



# 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, April 17, 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

**Absent 1 -** Commissioner Susan Tolley

#### II. PLEDGE OF ALLEGIANCE

Called upon by Chair Bailey.

#### III. PUBLIC COMMUNICATION

None.

#### IV. CONSENT CALENDAR

None.

#### V. PUBLIC HEARINGS

**Design Review Permit #DRP 17-01** for the Bayfront Creekside Apartments project, located at Block N of the Bayfront Waterfront District Master Plan Area proposing to construct a mixed use project on 2.2 acres containing 162 apartment units, 10 townhome style units, 6,673 square feet of retail space with approximately 16,399 square feet of amenities, (this agenda item was continued from the April 17, 2017 Planning Commission meeting):

Planning Director Smyth provides staff report on Bayfront Creekside project.

City Attorney Patrick Tang introduces the project with a short presentation on form based code versus conventional zoning.

Applicant Ben Ortega introduces the architecture and technical lead from GGLO, shares a presentation with updates.

Public hearing is opened by Chair Morrison. Public comments are taken. Public hearing is closed.

Developers respond to public comments. One specific point is made noting that the term “hotel” is a style, not the attempt to build an actual hotel.

Planning Commission continue to discussion the Bayfront project and respond with any questions or concerns.

**Recommendation:** Consider continuing the Public Hearing (to discuss applicable portions of the certified Draft EIR & Final EIR document)

**Motion:** A formal motion was made to continue the public hearing to the next meeting to further the discussion.

## **VI. DISCUSSION / ACTION ITEMS**

None.

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

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

Upcoming events and current projects include the community wide yardsale, community wide cleanup, model homes set up for Muir Pointe, application being taken for Aventine.

## **VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS**

Members of the Planning Commission provided reports and comments.

## **IX. ADJOURNMENT**

Chair Morrison adjourned the meeting at 11:19 p.m.

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Irina Galieva, Chair

Attest:

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Holly Smyth, Planning Secretary / Planning Director