



Community Development
Planning Division
111 Civic Drive
Hercules, CA 94547
Phone (510) 245-6529
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August 6, 2007

SUBJECT: APPROVAL OF MINOR MODIFICATION TO DESIGN REVIEW PERMIT NO. 06-14

REQUEST: TO CONSTRUCT TWO BUILDINGS WITH A TOTAL OF 96 DWELLING UNITS AND 40,000 SQUARE FEET OF RETAIL-COMMERCIAL USES ON A 1.87-ACRE VACANT SITE

LOCATION: APN 404-020-082-8 (NORTH OF SYCAMORE AVENUE, BETWEEN SOUTH FRONT STREET AND TSUSHIMA WAY), HERCULES, CALIFORNIA, 94547

APPLICANT: CITY OF HERCULES REDEVELOPMENT AGENCY

Dear Property Owner,

The Community Development Director has approved an application for a minor modification to Design Review Permit No. 06-14. As originally approved by the Planning Commission on November 6, 2006, DRP 06-14 permits construction of four buildings with a total of 104 dwelling units and 30,140 square feet of retail-commercial uses on a 1.87-acre vacant site on Sycamore Avenue between South Front Street and Tsushima Way. The applicant is the City of Hercules Redevelopment Agency.

The minor modification addresses the Planning Commission's condition of approval that access to the project's on-site parking be provided via an alternate route. The minor modification also requests to construct two buildings comprising 96 dwelling units and 40,000 square feet of retail-commercial uses on the same property. The Community Development Director has determined that the minor modification satisfies the Planning Commission's condition of approval while ensuring that no additional impacts or expansion of structures or uses will occur.

This letter is being sent to you because our records show that you reside or own property that is within 300 feet of the approved minor modification. If you wish to protest the decision of the Community Development Director, you may file an appeal to the Community Development Department. The appeal must be in written form and state the reasons you are filing this appeal. The final date to file an appeal is Monday, August 20, 2007. A filing fee of \$2,750.00 must accompany the protest letter. For further information about this process, please call Robert Reber, Planning Department, at (510) 245-6531.