

AGENDA
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., JULY 30, 2013

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC13-01

1. ROLL CALL:

Chairperson Clemente
Vice-Chair Wade
Commissioner Adeva
Commissioner Harris
Commissioner Holzwarth
Commissioner Mirador
Commissioner Ramos

2. ANNOUNCEMENTS:

None

3. MINUTES:

Approval of April 9, 2013 and June 25, 2013 Planning Commission Minutes.

4. AUDIENCE COMMUNICATIONS:

This is a time for public comments for items that are not listed on this agenda. Comments should be brief. If you have an item that will require extended discussion, please request the item be scheduled on a future agenda.

5. PUBLIC HEARINGS:

For each of the following items, the public will be given an opportunity to speak. After a Staff Report, the Chair will open the Public Hearing. At that time, the applicant will be allowed to make a presentation. Members of the public will then be allowed to speak. After all have spoken, the applicant is allowed to respond to issues raised by the public, after which the Public Hearing is normally closed. Comments should be brief and to the point. The Chair reserves the right to limit repetitious or non-related comments. The public is reminded that all decisions of the Planning Commission are appealable to the City Council by filing a written Notice of Appeal with the City Clerk within ten (10) calendar days.

- A. **A RESOLUTION NO. PC13-__ FOR CONDITIONAL USE PERMIT (UP12/13-005) TO ALLOW A CONSIGNMENT STORE IN THE MAIN STREET COMMERCIAL DISTRICT AT 700 MAIN STREET, STE. 114.**
 - **Adoption of Resolution No. PC13-__-.**

- B. **A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION RECOMMENDING A ZONING TEXT AMENDMENT ORDINANCE TO THE CITY COUNCIL AMENDING CHAPTER 18.54 OF TITLE 18 ZONING ADDING A PROVISION FOR SPECIAL SIGN OVERLAY DISTRICTS**
 - **Adoption of Resolution No. PC13-__-.**

6. GENERAL BUSINESS: Action to be taken where appropriate.

7. COMMUNICATION:

- A. Staff
- B. Commissioners
- C. Agenda Forecast

8. ADJOURN.

a&m/130730.pca

MINUTES
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., APRIL 9, 2013

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC13-01

1. ROLL CALL:

Chairperson Clemente
Vice-Chair Wade
Commissioner Adeva
Commissioner Harris
Commissioner Holzwarth
Commissioner Mirador
Commissioner Ramos

2. ANNOUNCEMENTS:

None

3. MINUTES:

Approval of February 26, 2013 Planning Commission Minutes.

4. AUDIENCE COMMUNICATIONS:

None

5. GENERAL BUSINESS: Action to be taken where appropriate.

Ms. Wooden gave a brief overview of the new laws for homemade foods.

- California Homemade Food Act (AB1616)
- Effective January 1, 2013
- Two-tier cottage food operator (CFO) registration/permitting system
 - Class A CFO's sell directly to the public
 - Class B CFO's sell to the public and/or indirectly through restaurants and other retail businesses, such as grocery stores
- Must be registered/permited by county environmental health
- Must complete (within 3 months of registering) a food processor training course
- Class B must have an annual inspection

Cities may not prohibit a CFO in any residential dwelling and must do one of the following:

- Classify CFO's as permitted uses
- Grant non-discretionary permits to CFO's that comply with local ordinances
- Require CFO's to apply for a use permit

Two Classes of Registration

Class A Requires

City Business License and Fee
County Environmental Health Registration
Self-certification checklist
Fees
Complete Food Processors Course w/in 3 months
Direct sales only

Class B Requires

City Business License and Fee
County Environmental Health Registration
Self-certification checklist
Fees
Complete Food Processors Course w/in 3 months
Direct sales only

Ms. Wooden stated that staff recommends considering allowable regulations be included in Zoning Code update.

Discussion and Direction Regarding Invocation and Pledge of Allegiance at Meetings.

