



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, August 6, 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, Commissioner Ken Morrison,
Commissioner Susan Tolley, and Vice Chair Irina Galieva

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMUNICATION

None.

IV. CONSENT CALENDAR

MOTION: A motion was made by Commissioner Morrison, seconded by
Commissioner Tolley to adopt the consent calendar.

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

1. 18-263

Minutes

Recommendation: Approve the Planning Commission meeting minutes
of July 16, 2018.

Approved.

MOTION: A motion was made by Commissioner Morrison, seconded by
Commissioner Tolley, to approve. The motion carried by the following vote:

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

V. PUBLIC HEARINGS

1. 18-262 **Hercules Self Storage / Willow Avenue Commercial Project at 1444 Willow Avenue (Assessor's Parcel Numbers 406-522-011 and 406-522-004), consisting of: 1) Initial Study/Final Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program; 2) Zoning Text Amendment #18-04 to allow "mini-storage/self-storage" facilities in the General Commercial Zone, subject to conditional use permit approval; 3) Development Agreement #18-01; 4) Conditional Use Permit #18-01 for mini-storage, car wash, and auto service uses; and 5) Design Review Permit #18-02 for the proposed self-storage structures, site layout, conceptual auto service uses, and landscaping.**

Recommendation: Receive presentation from City staff, continue the public hearing, invite the applicant to make a presentation, receive any testimony from the public and the Commission, close the public hearing, and consider adopting four (4) resolutions recommending City Council approve the various components of the project.

Chair Bailey introduced the item and opened the continued public hearing. Planning Consultant Carniglia provided a staff report and invited the applicant to the podium to speak in regards to the project. Mr. Jason Brandman, representing First Carbon Solutions, Inc. provided additional information.

Additional information related to the project was provide by:

1. Mr. Mike Connelly and Engineer Frank Balacky, representing First Carbon Solutions, Inc.
2. Mr. Colin McGill, representing TJKM
3. Mr. Brian Winter, representing OSR Regalia

Members of the Planning Commission asked questions and provided comments.

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

MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Tolley, to adopt Resolution 18-14 recommending that City Council adopt an initial study/mitigated negative declaration and a mitigation monitoring and reporting program for the Willow Avenue Commercial Project located on APN #406-522-001 and 406-522-004. The motion carried by the following vote:

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

MOTION: A motion was made by Vice Chair Galieva, seconded by Commissioner Rubio, to adopt Resolution 18-15 recommending City Council adopt Zoning Text

Amendment #STA 18-04, adding "mini-storage" in the general commercial zoning district with a conditional use permit. The motion carried by the following vote:

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

MOTION: A motion was made by Commissioner Morrison, seconded by Commissioner Tolley, to adopt Resolution 18-16 recommending approval of a development agreement with Hercules Self Storage, LP for the Willow Avenue commercial Project located on APN #406-522-001 and 406-522-004. The motion carried by the following vote:

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

MOTION: A motion was made by Commissioner Tolley, seconded by Commissioner Rubio, to adopt Resolution 18-17, recommending City Council approve Conditional Use Permit #CUP 18-01 and Design Review Permit #DRP 18-02 for the Willow Avenue Commercial Project located on APN 406-522-01 and 406-522-004, as amended. The motion carried by the following vote:

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

VI. DISCUSSION / ACTION ITEMS

1. 18-260

Sycamore Crossing Retail Workshop

Public workshop for the retail portion of the proposed mixed-use Sycamore Crossing project, consisting of approximately 29,600 sq. ft. of retail space, a 105-room hotel, 126 multi-family residences, and 2.5 acres of creek, wetlands, and open space on a 12.88-acre site bounded by San Pablo Avenue, Sycamore Avenue, and Tshushima Street (Assessor's Parcel Numbers 404-020-057 and -058)

Recommendation: No formal action at this time. Receive presentation from applicants; invite public comment; discuss and provide feedback on retail site plan and design.

Chair Bailey called for a short recess at 8:38 p.m.

Chair Bailey reconvened the meeting at 8:45 p.m.

Chair Bailey introduced the item and Planning Manager Reber provided a staff report. Planning Manager Reber invited the applicant to the podium to speak in regards to the project.

Mr. Doug Mull, Mr. Walt Mitchell and Mr. Sam Miller, representing the Lewis Group provided additional information.

Mr. Michael Mallard of Boos Development Group, representing CVS provided additional information.

Members of the Planning Commission asked questions and provided comments.

Chair Bailey closed the discussion on the workshop.

VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS


Planning Director Smyth provided an update on current projects.

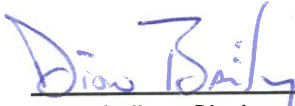
VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS

Planning Commissioners did not have any reports or announcements.

IX. ADJOURNMENT

Chair Bailey adjourned the meeting at 10:40 p.m.





Dion Bailey, Chair

Attest:



Holly Smyth, Planning Secretary/Planning Director