



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.



Irina Galieva, Chair

Attest:



Holly Smyth, Planning Secretary / Planning Director