City of Hercules

111 Civic Drive
Hercules, CA 94547

Meeting Agenda

Monday, December 16, 2019

7:00 PM

Council Chambers

Planning Commission

Chair Irina Galieva
Vice Chair Hector Rubio
Commissioner Ken Morrison
Commissioner Susan Tolley
Commissioner Nicole Sacramento

To view webcast of meetings, live or on demand, go the City's website at www.ci.hercules.ca.us.

I. CALL TO ORDER - ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

IV. CONSENT CALENDAR

1. 19-846 **Meeting Minutes**

Recommendation: Approve Minutes for Meetings of 6/16/14, 7/28/14, 8/4/14, 9/2/14, 10/6/14, 11/10/14, 11/17/14, 12/15/14, 1/5/15, 1/20/15, 2/2/15, 5/4/15, 6/1/15, 6/15/15, 7/20/15, 8/17/15, 9/21/15, 10/19/15, 11/16/15, and 12/21/15

Attachments:

2014-06-16 PC Meeting Minutes
2014-07-28 PC Meeting Minutes
2014-08-04 PC Meeting Minutes
2014-09-02 PC Meeting Minutes
2014-10-06 PC Meeting Minutes
2014-11-10 PC Meeting Minutes
2014-11-17 PC Meeting Minutes
2014-12-15 PC Meeting Minutes
2015-01-05 PC Meeting Minutes
2015-01-20 PC Meeting Minutes
2015-02-02 PC Meeting Minutes
2015-05-04 PC Meeting Minutes
2015-06-01 PC Meeting Minutes
2015-06-15 PC Meeting Minutes
2015-07-20 PC Meeting Minutes
2015-08-17 PC Meeting Minutes
2015-09-21 PC Meeting Minutes
2015-10-19 PC Meeting Minutes
2015-11-16 PC Meeting Minutes
2015-12-21 PC Meeting Minutes

V. PUBLIC HEARINGS

VI. DISCUSSION / ACTION ITEMS

1. 20-867 **Parcel Map 476-19 Submitted by Hercules Self Storage, LP (for property owner Mary Terrace LLC) creating 3 Parcels from one 7.001 acre legal parcel located at 1444 Willow Avenue (APNs 406-522-004-0 & 406-522-001-6)**
Recommendation: Consider adopting Resolution 19-12 recommending City Council approval for Parcel Map 476-19

Attachments:
PC Staff Report for Willow Parcel Map PM 476-19
Att 1-Willow Site Plan with Aerial
Att 2- Parcel Map 476-87 recorded in 1987
Att 3- Proposed Parcel Map showing proposed storage bldg locations-setbacks
Att 4-PC Reso 19-12 for Willow Parcel Map 476-19
Att 5 - Proposed Parcel Map at Willow Ave

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

IX. ADJOURNMENT

The next Regular Meeting of the Planning Commission is Monday, January 6, 2020 at 7:00 p.m. at Hercules City Hall, 111 Civic Drive, Hercules, CA.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City's website at www.ci.hercules.ca.us then clicking on the Planning Commission meeting you are interested in. You can also receive an e-notice from the City's homepage. Agendas and staff reports may also be obtained by contacting the Planning Department at (510) 799-8244.

Posted: December 12, 2019

COMMISSION STATEMENT OF PURPOSE: The Planning Commission typically meets the first and third Monday of every month; its primary functions are to advise the City Council on policy matters in regard to the growth and development of the City of Hercules and to act on applications for development permits.

SPECIAL ACCOMODATIONS: In compliance with the Americans with Disabilities Act, if you require special accommodations to participate in a Planning Commission meeting, please contact the City Clerk at 510-799-8215 at least 48 hours prior to the meeting.

AGENDA ITEMS: Persons wishing to add an item to an agenda must submit the final written documentation 12 calendar days prior to the meeting. The City retains the discretion whether to add items to the agenda. Persons wishing to address the Commission otherwise may make comments during the Public Communication period of the meeting.

PUBLIC COMMUNICATION: Persons who wish to address the Commission should complete the speaker form prior to the Commission's consideration of the item on the agenda. Speakers will be called after the project applicant has presented the project.

Anyone who wishes to address the Commission on a topic that is not on the agenda and is relevant to the Commission should complete the speaker form prior to the start of the meeting. Speakers will be called upon during the Public Communication portion of the meeting. In accordance with the Brown Act, the Commission may not take action on items not listed on the agenda. The Commission may refer to staff any matters brought before them at this time and those matters may be placed on a future agenda.

In the interests of conducting an orderly and efficient meeting, speakers will be limited to three (3) minutes.

Anyone may also submit written comments at any time before or during the meeting.

CONSENT CALENDAR: All matters listed under Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Commission or a member of the public prior to the time the Commission votes on the motion to adopt.

PUBLIC HEARINGS: A public hearing enables the public to present information, opinions, and arguments relevant to the actions of the Commission, and informs the public about the details of the proposal.

At the beginning of an item, the Chair will read the description of that item as stated on the agenda. The staff will then give a brief presentation of the proposed project. The Commission may then ask staff questions about the item.

The Chair will open the public hearing and ask the applicant(s) if he or she wishes to make a presentation or statement. Those persons in favor of the project will then be given an opportunity to speak followed by those who are opposed to the project. The applicant(s) will then be given an opportunity for rebuttal.

The public hearing will then be closed, and the Commission may discuss the item amongst themselves and ask questions of staff. The Commission will then vote to approve, deny, approve in a modified form, or continue the matter to a later date for a decision. The Chair will announce the Commission's decision and advise the audience of the appeal procedure.

Persons who wish to speak on matters set for public hearings will be heard when the Chair calls for comments in support thereof or in opposition thereto. After the hearing is closed, there is no further comment permitted from the audience unless invited by the Chair.

The Commission has decided that no public hearings will begin after 11:00 p.m., and that items still remaining on the agenda after 11:00 p.m. will be held over to the next Commission meeting.

LEGAL CHALLENGES: If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered at, or prior to, the meeting. Actions challenging Commission decisions shall be subject to the time limitations contained in the Code of Civil Procedures Section 1094.6.

NOTIFICATION PROCEDURE: Property owners within 300 feet of a proposal will receive a notice of the proposal at least ten (10) days prior to the public hearing. The notice lists the type of application, application number, brief description and location of the project, and the applicant. The City of Hercules subscribes to a service that uses the property owner information from the most recent data on the Contra Costa County Tax Assessor's rolls. Please be aware there often is a time lag for both the tax rolls and this service to be updated.

AGENDA POSTING: The Planning Commission Agenda is posted at least 72 hours prior to the meeting at City Hall, the Hercules Swim Center, Ohlone Child Care Center, Hercules Post Office, and on the City's website (www.ci.hercules.ca.us),

REVIEW OF PUBLIC DOCUMENTS: All Planning applications are public documents, and can be reviewed by the public. These files, however, are not allowed out of the office. Should a member of the public require copies of information contained within the file, a written request must be submitted to the City Clerk's Office. Staff will accommodate the request within ten (10) calendar days. The charge is $0.20 per page. If you require a complete copy of the file, or if staff cannot accommodate your request within ten (10) calendar days, you must make arrangements to bring in a copier or copy service that can make copies without leaving City Hall.

Environmental Impact Reports, Specific Plans, and other project specific documents are made available for the public to review at City Hall at 111 Civic Drive, Hercules CA. Loan copies (limited supply) are available for review, not purchase, at the Planning Department. These documents must be checked out with staff. You will be asked to provide your name, phone number, and a deposit. Persons will be informed of the date and time the document must be returned. You may check out the loan document, but staff will not make a complete copy of the document. Staff will accommodate the request to make photocopies based upon the current workload and availability of personnel to make copies. Costs are outlined in above paragraph.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Commissioner
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, June 16, 2014	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 4 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Susan Tolley

Absent 0 - None.

II. PLEDGE OF ALLEGIANCE

Called upon by Vice Chair Morrison.

III. PUBLIC FORUM

None.

IV. OATH OF OFFICE

Administration of Oath of Office to Newly Appointed Commissioners Morrison and Manrique.

V. CONSENT CALENDAR

a. Meeting minutes: April 21, 2014

Staff stated they were not ready and would be brought to the next Planning Commission meeting.

VI. PUBLIC HEARINGS

None.

VII. DISCUSSION / ACTION ITEMS

1. **Reorganization: Election of Chair and Vice Chair**

It was agreed to move this item to future Planning Commission meeting when all Planning Commission member seats were filled.

2. **Appointment of Design Review Subcommittee members**

With the departure of Cletia Hart and the thought that a Design Review Subcommittee may be needed prior to the next Planning Commission meeting, the Commissioners unanimously agreed.

VIII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

Requests for Proposals were done prior to Ms. Smyth arriving for Planning Services which should be going to City Council in the near future to approval a list. One of the Commissioners suggested that Opticos or Palezodis or Sergent may be good for land planning services.

Ms. Smyth reminded Planning Commissioners that there was still one seat open for Planning Commissioner. She mentioned that all the Commissioners received a packet that included a copy of the April 9, 2014 letter by City Clerk Roberts to interested Hercules residents, a Volunteer Application form, Volunteer Agreement, and Supplemental Questionnaire for anyone interested in applying for the position.

IX. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

X. ADJOURNMENT

Chair Morrison adjourned the meeting at 10:17 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Commissioner
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, July 28, 2014	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 5 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Susan Tolley, Commissioner Viktor Manrique

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. PUBLIC FORUM

None.

IV. OATH OF OFFICE

Administration of Oath of Office to Newly Appointed Commissioners Morrison and Manrique.

V. CONSENT CALENDAR

a. Meeting minutes: April 21, 2014

A motion was made by Commissioner Mitchell, seconded by Commissioner Tolley to accept the Meeting minutes on April 21, 2014.

VI. REORGANIZATION

a. Election of Chair and Vice Chair

A motion was made by Commissioner Mitchell, seconded by Commissioner Tolley, to nominate Commissioner Morrison as Chair.