Ms. Wooden gave a presentation regarding current case law related to invocations as part of public meetings. She concluded with the following suggested options for the Planning Commission to consider:

- Continue current practice
- Add something other than an invocation, such as the Pledge of Allegiance
- Have a moment of silence
- Invite a variety of places of worship to participate – including outside the City
- Have the Community Development Director give a non-denominational invocation

The Planning Commission consensus was to have the Community Development Director give a non-denominational invocation at Planning Commission meetings.

6 COMMUNICATION:

- A. Staff:** Staff presented a brief update on the GPU.
- B. Commissioners:**
- C. Agenda Forecast**

7. ADJOURN.

a&m/130409.pca

MINUTES
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., JUNE 25, 2013

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC13-01

1. ROLL CALL:

Chairperson Clemente
Vice-Chair Wade
Commissioner Adeva
Commissioner Harris
Commissioner Holzwarth
Commissioner Mirador
Commissioner Ramos

Pledge of Allegiance
Invocation given by Ms. Wooden

2. ANNOUNCEMENTS:

None

3. AUDIENCE COMMUNICATIONS:

None

4. PUBLIC HEARINGS:

April Wooden stated that an interested party approached the City Manager about creating a sign that could advertise local businesses in the Highway 12 corridor. This party has done this along I-80 corridor and reportedly the additional signage increased business and sales tax. Staff was directed to take this to the Council to see if there was interest. At their first meeting they did not have a majority in favor so it was tabled and brought back. At a subsequent meeting it was voted 5-0 to have staff continue the process. A draft ordinance was prepared that would allow the City to create a special sign overlay district in which off-premise advertising would be allowed. The City Attorney reviewed the proposed ordinance and raised several concerns. He wishes to conduct research before the Commission and Council move forward. One of those concerns is that if a sign district is to be created it would require consent of all the surrounding property owners. This person had not anticipated doing that and it was also discovered in another community that it was staff and Planning Commission that set boundaries not the applicant.

Staff believes that there are important issues that still need to be researched but since the public hearing had been advertised it is necessary to open the public hearing and hear any potential comments. Ms. Wooden stated that staff would like to withdraw the ordinance, get more clarification from the Council on having an applicant define the sign district or staff define and then bring it back to the Commission for review and approval. She further stated that another of the City Attorney's concerns was Environmental Review and because of the areas along Highway 12 and the Marsh that other State agencies may come into play.

Ms. Wooden stated that the business model that has been proposed is that this private sign developer would actually design the sign, secure lease where the sign would be installed, and then approach the tenants in the center about advertising on the sign but it gets a little technical as there is a provision in the state law that says one of the purposes for creating a sign like this is that it reduces the overall signage in the district.

Ms. Wooden stated that the Commission Chair should open the public hearing, accept any public comment, close the public hearing, and direct staff to renotice the public hearing for a future date.

Chairperson Clemente opened the Public Hearing. Hearing no comments, the Public Hearing was closed.

The Commission held a brief discussion on the types of signs, the number of proposed districts and Commissioner Harris asked staff to review Section 18.54 Signs as the existing language is different from what is being proposed in the new ordinance. Also Commissioner Adeva suggested language to make sure when a business leaves that signage is removed in a reasonable time frame.

5. GENERAL BUSINESS:

None

6. COMMUNICATION:

Ms. Wooden stated that the grading on the WalMart site is done and the specs are ready to go to bid and the project could break ground as early as August.

Ms. Wooden stated that the Bingo center was still a work in progress. The Council recently approved the licensing and tenant improvements are now being done. Mr. Kearns stated that August/September is a target date.

Ms. Wooden stated that one of the fireworks booths is up and that the Marina Shopping Center is a new location this year.

Mr. Kearns commented on the successful May 14th Grand Opening of the Grizzly Island Trail, a Safe Routes to School project

Mr. Kearns reminded the Commission of a workshop being held on Thursday, May 16th at the Transportation Authority Event Center regarding transportation, waste water, and solid waste. Mr. Kearns stated that he would be manning the Suisun City booth and invited the Commission to stop by.

