

CITY OF HERCULES

COMMUNITY DEVELOPMENT AND PUBLIC SERVICES DEPARTMENT

TO: Chairman McDonald and Members of the Planning Commission

SUBMITTED BY: Nelson Oliva, Assistant City Manager
Steve Lawton, Community Development Director

FOR: Meeting of November 6, 2006

SUBJECT: **CONTINUED PUBLIC HEARING**
Design Review Permit 06-14 for the Sycamore Downtown Project which is a mixed-use commercial and residential development located within the Bayside Community and includes 30,104 square feet of ground floor retail commercial and 104 multi family homes within four buildings.

Applicant: City of Hercules Redevelopment Agency

Location: Adjacent and north of Sycamore Avenue between South Front Street and Tsushima Avenue

1. RECOMMENDATION

- a. Request clarification from Staff or the Applicant, if necessary, on issues related to the parking plan and the use of the alley adjacent to the project site;
- b. Adopt a Resolution approving Development Review Permit Plan File No. 06-14; or
- c. Continue to the Planning Commission regular meeting of November 20, 2007, to provide Commission members adequate opportunity to consider the development application.

2. BACKGROUND AND HISTORY/DISCUSSION

Please refer to previous staff reports dated October 2, 2006 and October 16, 2006.

3. PLANNING COMMISSION REVIEW AND COMMENTS

On October 2, 2006 and October 16, 2006, Design Review Permit 06-14 for the 'Sycamore Downtown' Project (Project), were presented to the Planning Commission in duly noticed public hearings. At the conclusion of the October 16, 2006 public hearing the Planning Commission continued the matter to November 6, 2006, or a date uncertain, in order to consider the parking plan as well as to resolve any outstanding issues related to the alley adjacent to the project site.

Parking Plan

A uniform parking management program is a top priority for the City, and in fact, the City of Hercules has recently selected a consultant to prepare the Hercules Parking Management Plan for the Waterfront District. The strategies contained in the Sycamore Downtown Parking Management Plan will be considered in the review and implementation of the City's master parking program.

In August 2006 Nelson/Nygaard Consulting Associates was retained by the Redevelopment Agency ('RDA') to prepare the Sycamore Downtown Parking Management Plan ('Parking Plan'). The purpose of the study was to consider the parking demands for the Project and to prepare a package of potential strategies to respond to the parking demand based upon the dwelling unit and commercial mix.

The Parking Plan identifies a series of measures that can be utilized including but not limited to

Commercial Parking Benefit District which would consist of metered parking on Sycamore Avenue adjacent to the Project. Metered parking is also recommended for the future commercial uses adjacent and south of Sycamore Avenue.

Establish a Residential Parking Benefit District to prevent unwanted spillover parking into the neighborhoods adjacent to the Project. A residential permit district is implemented by reserving on-street parking spaces for residents only, policed through the use of permits. If desired, a limited number of commuters could be permitted to park on residential streets for a fee, policed through the use of permits. The resulting revenue would be returned to fund public improvements or amenities within the neighborhood.

Charge Separately for the Cost of a Residential Parking Space by creating a separate parking charge to residential homebuyers. The resident can freely choose the number of parking spaces they choose to lease.

Separate the Cost of Commercial Parking Spaces by providing commercial users the opportunity to lease space for employees.

Provide Universal Transit Passes that would provide all residents and employees of the Project with a free-of-charge transit pass for unlimited rides on WestCat buses. Existing programs in Santa Clara County allow annual passes to be purchased at a deeply discounted bulk rate for all members of a specific group such as a firm's employees or all of the residents of an apartment complex.

Provide and Actively Support Alternative Measures such as a Guaranteed Ride Home program; car sharing such as City Carshare; and provide both bicycle racks for short-term parking and secure fully-enclosed long-term bicycle parking for residents and employees.

Alley

The Project will provide both underground parking beneath the proposed buildings as well as at-grade tuck-under parking adjacent to the buildings located along the existing alley. It is the intent of the City and the developers of Bayside to provide public access on the existing alley. It is also the intent of the City and the developers of Bayside that the Project will pay, at a minimum, its' fair share of the maintenance costs.

At this time the tract improvements for the Bayside Development have not been accepted by the City. The tract improvements will not be accepted until an agreement has been worked out to identify the Project's share of maintenance of the alley, and the public right to access the alley has been confirmed either through a public use easement or dedicating the alley as a public roadway.

4. REQUIRED APPLICATION REVIEW

The Zoning Ordinance requires the Planning Commission to review and approve the construction and exterior design of any public or private building, fence, structure or sign. (See Chapter 42, Section 200, Page 139) The Planning Commission is the decision making authority for Design Review Permit No. 06-14. (The City Council has the authority to review the decision of the Planning Commission in the Sycamore Downtown Project, Design Review Permit No. 06-14 in a public hearing setting.)

5. CONSISTENCY AND CONFORMITY WITH CONTROLLING PLANS

- Sycamore Downtown is consistent with the Hercules General Plan, the Central Hercules Plan and Zoning.
- The project site is located within the Dynamite Redevelopment Project Area, as amended. The project is consistent with the Redevelopment Plan.
- The Project is consistent with the Bayside Development Agreement.
- Environmental impacts resulting from the proposed project were assessed in an Initial Study. An Addendum and Environmental checklist which included technical reports retarding traffic and geotechnical conditions was prepared for the Project. On the basis of the environmental assessment, the project will fall within the scope of the Final City of Hercules General Plan Land Use and Circulation Updates and Redevelopment Plan Amendments Environmental Impact Report (1995), as amended by the Revised Addendum to the Final EIR (1996), as certified and approved by the City Council in Resolution 96-13 on February 13, 1996.

The Project will not result in any new significant impacts or any substantial increase in the severity of the significant impacts previously identified, and will not require any new mitigation measures.

8. EXHIBITS

- a. [Findings with Facts](#) for Design Review Permit 06-14
- b. [Conditions of Approval](#) for Design Review Permit 06-14
- c. [Resolution](#) CEQA Addendum for Design Review Permit 06-14d.
- d. [Resolution](#) for Design Review Permit 06-14