



# 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, December 4, 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 Tolley.

#### III. PUBLIC COMMUNICATION

None.

#### IV. CONSENT CALENDAR

None.

#### V. PUBLIC COMMUNICATION

None.

#### VI. WORKSHOP/PRESENTATION

##### 1. **17-486 Sycamore Crossing Planned Development Plans**

Sycamore Crossing Land Developers LLC and Hercules Hospitality LLC joint applications to develop the 12.88-acre Sycamore Crossing site (bounded by Sycamore Avenue, San Pablo Avenue, and Tsushima Street) with a 105-room hotel, approximately 29,500 square feet of retail space, and 67 single-family residences with 2.8 acres of creek, wetlands, and open space.

Applicants Doug and Sam coming back with revised Sycamore Crossing PDP.

Doug Mollen from the Lewis Company presents on the relation to economic land use and the plan to populate the hotel.

Chair Morrison opens the public hearing.

Public comments include ideas for large format retail stores, re-examining the need for retail and whether that idea would be feasible for that shop. Others suggest designing more open space. Some express wanting higher quality food rather than fast food.

Susan Keith (public comment) is concerned on Housing Element. If the decision is for housing, she would prefer it to be more family friendly. Not thrilled with CVS would maybe have a medical clinic instead, medical facilities, but doesn't seem to be many

Mary Tovel Kelly (public comment) expresses that Hercules does not need more housing, but rather a hotel. She suggests Hampton Inn.

Planning Commissioners comments include confusion with the parking lot and second and third level egresses, as well as proper rezoning.

Planning commissioners respond with comments and personal suggestions to improve the project plan. They suggest the tackling the issue with economic sense and need for housing.

**Recommendation:** Review and discuss. No action necessary at this time.

**No formal action 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 9:21 p.m.

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Irina Galieva, Chair

Attest:

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Holly Smyth, Planning Secretary / Planning Director