



City of Hercules

111 Civic Drive
Hercules, CA 94547

Meeting Minutes

Planning Commission

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

Monday, July 17, 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 Chair Morrison.

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

None.

V. PUBLIC HEARINGS

17-291 Safeway Shopping Center Entitlements

Recommendation: Conduct a Public Hearing to review the proposed Safeway Shopping Center Entitlements - to Construct a proposed 57,100 square-foot Safeway supermarket with a 2,500 square foot Safeway fueling kiosk / convenience store with 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 former BART Park & Ride and Market Hall site on the northeast corner of San Pablo and Sycamore Avenues

Planning Director Smyth provides staff report.

Fehr & Peers, MIG present on the Safeway project, specifically showing what has happening in the previous discussion.

MIG mentions that there are on-going issues with the Trellis and Sign Program.

Holly invites Fehr & Peers, Traffic Analysis consultants, to review traffic components of the project. Questions such as how many vehicles are expected during these intersections. Looking at the trip generation for AM and PM, not including internal trips.

Planning Commission makes comment on the trees, windows, fire truck, brick banding, landscaping to softer elevation.

Held off discussion about Sign Program until next meeting.

Public Works Director Roberts chimes in on having in-line bus stop to progress traffic flow.

WCCTAC will provide a high capacity study for this analysis of this project.

Planning Assistant Reber responds with landscaping comments from Planning Commission.

More discussion on CEQA, passage way for sidewalk, design issues, landscape and signage.

Motion: To continue the public hearing to August 7, 2017 meeting.

VI. DISCUSSION / ACTION ITEMS

Discussion of Design Review Subcommittee.

Planning Director Smyth begins explanation on the Design Review Subcommittee.

Planning Assistant Reber address and responds to some Planning Commissioner Bailey's comments.

No formal action was 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 11:38 p.m.



Irina Galieva, Chair

Attest:



Holly Smyth, Planning Secretary / Planning Director