



# 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, June 20, 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 William Wilkins

#### II. PLEDGE OF ALLEGIANCE

#### III. PUBLIC COMMUNICATION

None.

#### IV. OATH OF OFFICE

- a. Administration of Oath of Office to Commissioner Gary Smyth conducted by City Manager David Biggs.

#### REORGANIZATION

Commissioner Tolley nominates Commissioner Morrison as Chair.  
Commissioner Tolley nominates Commissioner Bailey as Vice Chair.  
Commissioner Morrison is elected as Chair.  
Commissioner Bailey is elected as Vice Chair.

#### V. CONSENT CALENDAR

None.

#### VI. PUBLIC HEARINGS

1. **Appeal of Administrative Design Review Permit (ADRP) #16-12**, a request for a 867 sq ft interior addition and 382 sq ft exterior addition at 217 Bobolink Way

**Recommendation:** Considering adopting Planning Commission Resolution #16-05, to affirm, modify or reverse Tentative Notice of Decision for ADRP #16-12

Planning Director Smyth presents staff report on 217 Bobolink Way. Applicant is called to explain details of the project.

Planning Commission responds with comments regarding improvements to make to ADRP. Commissioners approve of the redesign, but challenge the issue with the current design of the deck.

**Motion: A motion to approve Resolution #16-05 to modify Tentative Notice of Decision for ADRP #16-12 to construct the 867 sq ft of interior addition and a 382 sq ft exterior addition at 217 Bobolink Way subject to conditions of approval. With the addition to condition of approval #1 with modifications as discussed.**

**Aye: 5** - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner William Wilkins

2. **Conditional Use Permit (CUP) #16-01 for Marie Kricken a request to operate Ta'ere Tia'i Polynesian Cultural Arts Center at 706 Alfred Nobel Drive which is located in the North Shore Business Park in a Planned Office Research & Development Mixed Use District (PO/RD )**

**Recommendation: Considering adopting Planning Commission Resolution #16-06 approving Conditional Use Permit #CUP 16-01 for Ta'ere Tia'i Polynesian Cultural Arts Center**

**Motion: A motion to adopt Resolution 16-05 to approve CUP 16-01 with the 1<sup>st</sup> conditions of approval with modifications as discussed.**

**Aye: 5** - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley, Commissioner William Wilkins

## **VII. DISCUSSION / ACTION ITEMS**

None.

## **VIII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS**

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

Current projects include the progress of the Aventine project at almost 100% occupancy, Home Owners Association signing off on a condition for the alley, and Muir Pointe project working on a final map to present to council.

## **IX. COMMISSIONER REPORTS AND ANNOUNCEMENTS**

Members of the Planning Commission provided reports and comments.

## **X. ADJOURNMENT**

Chair Morrison adjourned the meeting at 9:15 p.m.

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Irina Galieva, Chair

Attest:

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Holly Smyth, Planning Secretary / Planning Director