

**(PLANNING COMMISSION MEETING MINUTES ARE ACTION MINUTES. YOU MAY SUBMIT A WRITTEN REQUEST TO THE CITY CLERK, FOR AN AUDIO OR VIDEOTAPE COPY OF A MEETING.)**

**I. CALL TO ORDER - PLEDGE OF ALLEGIANCE**

Commissioner Raoul Maltez lead the Pledge of Allegiance

**II. ROLL CALL**

Present: Chair, Myrna de Vera  
Commissioners, Raoul Maltez, Sherry McCoy and Jose Bibal

Absent: Vice-Chair, Richard Mitchell

Staff Present: Planning Director, Dennis Tagashira  
Assistant Planner, Robert Reber  
Recording Secretary, Rochelle Samuels

Staff Absent:

**III. PUBLIC FORUM**

There were no Public comments.

**IV. CONSENT CALENDAR**

- a) **TEMPORARY USE PERMIT NO. 08-29**, a Request to Park and Operate a Portable Generator to Power an Existing Cellular Antenna Facility for 180 Days. Location: 1578 Refugio Valley Road (Tax Assessor Parcel No. 407-290-007-1)
- b) **UPDATED 2009 REDEVELOPMENT PLAN** for the Merged Project Area and Added Area

**ACTION: APPROVED** Motion/Sherry McCoy, Jose Bibal. The motion carried by a unanimous vote.

**V. PUBLIC HEARINGS**

- a. *The applicant has requested that this item be continued to the March 2, 2009 Planning Commission meeting.* **CONDITIONAL USE PERMIT NO. 08-03**, a Request to Construct, Operate, and Maintain an Unmanned Wireless Communications Facility Consisting of: a 70-Foot-Tall "Monopine" (a Man-Made Tower Simulating a Pine Tree); At Least Six (6) and up to Nine (9) Tower-Mounted Antennas; Six (6) Tower-Mounted Radio Remote Units; Six (6) Tower-

Mounted Amplifiers; At Least Two (2) and up to Six (6) Ground-Level Outdoor Equipment Cabinets on a Concrete Pad within a Concrete Masonry Unit (CMU) Enclosure; and Underground Utility Runs for Electrical and Telephone

Location: Apollo Way between Olympus Way and Zeus Way (Assessor Parcel Number 404-120-050-4) in the Olympian Hills residential neighborhood in the City of Hercules, California.

Applicant: AT&T Mobility 4430 Rosewood Drive Pleasanton, California 94588

Jennifer Walker representing Black Dot Wireless 3970 Breuner Avenue Sacramento, California 95819

**FINAL ENVIRONMENTAL IMPACT REPORT NO. 08-01**, a request to approve a Final EIR for an area encompassing seven (7) parcels totaling 34.95 acres. The EIR analyzes the environmental impacts associated with a proposed project consisting of 1,650 dwelling units, and 516,250 square feet of commercial/office space. The Final EIR identifies mitigation measures to avoid or minimize potentially significant environmental effects of the proposed project, and evaluates alternatives to the project that would avoid or substantially lessen the significant effects of the project. The project is also known as the "Hercules New Town Center".

**ACTION: APPROVED**

MOTION: Moved by Sherry McCoy, seconded by Raoul Maltez. The motion carried by a unanimous vote.

**GENERAL PLAN AMENDMENT NO. 08-01**, a request to amend the City of Hercules General Plan to create and adopt a "New Town Center" mixed-use land use designation and to designate approximately 35 acres within central Hercules with the "New Town Center" designation.

**ACTION: APPROVED**

MOTION: Moved by Sherry McCoy, seconded by Jose Bibal. The motion carried by a unanimous vote.

**ZONE ORDINANCE AMENDMENT NO. 08-01**, a request to create and adopt a "New Town Center" mixed-use zoning district and to designate approximately 35 acres within central Hercules with the New Town Center district.

**ACTION: APPROVED**

MOTION: Moved by Sherry McCoy, seconded by Raoul Maltez. The motion carried by a unanimous vote.

**INITIAL AND FINAL PLANNED DEVELOPMENT PLAN NO. 08-01**, a request to approve a proposed development plan review consisting of 1,650 dwelling units and approximately 516,250 square feet of commercial and office space on seven (7) parcels totaling 34.95 acres.

**ACTION: APPROVED**

MOTION: Moved by Sherry McCoy, seconded by Jose Bibal. The motion carried by a unanimous vote.

**Location:** An area encompassing seven parcels along Willow Avenue south of State Route 4 (SR-4) east of Interstate 80 (I-80) plus the existing "Park and Ride" parcel ("the PNR Parcel") west of I-80 at the northeast corner of San Pablo and Sycamore Avenue.

**Applicant:** City of Hercules Redevelopment Agency

111 Civic Drive

Hercules, CA 94547

Tom Weigel representing The Red Barn Company

177 Riverside Avenue #F900 Newport Beach, CA 92663

## VI. INFORMATION

There were no Information items.

## VII. SUBCOMMITTEE LIAISON REPORTS

- 1) Design Review Subcommittee (deVera / Mitchell)  
No report.
- 2) AD-Hoc Subcommittee: New Town Center (deVera/McCoy)  
Last met the week of Jan. 12. The topic discussed was the EIR as well as traffic and architectural issues that had to do with Market Town.

## VIII. COMMISSION ANNOUNCEMENTS/DISCUSSION

- a. Commissioner **Bibal**  
No report
- b. Commissioner **Maltez**  
No report
- c. Commissioner **McCoy**  
No report
- d. Vice-Chair **Mitchell**  
ABSENT
- e. Chair **deVera**  
Chair deVera was touched and inspired by the history made with the election and inauguration of President Barack Obama. Chair deVera quoted portions of  
President Obama's inagural speech. She is looking forward to this presidency.

## IX. STAFF ANNOUNCEMENTS/DISCUSSION

Planner R. Reber announced that the City Council approved a contract with Restoration Design Group to begin a vision plan for the Refugio Creek Watershed. Staff will be meeting with them in the near future to send out an agenda for six likely public meetings to discuss ideas for the entire watershed. This series of meetings will be publicly announced.

## X. DIRECTOR'S ANNOUNCEMENTS/DISCUSSION

1. Gave commendation to staff and the assistance he had during the processing of the project. Tonight's culmination of the approval of this project shows that we have made tremendous progress.

## XI. ADJOURNMENT

**Motion / McCoy** (no second required) adjourned the meeting to February 2, 2009 at 7:00 P.M., Hercules City Hall, Council Chambers 111 Civic Drive, Hercules, CA.

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**Myrna L. de Vera, Chair 2009**

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**Submitted by Rochelle Samuels,  
Recording Secretary**