



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, December 3, 2018

7:00 PM

Council Chambers

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I. CALL TO ORDER - ROLL CALL

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

Present 4 - Commissioner Hector Rubio, Commissioner Ken Morrison, Commissioner Susan Tolley, and Vice Chair Irina Galieva

Absent 1 - Chair D. Bailey

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

1. [18-403](#) **Conditional Use Permit #18-04 for Hercules Pet Clinic at 1511 Sycamore Avenue, Suites A& B, expanding the existing 1,133-square-foot veterinary clinic into the adjacent and currently vacant Suite A, for a combined 2,320-square-foot clinic in a Community Commercial (CC) zone.**
Recommendation: Receive presentation from City staff, conduct the public hearing to receive testimony, request any clarifications from staff and/or the applicant's representative(s) and consider adopting draft Resolution #18-19 approving CUP 18-04 subject to the conditions therein.
Planning Manager Reber introduced the item and provided a staff report.

Vice Chair Galieva opened the public hearing.

Marla Hamilton with Wells Construction addressed the Commission and answered questions and provided additional information. Dr. Andrew Moffet addressed the Commission and provided additional information.

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

The Commission discussed removing the limitation on hours of operation and resulted in consensus of the Commission to not limit the hours of operation.

MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Rubio, to adopt Resolution 18-19 as amended by changing the conditions of approval to not limit the business hours of operation. The motion carried by the following vote:

Aye: 4 - Commissioner Rubio, Commissioner Morrison, Commissioner Tolley, and Vice Chair Galieva

Absent: 1 - Chair Bailey

VI. DISCUSSION / ACTION ITEMS

[18-404](#)

Workshop for the Sycamore Crossing project to develop a 12.88-acre site with approximately 29,600 square feet of retail space, a 105-room hotel, 120 multi-family residences, and 2.54 acres of creek, wetlands, and open space.

Recommendation: No formal action is recommended at this time. The project applicants will present proposed parking, pedestrian, and landscaping plans for the residential area of the project in a workshop format, during which the Planning Commission should invite public comments and then discuss the proposed layout and design.

Planning Manager Reber introduced the workshop item and provided a staff report. Doug Mull and Sam Miller with the Lewis Company provided an update on the Sycamore Crossing project. Planning Commissioners asked questions and provided comments.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth reported on the status of current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Commissioners provided reports and comments.

IX. ADJOURNMENT

Vice Chair Galieva adjourned the meeting at 8:54 p.m.

_____,Chair

Attest:

Holly Smyth, Planning Secretary/Planning Director