CENTER
[Pattern]	PUBLIC USE/ SPACE
[Pattern]	NEW TOWN CENTER
[Pattern]	RESIDENTIAL MEDIUM DENSITY
[Pattern]	RESIDENTIAL MEDIUM DENSITY
[Pattern]	HERCULES INDUSTRIAL
[Pattern]	INDUSTRIAL/ PUBLIC SCHOOLS

**SYCAMORE CROSSING  
GENERAL PLAN AMENDMENT #GPA 14-02**

**Statement of Consistency  
with the Hercules General Plan**

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 Planned Commercial-Residential (PC-R) to General Commercial (GC).

General Commercial: (GC) - This land use category is a non-specialized commercial designation that is intended to permit a wide variety of commercial 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 retail, wholesale (open to the public), offices (business, professional and service), and other business serving the clientele described above. Uses in this designation may also include automobile service stations, restaurants, and automobile repair services, provided that the location and design of these uses effectively mitigate any potential off-site impacts.

The character of buildings within this land use category will typically be suburban in nature, one to two stories in height. More intense development may be allowed, provided that it conforms to the overall character of the development and does not adversely impact the surrounding development. The FAR for this category shall range from 0.20 to 1.00. A typical FAR for this category is 0.30. For the Sycamore Crossing project, building area density would be .24 FAR based on a building area of 136,250 square feet over the 12.85 acre site.

The GC 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:

**Land Use  
Objective 2**

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***Develop a community that balances housing, jobs, and commercial opportunities.***

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As an exclusively commercial project, the Sycamore Crossing project provides job and commercial opportunities as a balance or offset to new residential development in Hercules. The Sycamore Crossing project replaces 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.

The standard according to the GC zone is between 2.0 and 1.0 FAR with the typical FAR at .30. For the Sycamore Crossing project, building area density would be .24 FAR based on a building area of 136,250 square feet over the 12.85 acre site.

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<b>Land Use Policy 2B</b>	<b><i>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.</i></b>
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As an exclusively commercial development, the Sycamore Crossing project provides the much-needed services in that location for a grocery market and other 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 proprietary to Safeway 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 since 2008.

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<b>Land Use Program 2C</b>	<b><i>Emphasize employment-generating development, which is lagging behind residential development</i></b>
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As an exclusively commercial development, the Sycamore Crossing project will provide a range of employment opportunities by various new land uses that will be added to this part of the community. Approximately 250 jobs, balanced between full-time, part-time, salaried, non-salaried, unionized and non-unionized employees will be created with this project.

Other Policies, Objectives, and Programs

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<b>Land Use Policy 3D</b>	<b><i>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.</i></b>
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<b>Land Use Program 3D.1</b>	<b><i>The City will implement its adopted Economic Development Strategy to attract businesses and development that will provide needed services, shopping and employment.</i></b>
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<b>Land Use Objective 4</b>	<b><i>Develop sufficient employment and commercial tax generating uses to maintain a positive City government fiscal condition.</i></b>
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**Land Use  
Policy 4A**

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*Encourage local and regional commercial uses that can benefit from substantial regional traffic on I-80, Highway 4 freeway, and San Pablo Avenue.*

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Growth & Population - The projected population growth is within the projected population for the General Plan over all. While not a mixed use project, the commercial uses to be located on the Project Site will provide local services and enhance the proximity of jobs to existing and future 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 would not create a demand for increased housing.

Economic Development - The Project will contribute property tax and retail sales 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.