Ayes: 5 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Susan Tolley, Commissioner Viktor Manrique

A motion was made by Commissioner Tolley, seconded by Commissioner Mitchell, to nominate Commissioner Bailey as Vice Chair.

Ayes: 5 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Susan Tolley, Commissioner Viktor Manrique

VII. PUBLIC HEARINGS

None.

VIII. DISCUSSION / ACTION ITEMS

DISCUSSION ON DESIGN REVIEW AND PLANNED DEVELOPMENT PLAN PROCESSES PER CHAPTERS 42 & 48 OF THE ZONING ORDINANCE

Planning Director Smyth provides staff report and gives brief explanation on the Design Review and Planned Development Plan processes.

Commissioner Mitchell provides explanation of background of the design review.

Commissioner Tolley provides insight into clarifying what the commissioners could do.

Commissioner Bailey chimes in to clarify how the process would work.

Commissioner Morrison wants to create efficiency in terms of pro-active discussion to allow developers to gain insight into what the city wants to avoid major future changes.

Commissioner Manrique adds to discussion.

Commissioners and staff continue discussion in clarifying and confusion with the processes suggested.

IX. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

X. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

XI. ADJOURNMENT

Chair Morrison adjourned the meeting at 7:45 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Commissioner
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, August 4, 2014	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 5 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Susan Tolley, Commissioner Viktor Manrique

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

None.

VI. DISCUSSION / ACTION ITEMS

CONCEPTUAL PLANNED DEVELOPMENT PLAN DESIGN REVIEW DISCUSSION FOR MCNELLIS RETAIL CENTER (AKA MARKET HALL SITE ON APN #404-040-040-2-01) LOCATED BETWEEN SYCAMORE AND SANPABLO AVENUES, HIGHWAY ENTRANCE AND HIGHWAY 80 PER THE ATTACHED DRAWINGS

Planning Director Smyth provides a handout as background for the meeting. Smyth briefs on the location of the project site.

Ryan Nickelson, McNellis Partners, introduces the company and their relationship with the project and suggestions of restaurants and other disclaimers to hold.

Jeff, In-site Architecture, describes renderings of the buildings at the project site. Emphasis on having a cohesive architecture style and color palette to fit in with Hercules buildings.

Commissioner Bailey speaks out on issues with the current design of the project. Skeptical on the developers push for “No wholesale changes”, suggesting that there is not much of an opinion they are asking for.

Commissioner Mitchell speaks out on centralist urban design and wanting to a staple area for Hercules. Mitchell explains that this site will be the first structure seen on the freeway and are prominent to central Hercules. He condemns the developers approach, noting that he feels their approach is market and tenant driven, rather than seen holistically. He notes that developers seem to want to please the tenant rather than the citizens of Hercules. He points out that this current design seems more like four separate buildings, rather than an area that works as a whole.

Commission Tolley has a question on the prospective client for the Hotel. Developers provide suggestions that prospective clients would be geared for workers at Bio-Rad, business travelers, residences that have family members, and lodging for people coming into the Bay Area for Cal football games/sports games in general.

Commission Bailey believes there is already enough pharmacies.

Commission Morrison believes a hotel is a great idea and that he wants to push for a grand reception hall. Morrison points out that there is no place for a decent reception or big party, and that most people have to go to Concord or Walnut Creek. He agrees with other Commissioners stating that there is no synergy, seems like just four separate businesses.

Developer responds that parking is not tenant driven, it is driven by the code. The city has different way to approach this.

Planning Director Smyth provides insight into what staff determined and learned for this particular project site. Smyth discusses options for direction that can be taken.

Discussion continues with staff, developers, and Planning Commission.

No formal action taken.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 9:02 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Commissioner
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, September 2, 2014	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 5 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Susan Tolley, Commissioner Viktor Manrique

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. PUBLIC COMMUNICATION

Susan Keith issues regarding the McNellis project. The community meetings on this project were negative and not seeing any big changes to that was rejected by the community concerns.

Another public comment concerned with freeway noise and the aesthetics to the building. She suggest restaurants on top of the building and a more prominent bus service.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

None.

VI. DISCUSSION / ACTION ITEMS

CONCEPTUAL PLANNED DEVELOPMENT PLAN DESIGN REVIEW DISCUSSION FOR MCNELLIS RETAIL CENTER (AKA MARKET HALL SITE ON APN #404-040-040-2-01) LOCATED BETWEEN SYCAMORE AND SANPABLO AVENUES, HIGHWAY ENTRANCE AND HIGHWAY 80 PER THE ATTACHED DRAWINGS

Planning Director Smyth introduces the developer.

Developer addresses the comments brought forth during the community meetings and presents the ideas such as looking into hotels and sit-down food chains, such as Black Bear Diner.

Planning Director Smyth provides insight into what staff determined and learned for this particular project site. Smyth discusses options for direction that can be taken.

Discussion continues with staff, developers, and Planning Commission.

No formal action taken.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 8:50 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Vice Chair
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, October 6, 2014	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 4 - Chair Kenneth Morrison, Commissioner Richard Mitchell, Commissioner Susan Tolley, Commissioner Viktor Manrique

Absent 1 - Vice Chair Dion Bailey

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. PUBLIC COMMUNICATION

Speaker cards are specific to discussion item.

IV. CONSENT CALENDAR

Meeting minutes: February 7, 2014 of the Design Review Committee

A motion was made by Commissioner Mitchell to approve the minutes for February 7, 2014.

Meeting minutes: April 21, 2014

A motion was made by Commissioner Tolley, seconded by Commissioner Mitchell, to approve the minutes for April 21, 2014.

V. PUBLIC HEARINGS

None.

VI. DISCUSSION / ACTION ITEMS

1. **Design Review of an Initial/Final Planned Development Plan FPDP #14-01 for Sycamore Crossings (aka Safeway Project) located between Sycamore and San Pablo Avenues and Tsushima Street per the attached drawings.**

Planning Director Smyth introduces the developers and their presentation.

Developers presents on Sycamore Crossing project and introduces Colina Kuner (in-house architect), Bruce (landscape architect), and Thomas Patrick (Property Development Centers).

Thomas Patrick from PDC, introduces the history and context of the project, as well as delves into the details of the plan, and requests for comments and questions from the general public, staff, and Planning Commission.

Developers presentation brings forth renderings and site maps of proposed design for the Sycamore Crossings perspectives.

In-house Architect, Colina Kuner, provides details on DRC comments and how they responded.

Planning Director Smyth draws upon staff decisions and responds with comments to the developers presentation. Smyth references the site plan and makes minor comments on the Central Hercules Plan.

Planning Commissioner Morrison reads out public comment that opposes the current design of the Sycamore Crossings project.

Public comment from Chris Kelley in agreement with the project.

Public comment from Susan Keith in agreement with project, however concerned about the staircase.

Public comment in disagreement with the layout

Public comment Selena Williams with disagreement, enjoyed the original development of the site, preferred multi-use building. Disagreement that it is not pedestrian oriented development, and that the development should face the people, not the traffic.

Planning Commissioners respond with comments and suggestions for staff and developer.

No formal action taken.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 9:32 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Vice Chair
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, November 10, 2014	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 5 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Richard Mitchell, Commissioner Susan Tolley, Commissioner Viktor Manrique

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

None.

VI. DISCUSSION / ACTION ITEMS

1. **Design Review of an Initial/Final Planned Development Plan FPDP #14-01 for Sycamore Crossings (aka Safeway Project) located between Sycamore and San Pablo Avenues and Tsushima Street per the attached drawings.**

Planning Director Smyth turns over the presentation to the development team to introduce the project.

Thomas Patrick, Property Development C, introduces development team Brian Schneider (signage consultant), Bruce Jet (landscape architect), Robert Lyman, and Colina Kuner. Patrick with provide information on

Thomas Patrick notes that they have had several community meetings prior to this meeting. He follows with the dates of future meetings.

Colina Kuner presents and reviews the respective changes that have been made after talking with staff and the community. Reminders about the wetlands, that there are little changes

that can be made in regards to these particular areas since it is regionally owned. Kuner goes over traffic comments, creek, sycamore perspectives, and Safeway elevations.

Brian Schneider with JSJ Signage Consultant presents on the Safeway Master Sign Program.

After developers finish their presentation, Planning Director Smyth presents the staff report and view on this project. Smyth goes into details about the changes made

Chair Morrison provides an opportunity for the public to speak on this topic. No public came to speak.

Planning Commissioners provide feedback and questions to staff and developers.

No formal action taken.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 9:49 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Commissioner
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, November 17, 2014	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 4 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Richard Mitchell, Commissioner Susan Tolley

Absent 1 - Commissioner Viktor Manrique

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

VI. DISCUSSION / ACTION ITEMS

2015-2023 Housing Element Update community kick-off by MIG

Scott Davidson, lead project manager from MIG Housing Update, introduces the project with his presentation.

Planning Director Smyth presents staff report, establishes timeline and important dates for completion. Walks through timeline and plan for final submittal date on May 30, 2015.

Planning Commissioners respond with questions and comments.

Planning Director Smyth and MIG project manager respond to questions and comments.

No action taken just discussion / questions taken from the PC.

