

RESOLUTION NO. 18-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERCULES RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONE TEXT AMENDMENT #ZTA 18-02, UPDATING THE ZONING ORDINANCE AS RELATED TO CERTAIN PAVING STANDARDS IN RESIDENTIAL ZONES.

WHEREAS, the City Council of the City of Hercules recognizes the potentially adverse impacts to the environment, public safety, and neighborhood character caused by excessive paving of residential properties for parking and other secondary purposes; and

WHEREAS, there is a need to adopt regulations to avoid adverse impacts of excessive paving, including affecting property values, creating problems with run-off and storm water, and visual blight and safety hazards, and to ensure minimum landscaping standards in single-family residential neighborhoods; and

WHEREAS, the Project would amend sections of the Hercules Zoning Ordinance, in substantially the same form as attached herewith; and

WHEREAS, it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment and is thus categorically exempt from the California Environmental Quality Act ("CEQA") [State CEQA Guidelines Section 15061(b)(3)]; and

WHEREAS, the City Council at its regular meetings on January 23 and February 13, 2018, directed staff to prepare and present for Planning Commission consideration and recommendation a set of zoning regulations to address Council's concerns related to residential paving and parking; and

WHEREAS, the Planning Commission did hold a properly noticed public hearing on February 20, 2018 to consider staff's suggested Zone Text Amendment, and did hear and use its independent judgment to consider all said reports, recommendations, and testimony hereinabove set forth;

NOW, THEREFORE, BE IT RESOLVED:

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. The Planning Commission, based on its independent judgment and analysis, finds that there is no substantial evidence that the project will have no significant effect on the environment based on the whole record before it.

3. After due study, deliberation, and public hearing, the Planning Commission finds and determines that the Project is in the public interest and that the Zoning Ordinance as so amended (per Exhibit A) will remain internally consistent and will maintain the integrity and compatibility of its policy statements.

4. The Planning Commission finds this Project to be a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the City.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF HERCULES RECOMMENDS THAT THE CITY COUNCIL:

1. Find that this ordinance is exempt from CEQA pursuant to CEQA Guideline Section 15061(b)(3) because it can be seen with certainty that there is no possibility for the ordinance to have a significant effect on the environment.
2. Consider adopting an Ordinance approving and adopting Zone Text Amendment ZTA 18-02 updating the Zoning Ordinance per the attached document (Exhibit A) after holding a duly noticed public hearing (anticipated to be March 13, 2018).

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF HERCULES on this 20th day of January 2018, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dion Bailey, Chairperson

ATTEST:

Holly P. Smyth, AICP
Planning Director & Planning Commission Secretary

Exhibit A - Revisions to Hercules Zoning Ordinance