



City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Commissioner
Hector Rubio, Commissioner
Susan Tolley, Commissioner
William Wilkins, Commissioner

Monday, October 17, 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 3 - Chair Kenneth Morrison, Commissioner Hector Rubio, Commissioner Susan Tolley
Absent 1 - Commissioner Dion Bailey

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

1. **Design Review Permit #DRP 16-02** for Mica Onon to request to legalize a recently constructed 19 ft. tall one-story, 156 square foot art studio with a 98 square foot deck in the back portion of a single family residentially zoned lot on the hillside at 124 Topaz Court

Recommendation: Consider adopting Planning Commission Resolution #16-08, approving DRP 16-02 per the attached redlined drawings and conditions of approval as stated therein which would legalize the building only if modifications are incorporated at 124 Topaz Court

Chair Morrison opens public hearing.

Planning Director Smyth discusses further changes pertaining to the height and safety (land sliding) of the accessory dwelling unit.

Motion: A motion to continue discussion into the next meeting was directed by the Planning Commission to have the applicant consider the public and staff comments in amending the current Design Review Permit.

2. **Design Review Permit #DRP 16-03** to remodel the exterior of the existing Burger King located at 844 Willow Avenue

Recommendation: Consider adopting Planning Commission Resolution #16-09, approving DRP 16-03 per the attached redlined drawings and conditions of approval stated therein

Planning Director Smyth introduces the project with the staff report. Burger King representative gives a detailed explanation on the DRP plan, as well as addresses concerns and questions from the planning commission.

Motion: A motion was made by Commissioner Tolley, seconded by Commissioner Rubio, to adopt Resolution #16-08 approving DRP 16-02, as discussed and modified.

VI. DISCUSSION / ACTION ITEMS

1. **Review and Possible Recommendation to Council Regarding the Adoption of Solar Energy Requirements for New Single Family Homes**

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

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

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 9:22 p.m.

Irina Galieva, Chair

Attest:

Holly Smyth, Planning Secretary / Planning Director