No formal action was taken.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 7:53 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Commissioner
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, December 15, 2014	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 4 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Viktor Manrique, Commissioner Susan Tolley

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

Property Development Centers (PDC) proposes to construct a retail shopping center on Assessor's Parcels #404-020-057 and 404-020-058 between Sycamore and San Pablo Avenues and Tsushima Street. Project contains 55,000 square foot 2-Story supermarket, 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 approximately 10,000 square feet for a total of approximately 136,250 square feet of buildings. **Planning Commission will be considering recommendations to the City Council regarding their adoption and/or approval of the following reports and entitlement applications (with the exception of the GP Conformity Analysis):**

1. General Plan Conformity Analysis of Vacation to portions of San Pablo and Sycamore Avenues to match existing street infrastructure through Resolution #14-010

2. General Plan Amendment GPA #14-02 from Planned Commercial Residential to General Commercial through Recommending Resolution #14-011

3. Zone Amendment #RZ 14-02 from PC-R to CG in the zoning diagram and Zoning Text Amendment #ZTA 14-01 removing Zoning Ordinance Section 29

through Recommending Resolution #14-012

4. Initial/Final Planned Development Plan #FPDP 14-01, Conditional Use Permit #CUP 14-01, Design Review Permit #DRP 14-04, Vesting Tentative Subdivision Map #9373, and Master Sign Program through Recommending Resolution #14-013 with Conditions of Approval

Planning Director Smyth gives staff report for Sycamore Crossing Site.
Jerry Hague, Consultant lead team for CEQA of SP2, briefs on the CEQ document.

Planning Director Smyth provides an external one-page that includes some surface level changes and corrections to grammatical errors.

Planning Commission opens the public hearing. Developers from Property Development Center present their statement. Other concerns are presented by the public.

Public hearing closes. Planning Commissioners discuss and speak out on concerns, these are addressed by both staff and the developers.

Motion: A motion was made by Commissioner Tolley, seconded by Commissioner Mitchell, to approve Resolution #14-009 recommending to City Council to approve the CEQA addendum IS #14-02 for the Sycamore Crossing project proposed for a 12.85 acre site located along the Southside of Sycamore Avenue and Northwest side of San Pablo Ave East of Tsushima St. with the addition of the one-page clarifications presented during discussion.

Aye: 5 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Viktor Manrique, Commissioner Susan Tolley

Motion: A motion was made by Commissioner Mitchell, seconded by Commissioner Bailey to approve Resolution #14-010.

Aye: 5 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Viktor Manrique, Commissioner Susan Tolley

Motion: A motion was made by Commissioner Tolley, seconded by Commissioner Manrique, approving Resolution #14-011 recommended to City Council to approve General Plan amendment 14-02 to change land use designation of the 12.84 acre project site, known as Sycamore Crossing, from Planned Commercial Residential (PC-R) to General Commercial (GC).

Aye: 4 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Viktor Manrique, Commissioner Susan Tolley
Abstain: 1- Commissioner Richard Mitchell

Motion: A motion was made by Commissioner Bailey, seconded by Commissioner Tolley, to approve Resolution #14-012 recommending that the City Council adopt an ordinance approving Zone Amendment RZ #14-02 to rezone the 12.84 acre project site, known as Sycamore Crossing, from Planned Commercial Residential (PC-R) to General Commercial (GC) and approving Zoning Text Amendment ZTA #14-01 repealing Chapter 9 of the Zoning Ordinance for those two properties.

Aye: 4 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Viktor Manrique, Commissioner Susan Tolley
Abstain: 1- Commissioner Richard Mitchell

Motion: A motion was made by Commissioner Mitchell, seconded by Tolley, to approve Resolution #14-013 a recommendation to the City Council to approve Final Plan Development Plan 14-04, DRP #14-04, CUP #14-01, Vesting Tentative Map #9373 and Master Sign Program, with additions as discussed.

Aye: 5 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Viktor Manrique, Commissioner Susan Tolley

VI. DISCUSSION / ACTION ITEMS

None.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 9:29 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Commissioner
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, January 5, 2015	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 4 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Viktor Manrique, Commissioner Susan Tolley

Absent 1 - Commissioner Richard Mitchell

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

Recommended City Council adoption of Zoning Ordinance Amendment #ZA 15-01 in order to address Implementation of 2009-2014 Housing Element policies

Recommendation: Consider adopting Planning Commission Resolution #15-001, Recommending City Council adoption of proposed Zoning Ordinance and Hercules Municipal Code Amendments shown therein (Exempt from CEQA pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines)

Planning Director Smyth provides staff report for this item. Scott Davidson, lead consultant from MIG consultants, present the steps for this process for the adoption of the 2015-2023 Housing Element Update.

Chair Morrison opens the public hearing. There are no public comments.

Planning Commission responds with questions and comments on the Housing Element upate.

Motion: A motion was made by Commissioner Tolley, seconded by Commissioner Bailey, to adopt Resolution #15-001 to approve #ZA 15-01 amending Zoning Ordinance Chapter 6 – Residential Districts, Chapter 8 – Commercial Districts, Chapter 12 – Historic Town Center district, Chapter 15 –

Planning Commercial and Mixed-Used District, Chapter 16 – Planned Office/ Research and Development Mixed-Used District, Chapter 18 – New Town Center, Section 6.300, Section 30-420, Section 6.200, Section 32-300, addition of Section 30.430 – 30.470..

Aye: 4 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Viktor Manrique, Commissioner Susan Tolley

VI. DISCUSSION / ACTION ITEMS

Discuss a proposed Ordinance establishing a Preferential Parking Permit Program, and if satisfied that the program would address the City's parking needs, adopt Resolution #15-002 recommending City Council approval and adoption of the Ordinance

Planning Director Smyth provides staff report.

City Attorney Patrick Tang provides details to the item.

Planning Commission respond with comments and questions.

A motion was made by Commissioner Tolley, seconded by Commissioner Bailey, to adopt Resolution 15-002 with the addition of discussed changes.

Aye: 4 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Viktor Manrique, Commissioner Susan Tolley

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 8:29 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Commissioner
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, January 20, 2015	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 3 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Susan Tolley
Absent 2 - Commissioner Richard Mitchell, Commissioner Viktor Manrique

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

Draft General Plan Amendment #GPA 15-01 for the Updated 2015-2023 City of Hercules Housing Element, Safety Element modification, and Open Space/Conservation Element modification

Recommendation: Consider adopting Resolution 15-003 recommending the City Council's formal adoption of (i) the draft 2015-2023 Housing Element after receiving further comments back from the State Department of Housing and Community Development and (ii) the draft Negative Declaration after the completion of the environmental review period ending February 16, 2015

Planning Director Smyth gives staff report. Back in fall started meeting with MIG consultants, and presents the most updated draft 2015-2023 Housing Element.

Scott Davidson and Bill Tremble, consultants of MIG, present details to the project. Consultants note this is the 3rd time coming before the Planning Commission on this item.

Planning Commissioners respond with comments and questions.

Planning Director Smyth clarifies all specific changes that will be made before sending back the draft to City Council.

Motion: A motion was made by Commissioner Tolley, seconded by Commissioner Bailey, to adopt Resolution 15-003 as discussed by staff with changes in the handout.

Aye: 3 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Susan Tolley
Absent - Commissioner Richard Mitchell, Commissioner Viktor Manrique

VI. DISCUSSION / ACTION ITEMS

None.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

Updates on City Council unanimous approval for the Sycamore Crossing project, 2nd reading of the Zoning Ordinance modification.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 8:04 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Commissioner
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, February 2, 2015	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 4 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Viktor Manrique, Commissioner Susan Tolley

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

None.

VI. DISCUSSION / ACTION ITEMS

1. **Study session on Real Estate signage provisions in Chapter 34 of the Zoning Ordinance**

Commissioner Viktor Manrique recuses himself from the discussion due to proximity of interest.

Planning Director Holly Smyth provides staff report. As a request from City Council to have a discussion on this subject due to past issues with Real Estate signage in Hercules.

Planning Commission provide feedback and ask questions for clarification.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

Updates include the wayfinding sign review coming up at the next meeting, telecommunication ordinance, street car staging working through, Planning Commissioner training, homelessness count.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 9:04 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Commissioner
Richard Mitchell, Commissioner
Viktor Manrique, Commissioner
Susan Tolley, Commissioner

Monday, May 4, 2015	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 4 - Chair Kenneth Morrison, Commissioner Dion Bailey, Commissioner Richard Mitchell, Commissioner Viktor Manrique, Commissioner Susan Tolley

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

None.

VI. DISCUSSION / ACTION ITEMS

1. **Telecommunications Ordinance workshop to inform, solicit input, review current ordinance (Municipal Code, Title 10, Chapter 16 – Telecommunications Facilities) review proposed updated initial ordinance, and provide direction to staff and consultants from the Center for Municipal Solutions.**

   Planning Director Smyth provided staff report.
   Planning Commission responded with comments for staff to revise.

2. **Confirm Planning Commission Meeting Dates for 2015**

   Planning Director Smyth address any changed dates for the future meetings. Commissioners give feedback and agree on the change.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

Commissioner Richard Mitchell retires from the position of Planning Commissioner of Hercules after 16 years. Commissioner Mitchell leaves the meeting with some parting words.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 9:04 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Hector Rubio, Commissioner
Susan Tolley, Commissioner
William Wilkins, Commissioner

Monday, June 1, 2015	7:00 PM	Council Chambers

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 4 - Chair Kenneth Morrison, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner William Wilkins

Absent 1 - Vice Chair Victor Manrique

II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

III. OATH OF OFFICE

Administration of Oath of Office to Newly Appointed and Re-Appointed Commissioners Tolley, Rubio and Wilkins

IV. PUBLIC COMMUNICATION

None.

V. REORGANIZATION

Commissioner Morrison suggests to hold off reorganization until the next meeting.

VI. CONSENT CALENDAR

None.

VII. PUBLIC HEARINGS

1. **Temporary Use Permit #TUP 15-14, TUP 15-15, and TUP 15-16 submitted by Holly Prinz of ABC Tree Farms LLC for a Summer Fun Zone on summer weekends, the Pumpkin Patch 7 days a week in October, and a Christmas Tree Sales lot 7 days a week in December at 4000 San Pablo Avenue at the Northeast Corner of San Pablo and Sycamore Avenues (also known as the Market Hall Site).**

Recommendation: Consider adopting Planning Commission Resolution #15-004 approving TUP 15-14, TUP 15-15, and TUP 15-16, with the Conditions of Approval Listed Therein

Motion: A motion was made by Commissioner Tolley, seconded by Commissioner Rubio, to adopt Resolution #15-004 approving TUP 15-14, TUP 15-15, and TUP 15-16, Summer Fun Zone, Halloween Pumpkin Patch, and Christmas Tree, respectively, with the Conditions of Approval listed therein.

