



City of Hercules

Meeting Minutes

Planning Commission

111 Civic Drive
Hercules, CA 94547

Kenneth Morrison, Chair
Dion Bailey, Vice Chair
Irina Galieva, Commissioner
Hector Rubio, Commissioner
Susan Tolley, Commissioner

Monday, August 7, 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 4 - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Hector Rubio, Commissioner Susan Tolley

Absent 1 - Commissioner Irina Galieva

II. PLEDGE OF ALLEGIANCE

Called upon by Commissioner Morrison.

III. PUBLIC COMMUNICATION

Resident complains about neighbor's fencing that began to block the view from her window.

Planning Director Smyth responds to comment that the City of Hercules does not have a private view corridor law.

Planning Director Smyth provides clause that public notices were sent out and no appeals were made.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARING

1. **Safeway Shopping Center Entitlements** **17-332**

Planning Director Smyth provides a staff report for the Safeway Shopping Center project.

Applicant presents on the specifics of the Safeway project.

Discussion is provided by Planning Commission, staff, and developer.

Recommendation: Continue the Public Hearing Discussion from July 17, 2017, to review the proposed Safeway Shopping Center entitlements, including construction of a 57,100-square-foot Safeway supermarket with a 2,500-square-foot Safeway fueling kiosk / convenience store with a 20 fuel pump station, and a 6,000-square-foot commercial pad with the potential for two (2) drive-thru uses on a 6.75-acre parcel.

A motion was made to continue the Public Hearing at a Special Meeting on September 5, 2017.

VI. DISCUSSION

1. Study Session on Accessory Dwelling Unit Regulation

17-333

Planning Director Smyth explains the regulation.

Planning Commissioners respond with comments and questions.

Staff will take comments and concerns into consideration while revising the regulation.

Recommendation: Study session on recent changes to State Law that regulate Accessory Dwelling Units, and the implication of these changes for the City's current Accessory Dwelling Unit Ordinance

No formal action is 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 9:57 p.m.

Irina Galieva, Chair

Attest:

Holly Smyth, Planning Secretary / Planning Director