Chair Clemente asked about the Commission's pay. Ms. Skinner stated that it would be processed that week.

Commissioner Harris asked about the April 9th minutes. Ms. Wooden stated that both the April 9th minutes and the minutes for tonight's meeting would be on the next agenda for approval. Commissioner Harris also stated that the last cancellation meeting notice was not on the City's website.

7. ADJOURN.

There being no further business the meeting was adjourned at 7:45 pm.

AGENDA TRANSMITTAL

MEETING DATE: July 30, 2013

AGENDA ITEM: Resolution No. PC13-; A Resolution of the Planning Commission of the City of Suisun City Approving Use Permit Application No. UP 12/13-005 Conditionally Permitting the Establishment of a Consignment Store at 700 Main Street, #114.

FISCAL IMPACT: None.

STAFF RECOMMENDATION: Adopt Resolution PC13-___; A Resolution of the Planning Commission of the City of Suisun City Approving Use Permit Application No. UP 12/13-005 Conditionally Permitting the Establishment of a Consignment Store at 700 Main Street, #114.

STAFF REPORT:

OWNER: Main Street West Partners

APPLICANT: Rene and Holly Conse
Sparkly Ragz LLC
421 Meehan Court
Suisun City, CA 94585

SITE DATA:

- | | | |
|-----|------------------------------|--|
| (1) | General Plan/Zoning: | Downtown Waterfront/Main Street Commercial |
| (2) | Site Area/Configuration: | Unit 114 is part of the Harbor Square building |
| (3) | Surrounding Zoning/Land Use: | |
| | North: | Main Street Commercial (MC)/Vacant |
| | South: | Main Street Commercial (MC)/parking |
| | East: | Main Street Commercial (MC)/Courtyard |
| | West: | Main Street Commercial (MC)/Port of Call |

ENVIRONMENTAL REVIEW: This project is categorically exempt from the California Environmental Quality Act under Section 15301 Existing Facilities.

BACKGROUND: The applicant met with staff to discuss a proposal for an upscale consignment boutique specializing in misses/women's better-label, current fashion, new and delicately-used clothing and accessories, as well as vintage handbags and jewelry. In addition, the owners propose partnering with local artisans to also feature handmade goods such as jewelry and candles.

PREPARED BY:
APPROVED BY:

John Kearns, Assistant Planner
April Wooden, Community Development Director 

The review of the Downtown Waterfront Specific Plan (DWSP), Section 4.2.B.1.c. indicated that apparel and accessory stores were permitted uses; however, used items were specifically excluded. Although the permitted use section provides a final “catch-all” category for “Other retail...uses”, staff did not feel comfortable using this category due to the specific prohibition on “used” apparel and accessory items. However, staff does believe that the proposed high-end consignment boutique is consistent with the overall goals of the DWSP for Main Street Commercial. Consequently, staff has brought this item forward as a Conditional Use in order to allow the Planning Commission to consider approving the use with conditions that would ensure its consistency with overall DWSP goals.

ANALYSIS: The proposed use is part of the Harbor Square development which provides space for various tenant uses, including among others: a restaurant, lounge, Subway, coffee roaster, and investment advisor. What is lacking is the retail component that is identified in the DWSP as an important land use component to the overall development of the downtown. Staff believes that the proposed retail use, with appropriate conditions imposed, will be consistent with the intent of the DWSP. The Conditional Use section of the DWSP, Section 4.2.B.1.c., provides, for example, for reupholstering, furniture repair, and antique refinishing. This use is inherently tied to “used” furniture, as reupholstering, repair, or refinishing would only be needed related to used items. The inclusion of this use in the Conditional Use section suggests that, with appropriate conditions attached, a reupholstering or furniture repair use would be consistent with the overall goals of the DWSP. Consequently, staff has inferred that the same would be true for “like-new” consignment goods.