Aye: 4 - Chair Kenneth Morrison, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner William Wilkins

2. **Design Review Permit - DRP 15-03 submitted by Josh Fyfe of CoreStates Construction Services, Inc. on behalf of Home Depot to construct a 40'x18' detached open area enclosure for a Clean Energy Server within 5 existing parking spaces in the southerly portion of the Home Depot parking lot at 4000 San Pablo Avenue nearest Sycamore Avenue.**

Planning Director Smyth addressed the issue that staff had not send out the 300 ft radius for this discretionary item, therefore will need to discuss item in full at the next meeting. Smyth introduced the item and gave a brief staff report.

Planning Commissioner reserves questions and comments until next meeting.

Recommendation: Consider adopting Planning Commission Resolution #15-005 approving DRP 15-03 designs with the Conditions of Approval Listed Therein

Motion: A motion was made to move the discussion of this item to the next meeting.

VIII. DISCUSSION / ACTION ITEMS

None.

IX. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

X. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

XI. ADJOURNMENT

Chair Morrison adjourned the meeting at 7:53 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Hector Rubio, Commissioner
Susan Tolley, Commissioner
William Wilkins, Commissioner

Monday, June 15, 2015	7:00 PM	Council Chambers

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 4 - Chair Kenneth Morrison, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner William Wilkins

Absent 1 - Vice Chair Dion Bailey

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

1. **Design Review Permit - #DRP 15-01** submitted by Josh Fyfe of CoreStates Construction Services, Inc. on behalf of Home Depot to construct a Clean Energy Server (aka Bloom Box) which will provide a new energy source for the store with a 40'x18' block wall/wrought iron fence enclosure within 5 existing parking spaces in the southerly portion of the Home Depot parking lot at 1625 Sycamore Avenue.

Recommendation: Consider adopting Planning Commission Resolution #15-005 approving #DRP 15-01 subject to the Redlined drawings and conditions of approval listen therein based on findings with facts discussed in the staff report

Planning Director Smyth provided a staff report for the DRP. Commissioner Rubio responds with questions on the connection for gas line combustion and whether there are hazardous materials and the lifeline of the generator. Commissioner Tolley responds with questions on natural gas and the addition of carbon fuel. Planning Director Smyth and applicant respond to any questions and concerns from the Planning Commission.

Motion: A motion was made by Commissioner Tolley, seconded by Commissioner Wilkins, to adopt Resolution #15-005 approving DRP 15-01 subject to the conditions of approval with modifications as specified.

Aye: 4 - Chair Kenneth Morrison, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner William Wilkins

VI. DISCUSSION / ACTION ITEMS

None.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 8:45 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Susan Tolley, Chair
Hector Rubio, Vice Chair
Dion Bailey, Commissioner
Kenneth Morrison, Commissioner
William Wilkins, Commissioner

Monday, July 20, 2015	7:00 PM	Council Chambers

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 5 - Chair Susan Tolley, Vice Chair Hector Rubio, Commissioner Dion Bailey, Commissioner Kenneth Morrison, Commissioner William Wilkins

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. OATH OF OFFICE

Administration of Oath of Office to Commissioner Dion Bailey for one-year term presented by City Clerk.

V. REORGANIZATION

Election of Chair to Susan Tolley and Vice Chair to Hector Rubio.

VI. CONSENT CALENDAR

None.

VII. PUBLIC HEARINGS

1. **Recommended City Council removal and replacement of Title 10 – Chapter 16 - Telecommunications Ordinance of the Hercules Municipal Code**

Recommendation: Consider adopting Planning Commission Resolution #15-006, Recommending City Council to consider removing Title 10, Chapter 16-Telecommunications Facilities section of the Hercules Municipal Code and replacing with Title 10, Chapter 16 – Wireless Telecommunications Facilities Ordinance as attached therein (Exempt from CEQA pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines)

Planning Director Smyth provided a staff report. Smyth provides an overview to the Telecommunication Ordinance workshop. Public hearing was open. Rusty Monroe and Bob

Ross, consultants, provided details to the ordinance change. Planning Commissioners responded with comments and questions.

Motion: A motion was made by Commissioner Morrison, seconded by Commissioner Wilkins, to adopt Resolution #15-006 – the removal and replacement of Title 10. Direction by PC is to make modifications to drat wireless telecommunication facilities ordinance to include a paragraph on CEQA clearance and a revised element that must meet the Hercules General Plan and Zoning Ordinance guidelines. The motion carried by the following vote:

Aye: 5 - Chair Susan Tolley, Vice Chair Hector Rubio, Commissioner Dion Bailey, Commissioner Kenneth Morrison, Commissioner William Wilkins

VIII. DISCUSSION / ACTION ITEMS

None.

IX. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

Upcoming events include having more volunteers, Valley Bible Church outreach sites, Aventine project leasing office that will be in place soon.

X. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

XI. ADJOURNMENT

Chair Morrison adjourned the meeting at 9:09 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Susan Tolley, Chair
Hector Rubio, Vice Chair
Dion Bailey, Commissioner
Kenneth Morrison, Commissioner
William Wilkins, Commissioner

Monday, August 17, 2015	7:00 PM	Council Chambers

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 5 - Chair Susan Tolley, Vice Chair Hector Rubio, Commissioner Dion Bailey, Commissioner Kenneth Morrison, Commissioner William Wilkins

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

1. That's My Dog Conditional Use Permit No. 15-03 (CUP 15-03) requesting to operate a mobile food cart facility in front of Home Depot at 1625 Sycamore Avenue, Hercules CA in the Creekside Shopping Center by Ryan Muccular

Recommendation: Considering adopting Planning Commission Resolution 15-007 approving Conditional Use Permit #CUP 15-03

Chair Tolley opens the public hearing. Planning Director Smyth provided a staff report, including a 300 ft radius to property owners of the subject site. Discussing items such as the Contra Costa County Health item requirements.

Applicant from That's My Dog food cart facility provided additional information.

Motion: A motion was made by Commissioner Morrison, seconded by Commissioner Bailey, approving Resolution 15-007 approving CUP 15-03 subject to conditions of approval contained therein, and the addition of a new condition #11 on the topic of the generator.

Aye: 5 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner William Wilkins

VI. DISCUSSION / ACTION ITEMS

None.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

Upcoming events include having more volunteers, Valley Bible Church outreach sites, Aventine project leasing office that will be in place soon.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 7:59 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Susan Tolley, Chair
Hector Rubio, Vice Chair
Dion Bailey, Commissioner
Kenneth Morrison, Commissioner
William Wilkins, Commissioner

Monday, September 21, 2015	7:00 PM	Council Chambers

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 5 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner William Wilkins

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

1. Conditional Use Permit #15-04 (CUP 15-04) for Amber Noland, dba Dynamite Pets, a request to operate a Retail Pet Supply Store business and related signage at 2162 Railroad Avenue which is located in the Railroad Avenue Live-work area, Waterfront District of the Central Hercules Regulating Code Plan Area, and the Historic Town Center Overlay District

Recommendation: Considering adopting Planning Commission Resolution #15-008 approving Conditional Use Permit #CUP 15-04 for the Dynamite Pets retail business and signage

Commissioner Tolley and Commissioner Rubio recused themselves from the discussion due to proximity of project area.

Planning Director Smyth gave the staff report and received feedback from the Planning Commission.

Commissioner Morrison opens the public hearing. Members from the audience speak on their opinions. Applicant presents their reason for wanting to open the Retail Pet Supply Store business.

Motion: A motion was made by Commissioner Wilkins, seconded by Commissioner Bailey, to adopt Resolution #15-008 approving CUP 15-04

Aye: 3 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner William Wilkins

2. Design Review Permit #15-02 (DRP 15-02) for a Master Sign Program for the AVENTINE Mixed-Use Building (previously known as Town Centrale) located at 1375 Sycamore Avenue which is located in Central Quarter District of the Central Hercules Regulating Code Plan Area and Planned Commercial-Residential Zoning District

Recommendation: Considering adopting Planning Commission Resolution #15-009, approving Master Sign Program Design Review Permit DRP 15-02 for the AVENTINE mixed-use building

Motion: A motion was made by Commissioner Tolley, seconded by Commissioner Bailey, to adopt Resolution #15-009, approving Master Sign Program Design Review Permit DRP 15-02 subject to conditions of approval contained herein, with modifications as discussed.

Aye: 5 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner William Wilkins

VI. DISCUSSION / ACTION ITEMS

None.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 8:38 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Susan Tolley, Chair
Hector Rubio, Vice Chair
Dion Bailey, Commissioner
Kenneth Morrison, Commissioner
Gary Smith, Commissioner

Monday, October 19, 2015	7:00 PM	Council Chambers

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 5 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner Gary Smith

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

1. **Formation of a Residential Parking District along Sycamore Avenue between San Pablo Avenue and Tsushima Way for the mixed-used building called AVENTINE (formerly Sycamore North or Town Centrale) located at 1375 Sycamore Avenue submitted by Carmel Partners**

Recommendation: Considering adopting Planning Commission Resolution 15-010, recommending City Council approve the Aventine Parking District with the conditions stated therein

Motion: A motion was made by Commissioner Morrison, seconded by Commissioner Rubio, to adopt Resolution 15-010 to approve the Aventine Parking District with the conditions stated therein, and the changes that have been made during discussion.

