



# 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, December 19, 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, Commissioner Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley

#### II. PLEDGE OF ALLEGIANCE

#### III. PUBLIC COMMUNICATION

None.

#### IV. CONSENT CALENDAR

None.

#### V. PUBLIC HEARINGS

None.

#### VI. DISCUSSION / ACTION ITEMS

1. **McNellis Partners™ Conceptual Planned Development Plan / Design Review Study Session for Safeway Hercules project at Market Hall Site on northeast corner of San Pablo and Sycamore Avenue**

Planning Director Smyth introduces the conceptual PDP for the McNellis project to the Planning Commission. This session is primarily to get feedback from the Planning Commission and public on any concerns they may have, so when the applicant sends in the full application they can take comments into consideration. John McNellis (applicant), Todd Paradise (developer), Dave Johnson (architect) present to elaborate on the details of the conceptual plan.

**Recommendation:** No formal action taken. Applicants and staff will work toward providing a full application that includes suggested comments and concerns mentioned during the workshop.

2. 2017 Planning Commission Calendar

## **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