



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, Commissioner

Monday, May 7, 2018

7:00 PM

Council Chambers

I. CALL TO ORDER - ROLL CALL

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

Present 5 - Chair Dion Bailey, Commissioner Hector Rubio, Vice Chair Irina Galieva, Commissioner Ken Morrison, and Commissioner Susan Tolley

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Rubio.

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

V. PUBLIC HEARINGS

18-150

Conditional Use Permit for ABC Tree Farms, LLC

Recommendation: Conduct a public hearing, and upon conclusion, adopt Resolution No. 18-10 approving Conditional Use Permit No. 18-2 for ABC Tree Farms, LLC, to operate a Kid's Summer Fun Zone, Halloween/Pumpkin Patch and a Christmas Tree Sales Lot at Markethall at the northeast corner of San Pablo and Sycamore Avenues.

Planning Director Smyth reported that the applicant requested to pull this item as they will not be doing a lease with the land owner this year.

18-151

Design Review Permit by Hercules Development Partners, LP/Ledcor Corporation to construct a 232 Unit, 4 Story Apartment Buildings on Blocks Q&R in the Waterfront District Master Plan

Recommendation: Conduct a public hearing continued from April 16, 2018, and upon conclusion, adopt Resolution No. 18-05 approving Design Review Permit No. 17-06 including all CEQA findings and Design Review Permit findings.

Chair Bailey introduced the item and Planning Director Smyth provided a staff report.

Chair Bailey opened the public hearing and invited the developer to speak.

Mr. Ben Ortega, Project Manager provided additional information.

Chair Bailey closed the public hearing with no other comments offered from the public.

MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Rubio, to adopt Planning Commission Resolution 18-05. The motion carried by the following vote:

Aye: 5 - Chair Bailey, Commissioner Rubio, Vice Chair Galieva, Commissioner Morrison, and Commissioner Tolley

VI. DISCUSSION / ACTION ITEMS

18-149

CEQA Determinatoin for the Relocation and Rehabilitation of the Queen Anne House

Recommendation: Adopt Resolution No. 18-11 finding that a Categorical Exemption is adequate to address the environmental consequences of moving the historic Queen Anne Housing (Historic Building 54) from its current location at the City's Corporation Yard to a vacant residential lot either inside or outside the City limits.

Chair Bailey introduced the item and Planning Director Smyth provided a staff report.

MOTION: A motion was made by Vice Chair Galieva, seconded by Commissioner Tolley, to adopt Planning Commission Resolution 18-11. The motion carried by the following vote:

Aye: 5 - Chair Bailey, Commissioner Rubio, Vice Chair Galieva, Commissioner Morrison, and Commissioner Tolley

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS

Planning Director Smyth provided an update on current projects.

VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Planning Commissioners provided reports and announcements.

IX. ADJOURNMENT

Chair Bailey adjourned the meeting at 7:37 p.m.



Dion Bailey, Chair

Attest:



Holly Smyth, Planning Secretary/Planning Director