Aye: 5 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner Gary Smith

VI. DISCUSSION / ACTION ITEMS

None.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 9:18 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Susan Tolley, Chair
Hector Rubio, Vice Chair
Dion Bailey, Commissioner
Kenneth Morrison, Commissioner
Gary Smith, Commissioner

Monday, November 16, 2015	7:00 PM	Council Chambers

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 5 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner Gary Smith

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

1. **Application by Verizon Wireless for Conditional Use Permit 15-02 / Special Use Permit 15-01 to Construct a 45' Wireless Telecommunication Facility, camouflaged as a monopine, at Valley Bible Church at 1477 Willow Avenue**

Recommendation: Consider adopting draft Planning Commission Resolution 15-011, approving CUP 15-02 / SUP 15-01 subject to the conditions listed therein with any potential changes directed by the Planning Commission

Planning Director Smyth presents staff report for CUP 15-02 / SUP 15-01, discussing project site, the resolution outlining the two community meetings, 1500 ft radius notification ~850 persons, Environmental Impact Report.

Planning Director Smyth opens the public hearing and introduces applicant Maria Kim to describe the project in greater detail. Other public comments are made from the audience members. Planning Commissioners respond with comments and questions about the project.

Motion: A motion was made by Commissioner Gary Smith, seconded by Commissioner Morrison, to continue the public hearing item to the 12/21/2015 meeting for a second reading.

Aye: 5 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner Gary Smith

VI. DISCUSSION / ACTION ITEMS

None.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 8:42 p.m.

City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Susan Tolley, Chair
Hector Rubio, Vice Chair
Dion Bailey, Commissioner
Kenneth Morrison, Commissioner
Gary Smith, Commissioner

Monday, December 21, 2015	**7:00 PM**	**Council Chambers**

I. CALL TO ORDER – ROLL CALL

Chair Morrison called the meeting to order at 7:00 p.m.

Present 5 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner Gary Smith

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

1. **Continued Public Hearing Application by Verizon Wireless for Conditional Use Permit 15-02 / Special Use Permit 15-01** to Construct a 45' Wireless Telecommunication Facility, camouflaged as a monopine, at Valley Bible Church at 1477 Willow Avenue

Recommendation: Consider adopting Revised Draft Planning Commission Resolution #15-011, approving CUP 15-02 / SUP 15-01 subject to the conditions listed therein with any potential changes directed by the Planning Commission

Planning Director Smyth presents staff report for public hearing agenda item. Planning Commissioners respond with comments and/or questions to improve or modify provided resolution.

Motion: A motion was made by Commissioner Morrison, seconded by Commissioner Rubio, to adopt Resolution #15-011, approving CUP 15-02 / SUP 15-01, subject to the conditions of approval, with modifications as discussed.

Aye: 4 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley,

Nay: 1 – Commissioner Gary Smith

VI. DISCUSSION / ACTION ITEMS

1. Approve 2016 Planning Commission Meeting Date Calendar

Unanimous agreement from Planning Commission to approve of the presented 2016 Planning Commission Meeting Date Calendar provided by staff.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on upcoming events and the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 7:55 p.m.

PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 16, 2019

TO: Members of the Planning Commission

SUBMITTED BY: Holly Smyth, AICP, Planning Director

SUBJECT: Parcel Map 476-19 Submitted by Hercules Self Storage, LP (for property owner Mary Terrace LLC) creating 3 parcels from one 7.001 acre legal parcel located at 1444 Willow Avenue (APNs 406-522-004-0 & 406-522-001-6)

RECOMMENDATION: Consider Adopting Resolution 19-12 Recommending City Council Approval for Parcel Map 476-19

DISCUSSION:

On September 11, 2018 Hercules Self Storage, LP received Design Review approval by the Hercules City Council to construct a mini-storage facility and auto oriented services on a 7.001 acre vacant site located at 1444 Willow Avenue as generally shown on Attachment 1. The approvals also included a Mitigated Negative Declaration, Zoning Text Amendment, Conditional Use Permit, and Development Agreement tie to the project. When processing the applications, the site appeared to contain 2 legal parcels given there are 2 Assessor's Parcel Numbers, however there is only 1 legal lot. The last legal map filed for the area was through Parcel Map 476—87 recorded on November 2, 1987 which contained Parcel A (aka the subject parcel of 7.001 acres) and Parcel B (a 7.001 acre parcel located east of the subject parcel) as shown in Attachment 2. Both parcels showed a 10' utility easement reserved for future dedication or proper use of proper utility company as shown therein. The proposed parcel map would remove the 10' future easement and locate it as the project site gets developed.

Willow Avenue along the project frontage is designated in the General Plan as an "undivided arterial street" with right of way widths varying from 73-100' feet in width with Figure 5-1 showing a future widening to 4 travel lanes. As shown on Attachment 3, the existing right of 80' includes some of the landscape area along the Valley Bible Church frontage and a large area behind the existing sidewalk along the project frontage. The existing right-of-way is adequate to accommodate the future buildout of two travel lanes in each direction, bike lanes on either side of the road and sidewalks on both sides of the road and therefore no further right-of-way dedication is needed. Palm Avenue is General Plan designated as a Collector street, which generally contain curb to curb widths ranging from 34-40' and rights of way width from 43'-60'. Palm's right of way widths vary throughout, but where it intersects Willow Avenue it is 113' and is not anticipated to need any further right-of-way dedications along the project frontage. Separate from the Parcel Map, the City is working on improving Palm Avenue with a sidewalk on one side of the street from Sycamore Avenue to Willow Avenue utilizing grant.

Additionally, when the applicant constructs their project they are require to make some adjustments to the curb radius at the corner per their project approval which can occur within the existing right-of-way.

The proposed Parcel Map #476-19 would divide the property into three legal parcels as follows;

Parcel A at the easterly end of the Project would be 3.38 acres and has entitlements to build the mini-storage. Prior to completion of the project, the developer will need to record easements to drain into Parcel C and to have vehicular access into their site and out the fire exiting point.

Parcel B in the center of the site would be 2.97 acres which has entitlements to construct several auto oriented uses. Prior to completion of development, the developer will need to record adequate easement for any public utilities in addition to allow cross-access easements for the adjacent Parcel A, and drainage easement into Parcel C .

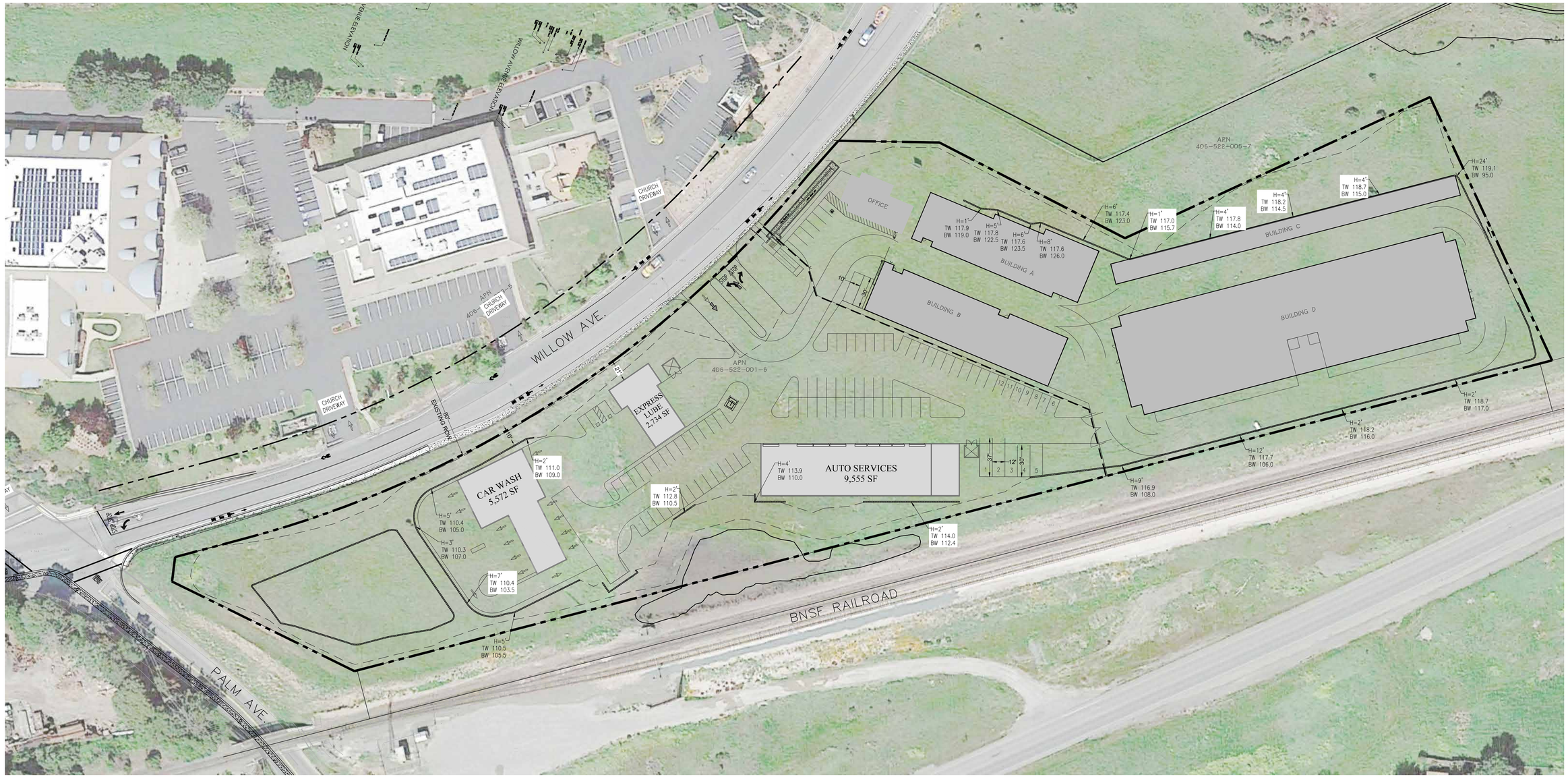
Parcel C, at the westerly end of the Project site would be .65 acres (or approximately 28,381 square feet) with the intent of providing ponding for development anticipated to occur on Parcels A and B.

