



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
William Wilkins, Commissioner

Monday, May 16, 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 4 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Susan Tolley, Commissioner William Wilkins

Absent 1 - Commissioner Hector Rubio

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. OATH OF OFFICE

- a. Administration of Oath of Office to Commissioner Dion Bailey and Commissioner Ken Morrison for two-year terms.

V. PLANNING COMMISSION PRESENTATION

1. Presentation and remarks to Outgoing Commissioner William Wilkins.

VI. CONSENT CALENDAR

None.

VII. PUBLIC HEARINGS

1. **Design Review Permit #16-01 (DRP 16-01)** for Jaime & Susana Godinez at 196 Violet Road proposing to construct a detached 20' 40' two-story 800 square foot building pad containing a 4-car garage and a 1-bedroom secondary housing unit

Recommendation: Considering adopting Planning Commission Resolution #16-02, approving Design Review Permit #DRP 16-01

Motion: A motion to unanimously approve Resolution #16-02 approving Design Review Permit #DRP 16-01.

Aye: 4 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Susan Tolley, Commissioner Hector Rubio

2. **Zoning Ordinance Amendment #ZA 16-02 related to Citywide Housing Policies in order to address Implementation of the City's 2015-2023 Housing Element of the General Plan**

Recommendation: Consider adopting Planning Commission Resolution #16-03, Recommending City Council adoption of proposed Hercules Municipal Code amendments to the Zoning Ordinance as shown therein (Exempt from CEQA pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines)

Motion: A motion to adopt Resolution #16-03 adopting #ZA 16-02 to amend the Hercules Zoning Ordinance, with modifications as discussed.

3. **Aye: 4 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Susan Tolley, Commissioner Hector Rubio**
Zoning Ordinance Amendment #ZA 16-03 related to Real Estate Signs

Recommendation: Consider adopting Planning Commission Resolution #16-04, Recommending City Council adoption of proposed Zoning Ordinance and Hercules Municipal Code Amendments shown therein (Exempt from CEQA pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines)

Motion: A motion to adopt Resolution #16-04 approving #ZA 16-03 Section 34.500B and Section 34.500C of City Zoning Ordinance, with modifications and recommendations as discussed.

Aye: 4 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Susan Tolley, Commissioner Hector Rubio

VIII. DISCUSSION / ACTION ITEMS

None.

IX. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

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

Current projects include RFP for Circulation Element, administration use permits, retaining walls of Bayside.

X. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

XI. ADJOURNMENT

Chair Morrison adjourned the meeting at 9:27 p.m.

Irina Galieva, Chair

Attest:

Holly Smyth, Planning Secretary / Planning Director