



City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

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

Monday, March 21, 2016

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

None.

VI. DISCUSSION / ACTION ITEMS

1. **Temporary Use Permit #TUP 16-08, TUP 16-09, and TUP 16-10** 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 #16-001 approving TUP 16-08, TUP 16-09, and TUP 16-10, with the Conditions of Approval Listed Therein

Planning Director Smyth introduces topic and receives feedback from Planning Commissioners.

Motion: A motion was made by Commissioner Morrison, seconded by Commissioner Smith, to adopt Resolution #16-001 to approve #TUP 16-08, TUP 16-09, and TUP 16-10, with modifications as discussed.

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

2. **Study Session on Open House Real Estate Signs**

Planning Director Smyth lead the discussion on Open House Real Estate Signs. Commissioners responded with questions and comments during the discussion.

Direction was taken for staff to take input from Planning Commissioners to draft an ordinance and notice for a public hearing. In addition, commissioners recommended to have City Attorney review the ordinance before the next PC meeting.

3. **Study Session on Railroad Avenue Live-Work Zoning limitations and potential recommendation to Council for modified process, as discussed by the Economic Development Subcommittee at their 3-9-2016 meeting**

Commissioner Tolley and Commissioner Rubio leave the discussion due to conflict of interests, living within a 500 ft radius of discussion site.

Planning Director Smyth lead the discussion on Railroad Avenue Live-Work Zoning.

Direction was taken to recommend that City Council will consider adopting an urgency ordinance to allow interim minor use permit process to be put in place for the uses shown in the conditional use for Railroad Avenue while its being updated.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

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

Current project updates included Aventine project on pavers and elevator permits, Victoria Crescent project on punch items and clearing the last house, Muir Pointe project working on final make and working on addressing the site, Path to Transit phase 2, previous Planning Director Dennis becoming a part-time volunteer.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 9:23 p.m.

Irina Galieva, Chair

Attest:

Holly Smyth, Planning Secretary / Planning Director