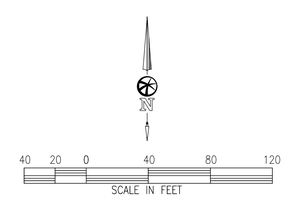
The property is zoned General Commercial which requires a 20' front yard setback, 5' sideyard setbacks, minimum 10,000 lot size, 100' of lot frontage, and 100' of lot depth and a 10% landscaping minimum. Attachment 3 also shows the building placement of the mini-storage phase of the project with internal driveways. All buildings meet the minimum setback from the proposed property lines and existing right of way. When the entire project was reviewed the overall landscape meet the 10% requirement and will need to be constructed to continue to meet this overall requirement. Lot frontage and lot depth on all parcels are a minimum of 100' frontage and depth (with Parcel A having 108' frontage width). The State Map Act limits the City review to just determine that the proposal will be in compliance with the City Zoning and Building Codes. Based on the Zoning Standards, the proposed Parcel Map with conform to zoning requirements and therefore staff recommends that the Commission approve the attached Recommending Resolution contained in Attachment 4 with the Parcel Map attachment 5, with the correction of spelling of the Planning Director's last name to Smyth.

ATTACHMENTS:

Attachment 1 – Hercules Self Storage Aerial Site Plan
Attachment 2 – Parcel Map 476—87 recorded in 1987
Attachment 3 – Proposed Parcel Map with Building Locations
Attachment 4 - Recommending Resolution 19-12
Attachment 5 – Proposed Parcel Map 476-19

HERCULES SELF STORAGE
HERCULES, CA





LEGEND

- PROPERTY LINE
- ADJUSTED PROPERTY LINE
- SLOPE – TOP & TOE
- RETAINING WALL
- BUILDING OUTLINE
- VERIFIED WETLAND

GATES ASSOCIATES | Bellecci | VALLI ARCHITECTURAL GROUP 27405 PUERTA REAL, SUITE 235 MISSION VIEJO, CA 92691 PH: 949/813-4191 ariel@vallarch.com | MILLER STARR REGALIA | THE CLAREMONT COMPANIES, LLC Working to Build a Better World

HERCULES SELF STORAGE
HERCULES, CALIFORNIA

SITE PLAN
9/11/2018

PARCEL MAP 476-87
IN THE CITY OF HERCULES
BEING A RESUBDIVISION OF A PORTION OF RANCHO EL PINOLE AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 57 OF L.S.M. AT PAGE 32., CONTRA COSTA COUNTY RECORDS, CALIFORNIA

JUNE 1987

OWNER'S CERTIFICATE :

CHURCH OF CHRIST RHEEM AND SAN PABLO AVENUE, A CALIFORNIA CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP NO.476-87, THAT IT IS THE OWNER OF SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED 8-15-1974 IN BOOK 57 AT PAGE 32 OFFICIAL RECORDS OF CONTRA COSTA COUNTY, CALIFORNIA;" AND THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

Lloyd Twomey Raymond Caskey

CHURCH OF CHRIST
RHEEM AND SAN PABLO AVENUE
RICHMOND, CALIFORNIA

ACKNOWLEDGEMENT:

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

ON THE 4TH DAY OF OCTOBER, 1987 BEFORE ME DENNIS M. BURNETT, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LLOYD TWOMEY AND RAYMOND CASKEY, KNOWN TO ME TO BE THE CHAIRMAN AND VICE CHAIRMAN RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ALSO KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED IT ON BEHALF OF SUCH CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, AND FURTHER ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES
OCTOBER 28, 1987

NOTARY PUBLIC

OFFICIAL SEAL
DENNIS M. BURNETT
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Expires Oct. 28, 1987

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER THE DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CHURCH OF CHRIST, RHEEM AND SAN PABLO AVE. IN SEPTEMBER 5, 1986. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE TRACED.

ALL BEARINGS OF THIS MAP ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III.

LORETO M. MANUEL, L.S. 5045
EXPIRATION DATE: JUNE 30, 1990

LICENSED LAND SURVEYOR
LORETO MONTA MANUEL
5045
STATE OF CALIFORNIA
EXP: 6-30-90

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE :

I CERTIFY, AS CHECKED BELOW, THAT:

A TAX BOND ASSURING THE PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN BUT NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

☒ ALL TAXES DUE HAVE BEEN PAID AS CERTIFIED BY THE COUNTY REDEMPTION OFFICE.

DATED: October 30, 1987

PHIL BATCHELOR
CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR

BY: L. Hall
DEPUTY CLERK

CITY CLERK CERTIFICATE:

I, THE UNDERSIGNED, ELLEN M. ZAPATA, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF HERCULES, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS MAP, CONSISTING OF TWO SHEETS AND ENTITLED PARCEL MAP 476 - 87 WAS PRESENTED TO SAID COUNCIL, AS PROVIDED BY LAW, AT A MEETING HELD ON THE 9th DAY OF September, 1987, AND THAT SAID COUNCIL DID THEREUPON APPROVE SAID MAP BY RESOLUTION NO. 87-88.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 30th DAY OF October, 1987.

Ellen M. Zapata
ELLEN M. ZAPATA
CITY CLERK AND EX-OFFICIO CLERK
OF THE CITY COUNCIL OF THE
CITY OF HERCULES, COUNTY OF CONTRA COSTA.

CITY ENGINEER'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

PETER J. BEKEY
CITY ENGINEER
CITY OF HERCULES
EXPIRATION DATE: MARCH 31, 1989

RECORDER'S CERTIFICATE: #87-233457

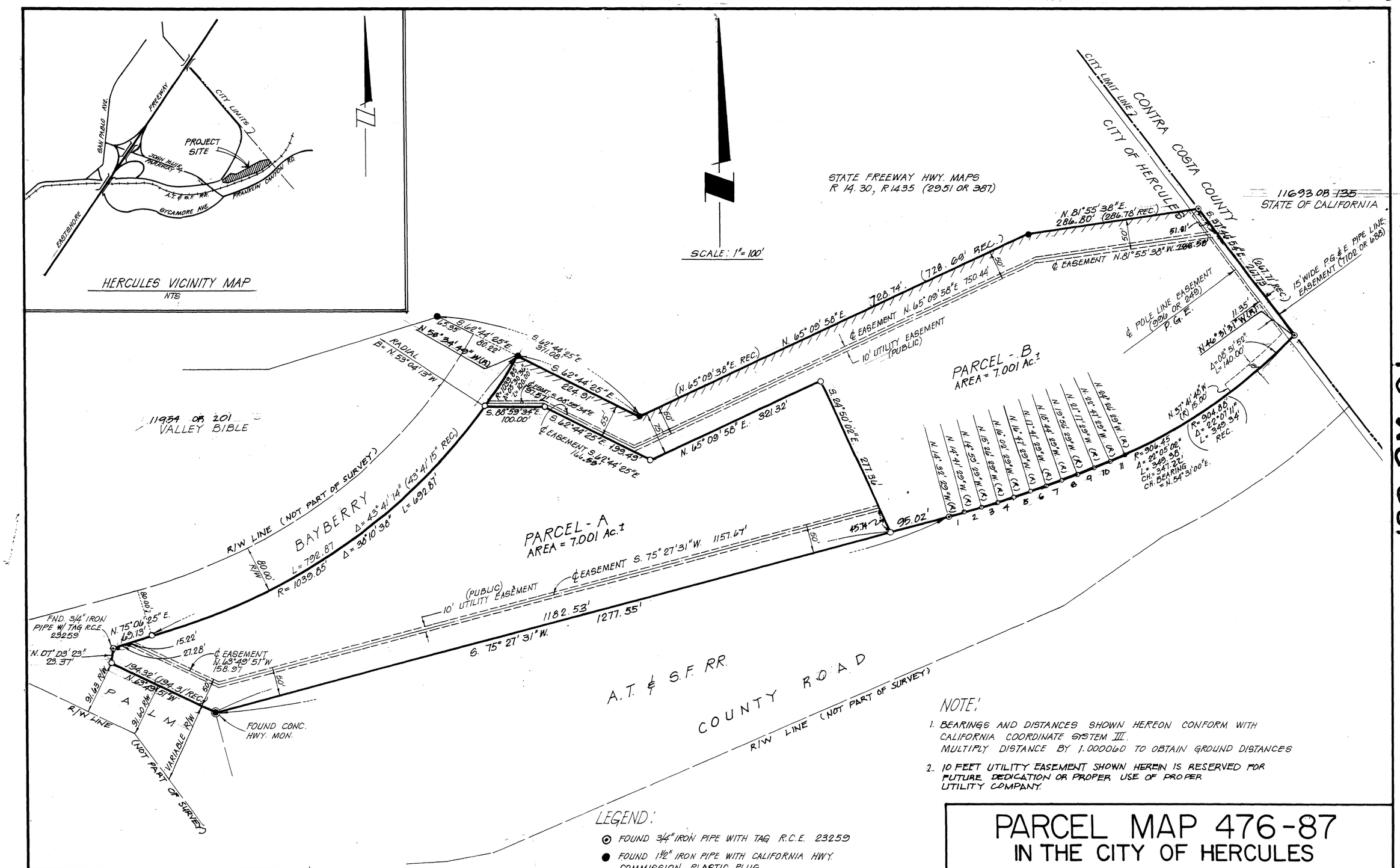
FILED THIS 2nd DAY OF November, 1987
AT 2 P.M. IN BOOK 130 OF PARCEL MAPS AT
PAGE 30, AT THE REQUEST OF Western Title.

