



# City of Hercules

111 Civic Drive  
Hercules, CA 94547

## Meeting Minutes

### Planning Commission

*Dion Bailey, Chair*  
*Irina Galieva, Vice Chair*  
*Kenneth Morrison, Commissioner*  
*Hector Rubio, Commissioner*  
*Susan Tolley, Commissioner*

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Monday, June 25, 2018

7:00 PM

Council Chambers

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#### SPECIAL MEETING

#### I. CALL TO ORDER - ROLL CALL

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

**Present** 4 - Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Ken Morrison, and Commissioner Susan Tolley  
**Absent** 1 - Vice Chair Irina Galieva

#### II. PLEDGE OF ALLEGIANCE

#### III. PUBLIC COMMUNICATION

None.

#### IV. CONSENT CALENDAR

**MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Tolley to adopt the Consent Calendar.**

**Aye:** 4 - Chair Bailey, Commissioner Rubio, Commissioner Morrison, and Commissioner Tolley

**Absent:** 1 - Vice Chair Galieva

#### 1. [18-218](#)

##### Minutes

**Recommendation:** Approve the minutes for the Planning Commission meetings of a) April 16, 2018 and b) May 7, 2018.

Approved.

**V. PUBLIC HEARINGS****1. [18-220](#)****Design Review Permit for McDonalds Restaurant**

**Recommendation:** Conduct a Public Hearing, and upon conclusion receive direction from the Planning Commission for modifications to the Design Review Permit, DRP 18-03, for a comprehensive remodel to the existing McDonalds Restaurant, located at 1570 Sycamore Avenue, and either continue the Project to a date certain or consider adopting a Resolution with redlined changes to the Project.

Chair Bailey introduced the item. Planning Consultant Victor Carniglia provided a staff report.

Chair Bailey opened the public hearing.

Mr. Reece Miller of Stantec representing the applicant provided additional information.

Chair Bailey closed the public hearing with no additional comments offered from the public.

Members of the Planning Commission asked questions and provided comments. The Planning Commission raised concerns with the color palette of the building.

**MOTION:** A motion was made by Commissioner Morrison, seconded by Commissioner Tolley, to continue the public hearing to the July 2, 2018 Regular Planning Commission meeting. The motion carried by the following vote:

**Aye:** 4 - Chair Bailey, Commissioner Rubio, Commissioner Morrison, and Commissioner Tolley

**Absent:** 1 - Vice Chair Galieva

**VI. DISCUSSION / ACTION ITEMS****1. [18-219](#)****Sycamore Crossing Project**

**Recommendation:** Project Applicants will present potential Site Plans and Architecture for the development of a 12.88-acre site (Sycamore Crossing Project) with approximately 29,600 sq. ft. of Retail Space, a 105-Room Hotel, 129 Multi-Family Residences, and 2.54 acres of Creek, Wetlands, and Open Space. This is an opportunity for discussion and public comment. No formal action is recommended at this time.

Chair Bailey introduced the item. Adjunct Planner Robert Reber provided a staff report. Doug Mul and Debora Felice of Lewis Group and Willy Architecture representing the applicant provided additional information.

Chair Bailey invited comments from the public. Mrs. Maggie Simmons,

resident of Hercules spoke in regards to the project.

Members of the Planning Commission asked questions and provided comments.

#### **VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS**

Planning Director Smyth provided an update on current and upcoming projects.

#### **VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS**

Planning Commissioners provided reports and announcements.

#### **IX. ADJOURNMENT**

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

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Dion Bailey, Chair

Attest:

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Holly Smyth, Planning Secretary/Planning Director