



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

Monday, July 16, 2018

7:00 PM

Council Chambers

I. CALL TO ORDER - ROLL CALL

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

Present 5 - Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Ken Morrison, Commissioner Susan Tolley, and 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 Rubio, to adopt the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Chair Bailey, Commissioner Rubio, Commissioner Morrison, Commissioner Tolley, and Vice Chair Galieva

1. [18-247](#)

Minutes

Recommendation: Approve the Minutes for the meetings of: a) June 25, 2018 and b) July 2, 2018.

Approved.

V. PUBLIC HEARINGS

1. [18-250](#)

ORB Partnership's Design Review Permit - #DRP 18-04 Design Review to modify the previously-approved Master Sign Program for the Hercules Retail Center located at the south corner of San Pablo and Sycamore Avenues, (Assessor Parcel Number: 404-040-152-700) regarding wall, pylon, and monument signage.

Recommendation: That the Planning Commission request staff report, open public hearing, invite applicant to make a presentation, receive comments from public and Commission, and consider adopting Resolution

#18-12 approving Design Review Permit #DRP 18-05 for ORB Partnership's Master Sign Program and Sharetea signage

Chair Bailey introduced the item and opened the public hearing. Planning Director Smyth provided a staff report and invited the applicant to the podium to speak in regards to the project. Mr. Nick Preciado of ORB Partnership, representing the applicant provided additional information. Members of the Planning Commission asked questions and provided comments.

Chair Bailey paused this item to allow Mr. Preciado to call the Applicant to obtain answers to questions asked by the Planning Commission. Chair Bailey stated the Commission will move on to the next item and come back to public hearing item #1.

After the conclusion of Public Hearing Item 2, Chair Bailey reopened Public Hearing Item 1. Mr. Preciado provided answers to the questions asked by the Planning Commission.

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

MOTION: A motion was made by Commissioner Tolley, seconded by Vice Chair Galieva, to approve Planning Commission Resolution 18-12 subject to the conditions of approval, as amended. The motion carried by the following vote:

Aye: 5 - Chair Bailey, Commissioner Rubio, Commissioner Morrison, Commissioner Tolley, and Vice Chair Galieva

2. [18-248](#)

Ledcor Properties, Inc. Design Review Permit #DRP 18-05 for Master Sign Program for "The Exchange at Bayfront" aka: Block N or "Hercules Bayfront Creekside Apartments") at the South Corner of the John Muir Parkway and Bayfront Boulevard Intersection

Recommendation: That the Planning Commission request staff report, open public hearing, invite applicant to make a presentation, receive comments from public and Commission, and consider adopting Resolution #18-13 approving Design Review Permit #DRP 18-05

Chair Bailey introduced the item and opened the public hearing. Planning Manager Reber provided a staff report and invited the applicant to the podium to speak in regards to the project. Mr. Ben Ortega, applicant and Ms. Stacy Struss, representing Outdoor Dimensions provided additional information.

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

Chair Bailey stated that the Commission will return to Public Hearing Item 1.

MOTION: A motion was made by Commissioner Tolley, seconded by Vice Chair Galieva, to approve Planning Commission Resolution 18-13 subject to the conditions of approval, as amended. The motion carried by the following vote:

Aye: 5 - Chair Bailey, Commissioner Rubio, Commissioner Morrison, Commissioner Tolley, and Vice Chair Galieva

3. [18-249](#)

Hercules Self Storage, LP Design Review Permit #18-02 for a 7.1 acre site for the Willow Avenue Commercial Project consisting of 1) draft Initial Study / Mitigated Negative Declaration, 2) Zoning Text Amendment #ZTA 18-04 to allow a mini storage project in the General Commercial Zone subject to Conditional Use Permit Approval, 3) a Development Agreement (DA 18-01), 4) Conditional Use Permits #CUP-18-01, 5) Design Review Permit #DRP 18-02, and 6) Lot Line Adjustment for mini storage, car wash, and auto service uses at 1444 Willow Avenue east of the Willow Ave/Palm Avenue intersection, Assessor Parcel Numbers; 406-522-001 and 406-522-004

RECOMMENDATION: That the Planning Commission request staff report, open public hearing, invite applicant to make a presentation, receive comments from public and Commission, discuss relevant project issues, provide guidance and direction to staff and applicant and continue the public hearing to the regular Planning Commission meeting of August 6, 2018.

Chair Bailey introduced the item. Planning Consultant Victor Carniglia provided a staff report and invited the applicant to speak in regards to the project. Mr. Jason Brandman, representing First Carbon Solutions, Inc. provided additional information.

Chair Bailey opened the public hearing and staff invited other representatives of the applicant to the podium to speak on the project.

Additional information related to the project was provided by:

1. Mr. Jason Brandman, and Engineer Frank Balacky representing First Carbon Solutions, Inc.
2. Mr. Brian Winter, representing OSR Regalia
3. Fire Chief Bryan Craig

Members of the Planning Commission asked questions and provided comments.

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

MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Rubio, to continue this item to the August 6, 2018 Planning Commission meeting. The motion carried by the following vote:

Aye: 5 - Chair Bailey, Commissioner Rubio, Commissioner Morrison, Commissioner Tolley,
and Vice Chair Galieva

VI. DISCUSSION / ACTION ITEMS

None.

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 9:43 p.m.

Dion Bailey, Chair

Attest:

Holly Smyth, Planning Secretary/Planning Director