



STAFF REPORT TO THE CITY COUNCIL

DATE: October 10, 2017

TO: Mayor de Vera and Members of the City Council

SUBMITTED BY: Holly Smyth, Planning Director

SUBJECT: Second Reading of an Ordinance Adopting Zoning Designation Amendment #RZ 17-01 and Zoning Text Amendment #ZTA 17-01 related to the Safeway Center Project

RECOMMENDED ACTION:

Second reading and adoption of the attached Ordinance of the City Council of the City of Hercules approving Zoning Designation Amendment #RZ 17-01 to rezone the 6.75-acre site known as the Safeway Center located at the northeast corner of the intersection of Sycamore Avenue and San Pablo Avenue (Assessor's Parcel Number 404-040-040) from "New Town Center" (NTC) to "General Commercial" (CG) and approving Zoning Text Amendment #ZTA 17-01 to amend Section 34.400.H of the Zoning Ordinance related to pylon signs, as stated therein.

FISCAL IMPACT OF RECOMMENDATION:

None.

DISCUSSION:

At the September 26, 2017 City Council meeting, after holding a public hearing, Council waived the first reading and introduced the draft ordinance changing the zoning designation for the project site from "New Town Center" to "General Commercial" (consistent with City Council Resolution 17-070, which similarly changed the site's zoning designation) and revising the Hercules Zoning Ordinance, Chapter 34, Section 34.400.H to allow through approval of Master Sign Programs new pylon signs within 100 feet of Interstate 80 on properties designated "General Commercial," up to 90 feet tall and with up to 25 square feet of changeable electronic display.

Once approved, the City staff will post the entire Ordinance in at least three (3) public places within fifteen (15) days after its passage and adoption.

ATTACHMENTS:

1. Ordinance Adopting Zoning Designation Amendment #RZ 17-01 and Zoning Text Amendment #ZTA 17-01