



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, May 1, 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

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 presents staff report.

Public Hearing is open to the applicant, Ben Ortega, who addresses the projects and provides any updates or changes that have been made.

Commissioner Tolley addresses the tandem parking and asks whether this form of parking is necessary or convenient.

Planning Commissioner respond with any questions, and are provided with answers by staff and applicant.

Recommendation: Consider either 1) adopting the draft Resolution 17-02 finding the previously certified Bayfront EIR as adequate to address the environmental impacts of the

proposed project and approving the Design Review Permit for the Creekside Apartment Project, subject to the conditions contained in the attached resolution or as modified by the Planning Commission, or 2) direct staff as to the Planning Commission's intent to take an alternate course of action, which could involve continuing the item to a future Planning Commission hearing or directing staff to prepare a resolution denying the requested Design Review Permit.

Motion: A motion was made by Commissioner Tolley, seconded by Commissioner Rubio, to approve Resolution 17-02, approving DRP 17-01 for Hercules Bayfront Creekside Apartment project.

Ayes: 5 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Irina Galieva, Commissioner William Wilkins, Commissioner Susan Tolley

VI. DISCUSSION / ACTION ITEMS

None.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

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

Updates and current projects include Community Cleanup Day, Heritage Garden Workday, updates on Hilltown/Hill Crest project, working on Safeway project for the traffic study, figuring out the LLA Sycamore Crossing Hotel component.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Members of the Planning Commission provided reports and comments.

IX. ADJOURNMENT

Chair Morrison adjourned the meeting at 8:15 p.m.

Irina Galieva, Chair

Attest:

Holly Smyth, Planning Secretary / Planning Director