J.R. OLSSON
JAMES R. OLSSON
COUNTY RECORDER IN AND FOR THE
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: S. Boggosian
DEPUTY COUNTY RECORDER

SHEET 1 of 2 SHEETS

130 PM 30



A.T. & S.F. R.R. TAPER				
CURVE	RADIUS	DELTA	LENGTH	RECORD RADIUS
1	11409.10	0° 09' 00"	29.87	(11409.16)
2	5679.58	0° 18' 00"	29.74	
3	3769.73	0° 27' 00"	29.61	
4	2814.80	0° 36' 00"	29.48	(2814.00)
5	2241.85	0° 45' 00"	29.35	
6	1859.88	0° 54' 00"	29.21	
7	1587.05	1° 03' 00"	29.08	
8	1382.42	1° 12' 00"	28.95	
9	1223.27	1° 21' 00"	28.82	
10	1095.95	1° 30' 00"	28.69	
11	991.78	1° 39' 00"	28.56	

NOTE:

1. BEARINGS AND DISTANCES SHOWN HEREON CONFORM WITH CALIFORNIA COORDINATE SYSTEM III. MULTIPLY DISTANCE BY 1.000060 TO OBTAIN GROUND DISTANCES
2. 10 FEET UTILITY EASEMENT SHOWN HEREIN IS RESERVED FOR FUTURE DEDICATION OR PROPER USE OF PROPER UTILITY COMPANY.

LEGEND:

- ⊙ FOUND 3/4" IRON PIPE WITH TAG R.C.E. 23259
- ● FOUND 1½" IRON PIPE WITH CALIFORNIA HWY. COMMISSION PLASTIC PLUG.
- ○ SET 5/8" REBAR WITH PLASTIC CAP L.S. 5045

BASIS OF BEARING:

THE BEARING OF THE LINE BETWEEN THE TWO CALIFORNIA HIGHWAY COMMISSION MONUMENT AS SHOWN ON SHEET 10 OF THE RECORD OF SURVEY FILED IN BOOK 57 OF L.S.M. AT PAGE 32 AS N.65°09'38"E., 728.69' IS THE BASIS OF BEARING SHOWN HEREON.

PARCEL MAP 476-87
IN THE CITY OF HERCULES

BEING A RESUBDIVISION OF A PORTION OF RANCHO EL PINOLE AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 57 OF L.S.M. AT PAGE 32, CONTRA COSTA COUNTY RECORDS, CALIFORNIA

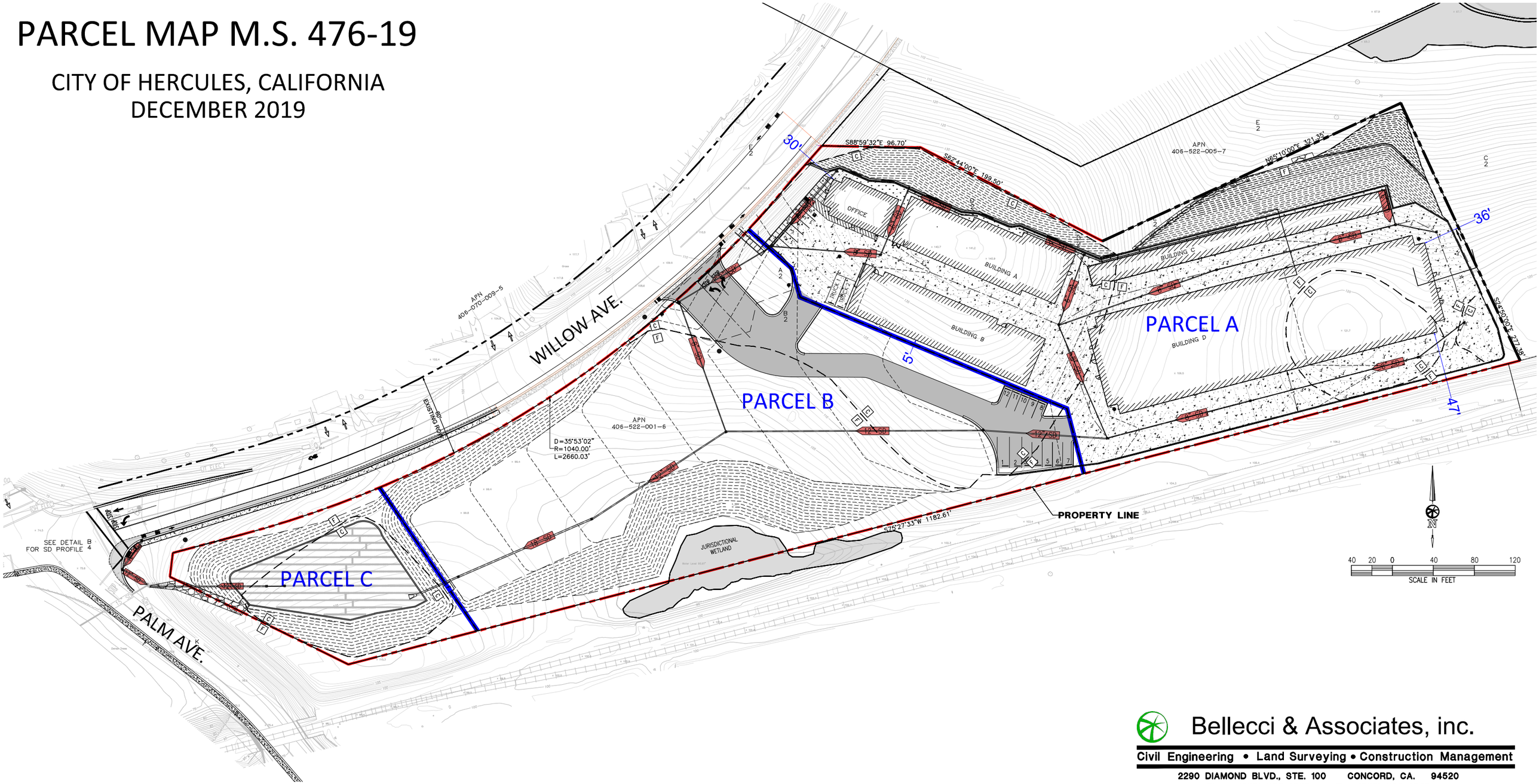
SCALE: 1" = 100' JUNE 1987 SHEET 2 of 2 SHEETS

130 PM 31

130-31

PARCEL MAP M.S. 476-19

CITY OF HERCULES, CALIFORNIA
DECEMBER 2019



Bellecci & Associates, inc.

Civil Engineering • Land Surveying • Construction Management

2290 DIAMOND BLVD., STE. 100 CONCORD, CA. 94520

Phone (925) 685-4569 Fax (925) 685-4838

RESOLUTION 19-12
TENTATIVE PARCEL MAP #476-19

A RESOLUTION OF THE PLANNING COMMISION OF THE CITY OF HERCULES RECOMMENDING THAT THE CITY COUNCIL APPROVE PARCEL MAP #476-19 SUBDIVIDING APPROXIMATELY 7.001 ACRE PROJECT SITE, KNOWN AS HERCULES SELF STORAGE SITE, INTO THREE LOTS LOCATED at 1444 WILLOW AVENUE (EXISTING APN'S 406-522-004-0 AND 406-522-001-6)

WHEREAS, the Planning Commission of the City of Hercules has received and considered application from Hercules Self Storage, LP, ("Applicant") for the Project Site known as Hercules Self Storage located at 1444 Willow Avenue, east of Palm Avenue on the southside of Willow Avenue containing existing Assessor's Parcel Numbers 406-522-004-0 and 406-522-001-6; and

WHEREAS, the proposed Parcel Map is part of a larger project approved by the City Council on September 11, 2018 through Resolution 18-058 for a mini-storage facility and auto oriented service uses; and

WHEREAS, the overall Project Site is approximately 7.001 vacant acres; and

WHEREAS, Parcel Map #476-19, attached hereto and incorporated herein as Exhibit A, proposes to subdivide the Project Site into three parcels, Parcel A = 3.38 acres, Parcel B = 2.97 acres and Parcel C = 0.65 acres; and

WHEREAS, entitlement applications CUP 18-01, DRP 18-02, ZTA 18-04, and DA 18-01 was approved on September 11, 2018 which has various conditions of approval that will be met through the construction process and not through the proposed Final Parcel Map needed for financing purposes; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the proposed Parcel Map is exempt from CEQA under Section _____; and

WHEREAS, a Staff Report for the Planning Commission, dated December 16, 2019, and incorporated herein by reference described and analyzed the application for Parcel Map #476-19, and recommended that the Planning Commission recommend that the City Council approve the Parcel Map application; and

WHEREAS, the Planning Commission did hear and use their independent judgment and considered all said reports, recommendations, and testimony hereinabove set forth.

NOW, THEREFORE BE IT RESOLVED:

1. The foregoing recitals are true and correct and made a part of this Resolution and the Planning Commission makes the following findings and determinations, regarding the proposed Parcel Map #476-19:

    a. Parcel Map #476-19 is consistent with the General Commercial (CG/ GC) General Plan / Zoning designation as stated in the staff report.

    b. Parcel Map #476-19 is consistent with the intent of the prior entitlement approvals given by the City Council on September 11, 2018.

2. The Planning Commission recommends that the City Council approve Parcel Map #476-19 to subdivide the property into 3 parcels (Parcel A = 3.38 acres, Parcel B = 2.97 acres and Parcel C = 0.65 acres), as shown on the attached two-page Parcel Map drawings.

PASSED AND ADOPTED by the Planning Commission the City of Hercules on this sixteenth day of December 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Irena Galieva, Chair of Planning Commission

ATTEST:

_____

Holly P. Smyth, AICP
Planning Secretary

Exhibit A
See Attachment 5

PARCEL MAP M.S. 476–19

A PORTION OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP 476–87, FILED NOVEMBER 2, 1987, IN BOOK 130 OF PARCEL MAPS PAGES 30 & 31
CITY OF HERCULES, CONTRA COSTA COUNTY,
STATE OF CALIFORNIA

DATE: NOVEMBER 2019

BELLECCI & ASSOCIATES, INC.
CONCORD, CA

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE SAME.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP AS SHOWN ON THE PRELIMINARY TITLE REPORT ORDER NUMBER 0147018781–DJ, DATED APRIL 19, 2019 PREPARED BY OLD REPUBLIC TITLE COMPANY.

