



# 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, September 5, 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 Hector Rubio, Commissioner Susan Tolley

#### II. PLEDGE OF ALLEGIANCE

Called upon by Commissioner Bailey.

#### 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. **17-355** Consider Various Resolutions for the "Safeway Center" Entitlements and Addendum to allow the construction of a shopping center with a 57,100 square foot Safeway, a 20 pump fueling center, a 2,500 square foot kiosk/mini-mart, a 6,000 square foot pad with two drive-thrus to accommodate banking and a coffee shop and through a conditional use permit allowing for grocery and liquor sales; restaurant with liquor service, drive-through sales and services; retail uses more than 2,000 square feet and outdoor retail sales, and potentially an 85 foot tall pylon sign.

Planning Director Smyth provides staff report on the Safeway Center project.

Presentation made on the traffic study by developers.

Chair Morrison opens the public hearing.

Commissioner Galieva proposes a recommendation to remove the statement “no changeable copies allowed” so that it will be allowed, but will have more leeway given to Planning Director to determine the size and parameters that compile with each of the different clauses. Commissioner Rubio seconds this statement.

Assistant Planner Reber suggests language for this suggested change.

Planning Director also provides two changes. One follows the already mentioned statement for allowing a changeable copy. Two to change the Planned Development Plan in section H1C3 Master Sign Program instead.

Commissioner Rubio asks if the changes affect monument signs. Assistant Planner Reber responds clarifying that monument signs are not affected by these changes and are categorized differently.

**Recommendation:** Hold a Public Hearing and Consider Approving, subject to conditions of approval, the following Resolutions

- A. Resolution No. 17-03, recommending approval of CEQA Addendum #IS 17-01
- B. Resolution No. 17-04, recommending approval of General Plan Amendment #GPA 17-01
- C. Resolution No. 17-05, recommending adoption of an Ordinance approving Zone Amendment #RZ 17-01 and approving Zone Text Amendment #ZTA 17-01
- D. Resolution No. 17-06, recommending approval of Initial/Final Planned Development Plan #FPDP 17-01, Design Review Permit #DRP 17-02, Conditional Use Permit #CUP 17-01, and Minor Exception #ME 17-01 for building height limit and reduction in minimum parking

**Motion: A motion was made by Commissioner Tolley, seconded by Commissioner Rubio, to approve of Resolution No. 17-03 to adopt an CEQA addendum for the Safeway project.**

**Ayes; 5** - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Irina Galieva, Commissioner Hector Rubio, Commissioner Susan Tolley

**Motion: A motion was made by Commissioner Rubio, seconded by Commissioner Tolley, to approve of Resolution No. 17-04 to change the land use designation for the Safeway Center from the New Town Center (NTC) to General Commercial (GC), as discussed.**

**Ayes; 4** - Chair Kenneth Morrison, Commissioner Irina Galieva, Commissioner Hector Rubio, Commissioner Susan Tolley

**Abstain: 1** - Vice Chair Dion Bailey

**Motion: A motion was made by Commissioner Galieva, seconded by Commissioner Tolley, to approve of Resolution No. 17-05 with the changes as discussed.**

**Ayes; 4** - Chair Kenneth Morrison, Commissioner Irina Galieva, Commissioner Hector Rubio, Commissioner Susan Tolley

**Nay: 1** - Vice Chair Dion Bailey

**Motion: A motion was made by Commissioner Galieva, seconded by Commissioner Tolley, to approve of Resolution No. 17-06 with the changes as discussed.**

**Ayes; 4** - Chair Kenneth Morrison, Commissioner Irina Galieva, Commissioner Hector Rubio, Commissioner Susan Tolley

**Nay: 1** - Vice Chair Dion Bailey

## VI. DISCUSSION

1. Design Review Permit - #DRP 17-03 to Install a Modular Restroom and Half Basketball Court in Duck Pond Park  
**17-356**

**Recommendation:** Consider Adopting Resolution 17-07 Approving Design Review Permit #DRP 17-03 regarding the Site Layout and Design of a Restroom and Half Court Basketball Facility

**Motion:** A motion was made by Commissioner Galieva, seconded by Commissioner Tolley, to approve of Resolution No. 17-07 to adopt an CEQA addendum for the Safeway project.

**Ayes; 5** - Chair Kenneth Morrison, Vice Chair Dion Bailey, Commissioner Irina Galieva, Commissioner Hector Rubio, Commissioner Susan Tolley

## 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 10:24 p.m.

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Irina Galieva, Chair

Attest:

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Holly Smyth, Planning Secretary / Planning Director