



# City of Hercules

111 Civic Drive  
Hercules, CA 94547

## Meeting Minutes

### Planning Commission

*Chair Irina Galieva*  
*Vice Chair Hector Rubio*  
*Commissioner Ken Morrison*  
*Commissioner Susan Tolley*  
*Commissioner Nicole Sacramento*

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Monday, April 1, 2019

7:00 PM

Council Chambers

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#### I. CALL TO ORDER - ROLL CALL

**Present** 6 - Vice Chair Irina Galieva, Commissioner Hector Rubio, Commissioner Ken Morrison, Commissioner Susan Tolley, Commissioner Nicole Sacramento, and Commissioner Nicole Sacramento

#### II. PLEDGE OF ALLEGIANCE

#### III. PUBLIC COMMUNICATION

#### IV. CONSENT CALENDAR

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

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

1. 19-533 **Minutes**

**Recommendation:** Approve Minutes for Meetings of November 19, 2018, December 3, 2018 and March 18, 2019.

Approved.

#### V. PUBLIC HEARINGS

1. 19-534 **Design Review Permit No. 19-01** by Hercules Development Partners, LP/Ledcor Corporation, for Bayfront Blocks M, P, and O, to construct two apartment complexes, ranging from 3- to 6-stories, with 325 and 151 units respectively, with internal amenities and a neighborhood plaza, park, and paseo.

**Recommendation:** Conduct a public hearing and adopt Resolution No. 19-03 approving Design Review Permit No. 19-01, including all CEQA findings and Design Review Permit findings.

City Attorney Tang reported that the Commission received two lengthy legal opinions late in the afternoon and informed the Commission that if they feel they have not had enough time to properly consider the opinion letters relating to an issue with affordable housing, City Attorney Tang advised the Commission to consider two options:

- 1) Open the public hearing and continue the hearing to the next Planning Commission meeting; or,
- 2) Open the public hearing and discuss only the project design components of the project and not discuss the affordable housing related items until it comes back to the next Planning Commission meeting.

By consensus, the Planning Commission members chose to move forward with option 2.

Chair Galieva opened the public hearing. Applicant Ben Ortega, Sr. Development Director with Ledcor introduced the project and members of his project team. Chris Haglen of BAR Architects of San Francisco gave a presentation on the third phase of the project on lots M, O and P.

Members of the Planning Commission asked questions and provided comments. Mr. Ortega and members of the project team addressed questions asked by the Commission.

Adjunct Planner Robert Reber provided a staff report and staff comments on the project. Planning Director Smyth provided additional information.

By consensus of the Commission, the public hearing was continued to the April 15, 2019 Planning Commission meeting.

#### **VI. DISCUSSION / ACTION ITEMS**

#### **VII. PLANNING DIRECTOR REPORTS AND ANNOUNCEMENTS**

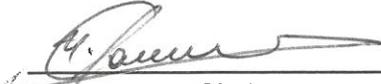
Planning Director Smyth reported on upcoming events and the status of current projects.

#### **VIII. COMMISSIONER REPORTS AND ANNOUNCEMENTS**

Members of the Planning Commission provided reports and comments.

#### **IX. ADJOURNMENT**

Chair Galieva adjourned the meeting at 10:27 p.m.

  
Irina Galieva, Chair

Attest:

  
Holly Smyth, Planning Secretary/Planning Director

