



# City of Hercules

## Meeting Minutes

### Planning Commission

111 Civic Drive  
Hercules, CA 94547

*Kenneth Morrison, Chair*  
*Dion Bailey, Vice Chair*  
*Irina Galieva, Commissioner*  
*William Wilkins, Commissioner*  
*Susan Tolley, Commissioner*

Monday, February 21, 2017

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 Irina Galieva, Commissioner William Wilkins, Commissioner Susan Tolley

#### II. PLEDGE OF ALLEGIANCE

Called upon by Chair Morrison.

#### III. PUBLIC COMMUNICATION

None.

#### IV. CONSENT CALENDAR

None.

#### V. PUBLIC HEARINGS

None.

#### VI. DISCUSSION / ACTION ITEMS

**Pre-Submittal Discussion of Bayfront-Waterfront Block N Project located between John Muir Parkway, Bayfront Boulevard and Refugio Creek by applicant Hercules Development Partners LP**

Commissioner Tolley recuses herself due to conflict of interests.

Holly describes the Waterfront District Plan and leads the discussion.

Bruce Baker, licensed architects, and Charlie Knox, planning and public works director, from Placeworks will give an overview of the background of this project and serve as the main consultants to review the project. Bruce Baker explains their practice in form based codes. Charlie Knox speaks about new urbanism and

Jason Somber, Project development Manager, LEDCOR, introduces Ben Ortega, new senior director of develop, that will be overseeing the project or the next decade. Stated they wanted

to reach out with a discussion pre-submittal to receive feedback before making a formal submittal.

Blake Williams, LEDCOR Seattle Office, experience with how to apply the style of form-based code. Addresses the various styles such as Victorian, Arts & Crafts, Bay Area Eclectic, Spanish Revival, Warehouse Manufacturing etc. Trying to focus on creating a story line that helps figure out how the buildings will go together.

Public comments include:

1. Street garage, public parking the City builds parking districts the lady... wants parking garage.
2. About retaining walls
3. About open space
4. Active space amenities

Planning Commissioners respond with questions and concerns. Staff and consultants respond to both Commissioners and public comments to the best of their ability.

No formal action was taken.

## **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 9:05 p.m.

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Irina Galieva, Chair

Attest:

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Holly Smyth, Planning Secretary / Planning Director