



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, November 19, 2018

7:00 PM

Council Chambers

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I. CALL TO ORDER - ROLL CALL

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

Present 5 - Chair D. 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 Tolley, 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. [18-382](#)

Meeting Minutes

Recommendation: Approve the Planning Commission meeting minutes of September 17, 2018.

Approved.

V. PUBLIC HEARINGS

1. [18-381](#)

Amendment No 2 to Hilltown Development Agreement to Extend Performance Dates by Four (4) Months

Recommendation: Convene a Public Hearing and Consider Whether to Approve a Resolution Recommending to the Hercules City Council Approval of the Request from the Hilltown Developer to Amend the

Development Agreement for the Hilltown site to Extend Performance Deadlines by Four (4) Months

Planning Director Smyth introduced the item and provided a staff report.

Chair Bailey opened the public hearing.

Mr. Cory Kusich with Santa Clara Development Company addressed the Commission to answer questions and provided additional information.

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

MOTION: A motion was made by Vice Chair Galieva, seconded by Commissioner Tolley to adopt Planning Commission Resolution No. 18-18. 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

1. [18-383](#)

2019 Planning Commission Meeting Calendar

Recommendation: Discuss and confirm 2019 Planning Commission calendar

Chair Bailey introduced the item and Planning Director Smyth provided a staff report. The Commissioners discussed the various meeting dates with holiday conflicts. Consensus of the Commission was to move the 2nd meeting in January to a special meeting to be held on Wednesday, January 23, 2019 at 7:00 p.m. and move the 2nd meeting in February to a special meeting to be held on Tuesday, February 19th at 7:00 p.m., and to cancel the special meeting of September 3, 2019.

Planning Director Smyth stated that these changes would be made to the master meeting calendar which will go before the City Council at their regular meeting to be held on December 11, 2018 for adoption.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth provided an update on the upcoming City Council reorganization meeting to be held on December 11, 2018 and provided an update on the reappointment of Commissioners Galieva and Rubio and the new appointment of Commissioner Nicole Sacramento who will be seated either in December or January. Planning Director Smyth explained that the Planning Commission re-organization normally happens in January, however newly appointed Commissioner Sacramento will be filling Commissioner Bailey's unexpired term once newly elect Council Member Bailey is seated at the December 11, 2018 City Council meeting. Planning Director Smyth stated that if the Planning Commission has a December

17, 2018 meeting, Commissioner Sacramento would be sworn into office and be seated at this meeting.

Planning Director Smyth provided an update on potential items being scheduled for the next Planning Commission agenda. Smyth added that she expects Ledcor to submit plans for Blocks M, N and O the first part of December. Smyth also provided an update on the Safeway project.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Commissioners provided reports and announcements.

IX. ADJOURNMENT

Commissioner Bailey adjourned the meeting at 7:40 p.m.

, Chair

Attest:

Holly Smyth, Planning Secretary/Planning Director