THE UNDERSIGNED FURTHER RELINQUISHES TO THE CITY OF HERCULES ALL INTEREST IN SUB–SURFACE WATER RIGHTS BELOW 300 FEET THAT THEY MAY HAVE.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD.

CLAREMONT COMPANIES, LLC

BY: _____ DATE: _____

NAME: _____

TITLE: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF_____

ON _____ , BEFORE ME, _____ , A NOTARY PUBLIC,

PERSONALLY APPEARED _____ , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CLAREMONT COMPANIES, LLC ON JANUARY 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: _____

_____
ALEXANDER V. FONG PLS 9252

CITY ENGINEER'S STATEMENT

I, MIKE ROBERTS, CITY ENGINEER FOR THE CITY OF HERCULES, COUNTY CONTRA COSTA, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP, THAT SAID SUBDIVISION IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY OF HERCULES PLANNING COMMISSION ON _____ THAT ALL OF THE PROVISIONS OF SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

PURSUANT TO SECTION 66445(J) OF THE SUBDIVISION MAP ACT, THE CITY OF HERCULES DOES HEREBY ABANDON AND VACATE THE (PUBLIC) 10 FOOT UTILITY EASEMENT ACROSS PARCEL A AS SHOWN ON PARCEL MAP 476–87, FILED NOVEMBER 2, 1987, IN BOOK 130 OF PARCEL MAPS AT PAGES 30 AND 31, CONTRA COSTA COUNTY RECORDS.

DATED: _____

_____
MIKE ROBERTS, CITY ENGINEER
RCE NO. 50426

CITY PLANNING COMMISSION STATEMENT

I HOLLY SMITH, DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF HERCULES, HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF HERCULES, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED ON_____ , THE TENTATIVE MAP NUMBER MS 476–19 OF THIS SUBDIVISION UPON WHICH THIS PARCEL MAP IS BASED.

DATED: _____

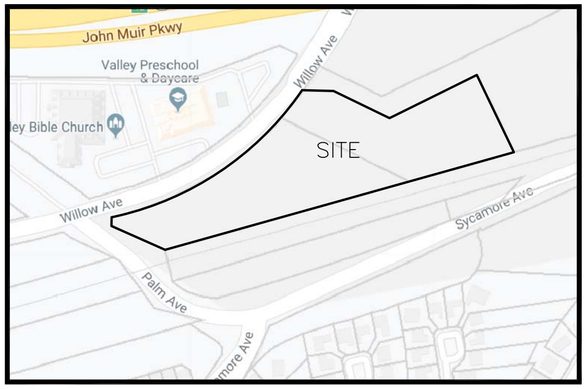
_____
HOLLY SMITH
PLANNING DIRECTOR
CITY OF HERCULES

TECHNICAL REVIEWER'S STATEMENT

I, JOHN KOROYAN, A LICENSED LAND SURVEYOR, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "PARCEL MAP M.S. 476–19" ON BEHALF OF THE CITY ENGINEER AND I AM SATISFIED THAT SAID PARCEL MAP IS TECHNICALLY CORRECT.

DATE: _____

_____
JOHN KOROYAN, PLS 8883
LICENSED LAND SURVEYOR



VICINITY MAP

NOT TO SCALE

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I HEREBY STATE, AS CHECKED BELOW, THAT:

( ) A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT ARE NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

( ) ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

DATED: _____

DAVID TWA
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

RECORDER'S STATEMENT

THIS PARCEL MAP IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY OLD REPUBLIC TITLE COMPANY, DATED THE _____ DAY OF_____ 20 _____ ; AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED AT THE REQUEST OF CLAREMONT COMPANIES, LLC, AT _____ A.M./P.M. ON THE _____ DAY OF_____, 20____, IN BOOK_____ OF PARCEL MAPS, AT PAGE_____, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

JOSEPH CANCIAMILLA
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

A.P.N. 406–522–001, 406–522–004

PARCEL MAP M.S.476-19

A PORTION OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP 476-87, FILED NOVEMBER 2, 1987, IN BOOK 130 OF PARCEL MAPS PAGES 30 & 31

CITY OF HERCULES, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

DATE: NOVEMBER 2019

BELLECCI & ASSOCIATES, INC.
CONCORD, CA

LEGEND

●	FOUND MONUMENT AS NOTED
○	SET 5/8" REBAR 24" LONG WITH CAP STAMPED PLS 9252
BDY	BOUNDARY
CDH	CALIFORNIA DEPARTMENT OF HIGHWAYS
I.P.	IRON PIPE
(R)	RADIAL BEARING
(T)	TOTAL
(R1)	DENOTES REFERENCE NUMBER
S.F.N.F.	SEARCHED FOR, NOT FOUND
HV	HIGH VOLTAGE
HWY	HIGHWAY
LS	LAND SURVEYOR
LSM	LAND SURVEY MAP
MON	MONUMENT
PM	PARCEL MAP
W/	WITH

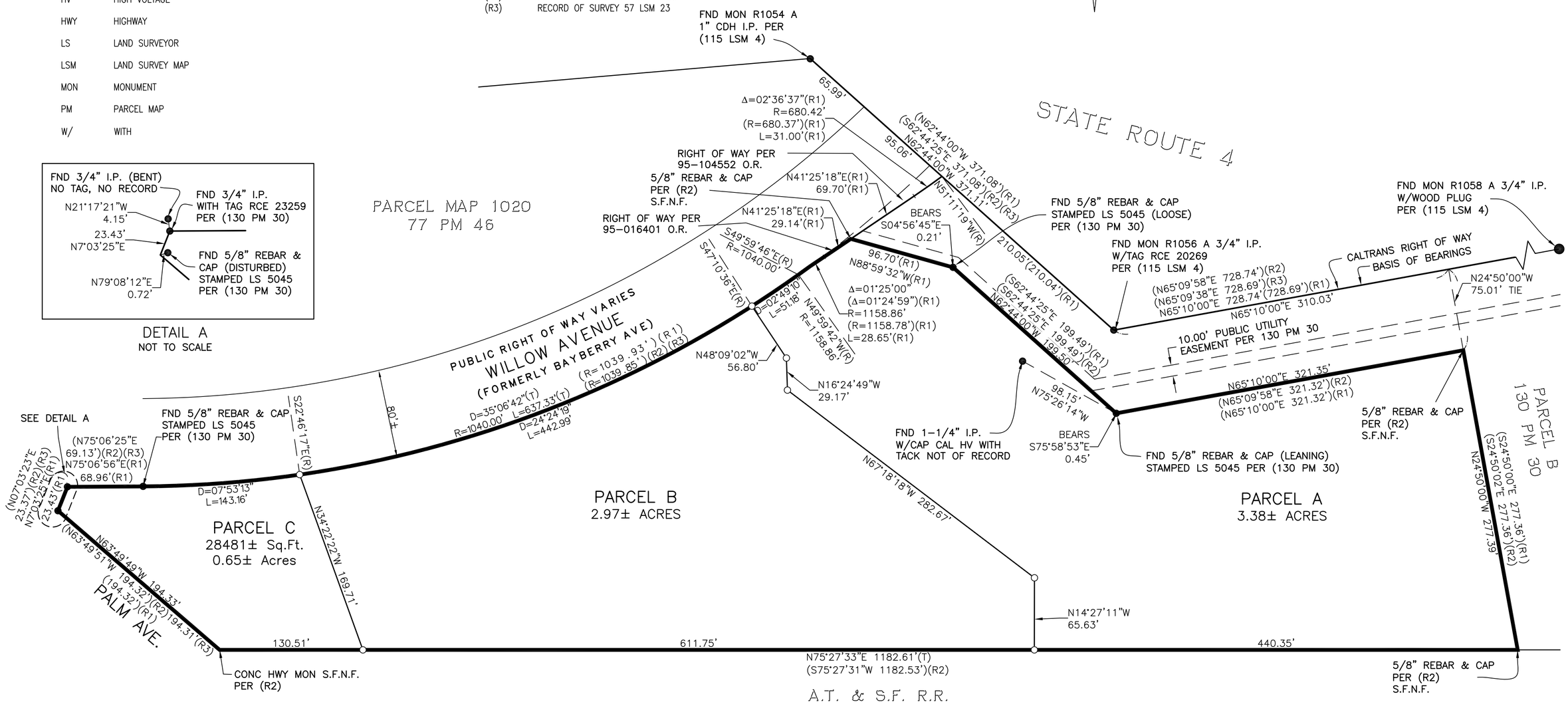
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN FOUND IRON PIPE MONUMENTS DESIGNATED R1056 AND R1058 ALONG STATE ROUTE 4 RIGHT OF WAY AS SHOWN ON RECORD OF SURVEY RS 2263 FILED IN BOOK 115 OF LAND SURVEYORS MAPS PAGE 4 BEARING TAKEN AS N65°10'00"E.

BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III NAD83. DISTANCES SHOWN HEREON ARE GROUND MULTIPLY DISTANCES SHOWN BY 0.9999311 TO OBTAIN GRID DISTANCES.

NOTE

PURSUANT TO SECTION 66445(J) OF THE SUBDIVISION MAP ACT, THE "(PUBLIC) 10' UTILITY EASEMENT" ACROSS PARCEL A AS SHOWN ON PARCEL MAP 476-87 FILED NOVEMBER 2, 1987, BOOK 130 OF PARCEL MAPS, PAGES 30 AND 31, IS HEREBY ABANDONED UPON THE RECORDING OF THIS MAP.

REFERENCES

(R1)	RECORD OF SURVEY RS 2263 115 LSM 4
(R2)	PARCEL MAP 476-87 130 PM 30
(R3)	RECORD OF SURVEY 57 LSM 23