



City of Hercules

111 Civic Drive
Hercules, CA 94547

Meeting Minutes

Planning Commission

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

Tuesday, February 20, 2018

7:00 PM

Council Chambers

SPECIAL MEETING - 7:00 P.M.

I. CALL TO ORDER - ROLL CALL

Chair Bailey called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Rubio, to adopt the Consent Calendar. The motion carried by the following vote:

Aye: 3 - Chair Bailey, Commissioner Rubio, and Commissioner Morrison

Absent: 2 - Vice Chair Galieva, and Commissioner Tolley

1. 18-24 **Meeting Minutes from January 16, 2018 Planning Commission meeting**

Recommendation: Approve Minutes.

Approved.

V. PUBLIC HEARINGS

1. 18-28 Design Review Permit (DRP 17-06) by Hercules Development Partners, LP/Ledcor Corporation to construct a 232-unit, 4-story apartment building on Blocks Q & R of the Waterfront District
Recommendation: Provide design feedback to applicants and staff.

Chair Bailey introduced the item and opened the public hearing and called

Ben Ortega of Hercules Development Partners, LP/Ledcor to the podium to present the applicant's project for Blocks Q & R of the Waterfront District. In addition, Mr. Chris Haeeggund of BAR Architects provided information on the project.

Planning Director Smyth gave a brief staff report and introduced the city project team working on the project. Victor Carniglia, Project Team Leader provided additional information in regards to density for the Commission to consider.

Chair Bailey called for public comment. Nancy Arms addressed the Commission with a request to consider putting in small parks or playgrounds. Mr. Steve Lawton addressed the Commission to express his enthusiasm of the project and encouraged the Commissions approval.

Chair Bailey brought the discussion back to the Commission for questions and input on the project. The Planning Commissioners, discussed and provided input to staff and the applicant and continued the public hearing to the Hercules Planning Commission regular meeting of March 19, 2018.

MOTION: A motion was made by Commissioner Rubio, seconded by Chair Bailey, to continue the public hearing to March 19, 2018. The motion carried by the following vote:

Aye: 3 - Chair Bailey, Commissioner Rubio, and Commissioner Morrison

Absent: 2 - Vice Chair Galieva, and Commissioner Tolley

2. 18-23

Zone Text Amendment (ZTA 18-01) - Accessory Dwelling Units

Recommendation: Adopt resolution recommending that City Council approve ZTA 18-01

Planning Director Smyth introduced the item and gave a brief staff report and introduced Assistant City Attorney, Christie Crowl. Assistant City Attorney Christie Crowl identified that the changes recommended by the Commission at a prior meeting are identified in the staff report.

Chair Bailey opened the public hearing. Chair Bailey asked if the Commissioners had any questions. The Commission Members did not present any questions. With no further comments from the Commission or the public, Chair Bailey closed the public hearing.

MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Rubio, to approve Resolution 18-03. The motion carried by the following vote:

Aye: 3 - Chair Bailey, Commissioner Rubio, and Commissioner Morrison

Absent: 2 - Vice Chair Galieva, and Commissioner Tolley

3. 18-29 Zone Text Amendment (ZTA 18-02) - Residential Paving
Recommendation: Adopt resolution recommending City Council approve
ZTA 18-02

Planning Director Smyth introduced the item and introduced Planning Intern, Elaine Hsieh who has worked on this project. Ms. Hsieh gave a brief presentation. Chair Bailey opened the public hearing. No comments were offered from the public. Planning Commissioners and staff discussed various options in regards to residential paving in yards. Planning Commissioners provided input to be incorporated into the proposed Ordinance and continued the public hearing to the next Planning Commission meeting.

MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Rubio, to continue the public hearing to the next Planning Commission meeting. The motion carried by the following vote:

Aye: 3 - Chair Bailey, Commissioner Rubio, and Commissioner Morrison

Absent: 2 - Vice Chair Galieva, and Commissioner Tolley

VI. DISCUSSION / ACTION ITEMS

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Due to the meeting time being in the 11:00 p.m. hour no reports or announcements were given by the Planning Director.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Due to the meeting time being in the 11:00 p.m. hour no reports or announcements were given by the Planning Commissioners.

IX. ADJOURNMENT

A motion was made by Commissioner Morrison, seconded by Commissioner Rubio to adjourn the meeting at 11:15 p.m.

Aye: 3 - Chair Bailey, Commissioner Rubio, Commissioner Morrison

Absent: 2 - Vice Chair Galieva, Commissioner Tolley


Dion Bailey, Chair

Attest:


Holly Smyth, Planning Secretary/Planning Director