



# 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, October 16, 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.

#### IV. CONSENT CALENDAR

None.

#### V. PUBLIC HEARING

1. **17-443 Semik Oungouloulian's Conditional Use Permit Application #CUP 17-03** modifying Conditional Use Permit #CUP 04-10 at the existing 97-unit Sycamore Hills By the Bay Senior Apartments located on the southside of Sycamore Avenue at 1550 Sycamore Avenue (APN # 407-020-034-2)

Planning Director Smyth provides staff report. Discussing parking lot which is adjacent the senior center, both inside and outside the structure. Around 108 parking spaces available. Elaborates on the recommendation provided to the Planning Commission.

Applicant Semik Oungouloulian comes to the stand to speak on this project.

Commissioner Tolley responds with questions to the applicant.

City Attorney Tang clarifies the appropriate information in response to Commissioner Tolley's question on parking.

Chair Morrison closes public hearing.

**Recommendation:** That the Planning Commission open the public hearing, hear the staff report on the project, invite the applicant to speak, ask other members of the public if they would like to speak, close the public hearing, discuss the request and consider whether to adopt Resolution 17-08 which modifies Special Condition #6 minimum age to 55, modifies Special Condition #5 by reflecting the existing unit count of 97, adds Special Condition #25 regarding the illegal banner signage, and reiterates all remaining original conditions of approval for Conditional Use Permit 04-01 / Variance No. 04-01, and Design Review Permit No. 04-02 2017

**Motion:** A motion was made by Commissioner Tolley, seconded by Commissioner Bailey, to adopt Resolution 17-08, approving Conditional Use Permit 17-03 including three changes as discussed.

**Changes include:**

**#5 – units to properly 97-units**

**#6 – change minimum age of occupancy of senior center to 55**

**#7 – all banner signage that doesn't conform with the zoning requirements shall be removed within 60 days. Failed to remove within the time provided shall subject to applicant to code enforcement to include but not limited to administrative citations and civil penalties, all other items revised the same.**

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

## VI. DISCUSSION

### 1. **Revised Resolution for Design Review Permit - #DRP 17-03 to install a modular restroom building and half basketball court in Duck Pond Park** 17-442

Planning Director Smyth provides staff report.

Planning Commissioners and staff discuss item and clarify any queries. Commissioner Rubio notes the old DRP number that is indicated, and should be corrected.

**Recommendation:** Adopt a Revised Resolution No. 17-07, modifying the action taken at the September 5, 2017 Planning Commission meeting.

**Motion:** A motion was made by Commissioner Bailey, seconded by Commissioner Tolley, to adopt a Revised Resolution #17-07.

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

### 2. **Presentation of the proposed Sycamore Crossing project by Sam Miller, representing Sycamore Crossing Land Developers, for approximately 30,000 square feet of retail, a 105-room hotel, 67 detached residences, and 2.5 acres of open space, parks, and plazas, bounded by San Pablo Avenue, Sycamore Avenue, and Tsushima Street.** 17-432

Assistant Planner Reber provides staff report.

Representatives from Sycamore Land Development, Lewis Company, give presentation on brief historical overview of the project site.

Planning Commission responses with questions to the presentation. Representatives provide clarifications about details with project.

No formal action required or taken.

**3. Santa Clara Valley Housing Group's Conceptual Planned Development Plan / Design  
17-433 Review Study Session for the Hillcrest project at the Hill Town Site on the northeast  
corner of San Pablo Avenue and John Muir Parkway/ SR-4**

Assistant Planner Reber provides staff report. This workshop reflect the second submittal for the conceptual Planned Development Plan for this project. This workshop is primarily to gain feedback from Planning Commissioners for the first submittal.

Cory Kusich, representative from Santa Clara Valley Housing Group, presents on the PDP for the Hillcrest project. Provides details on the project site, changes made in most recent pre-submittal, and further details.

Planning Commission provides comments and asks questions to developers and staff.

**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 10:15 p.m.

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Irina Galieva, Chair

Attest:

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Holly Smyth, Planning Secretary / Planning Director