The applicant’s proposal includes hours that will be limited to Wednesday through Saturday from 11:00 a.m. to 7:00 p.m. and Sunday from 12:00 p.m. until 4:00 p.m. The shop will be closed Monday and Tuesday. The applicant has also proposed limitations on consigners to bring in merchandise only Wednesday through Saturday from 12:00 p.m. until 6:00 p.m. with a limitation of 20 or fewer items per consignor per visit. Staff will consist of not more than three (3) employees at a time.

Conditional Use Permit

According to the Downtown Waterfront Specific Plan, “Use Permits are required for uses typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located and operated compatibly with uses on adjoining properties and in the surrounding area. Use permits provide the flexibility to allow such uses where appropriate, while disallowing where conflict with surrounding uses or the purposes of the district would occur. (VIII-10)”

Staff has proposed a number of conditions to be attached to the Use Permit. They are attached hereto as Attachment 5.

The Planning Commission must make the following findings to be able to grant approval of a conditional use permit:

- That the proposed location of the use is consistent with the Goals, Objectives and Policies of the Downtown Waterfront Specific Plan and the purposes of the district in which the site is located;
 - That the proposed location of the Conditional Use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan.
 - That the proposed use will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.
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ATTACHMENTS:

- 1.) Resolution PC13-__
- 2.) Related Main Street Commercial (MC) District Guidelines
- 3.) Sparkly Ragz Business Plan
- 4.) Sparkly Ragz floor layout
- 5.) Proposed Conditions of Approval

RESOLUTION NO. PC13-___

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT APPLICATION NO. UP12/13-005
CONDITIONALLY PERMITTING THE ESTABLISHMENT OF A
CONSIGNMENT STORE AT 700 MAIN STREET, #114**

WHEREAS, the Planning Commission at a Special Meeting on July 30, 2013 did review Conditional Use Permit Application No. UP12/13-005 to conditionally permit the establishment of a consignment store at 700 Main Street, #114; and

WHEREAS, the public notice was published in the Daily Republic on July 20, 2013; and

WHEREAS, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

WHEREAS, the applicant and members of the public were afforded the opportunity to speak on the application; and

WHEREAS, The Conditional Use Permit application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under Section 15301 Existing Facilities; and

WHEREAS, based on evidence presented at the Public Hearing by City Staff, the applicant, the public and Commissioners, the following Findings are hereby made:

In order for the Planning Commission to approve the conditional use permit the following findings must be made:

1. Notice has been given in the time and in the manner required by State Law and City Code because a public notice was published on July 20, 2013 in the *Daily Republic* newspaper and mailed to surrounding property owners on July 18, 2013.
2. That the proposed project, when subject to the adopted conditions, will not conflict with the Goals, Objectives, and Policies of the General Plan, the Downtown Waterfront Specific Plan (DWSP), or the purposes of the zoning district in which the site is located because the use is a retail use similar in nature, function, and operation to listed conditional uses and is found by the Community Development Department to be consistent with the intent of the Main Street Commercial District and the Goals and Policies of the DWSP.
3. That the proposed consignment store, when subject to the conditions, will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City, because the use of the site, with the conditions, will provide needed retail services within the Main Street Commercial district and will be complementary to other uses in the district.
4. That the proposed project has been considered through the Conditional Use Permit process as required by Suisun Zoning Ordinance and the DWSP as a public hearing

was held and testimony and materials were considered by the Planning Commission prior to adoption of the resolution.

5. The project is exempt from the California Environmental Quality Act (CEQA) per Section 15301: Existing Facilities because the building is existing and no additional square footage is being proposed.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby adopt Resolution PC13- ; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. 12/13-005 Conditionally Permitting the Establishment of a Consignment Store at 700 Main Street, #114, including the above Findings, subject to the following Conditions and all other applicable Suisun City Codes and Ordinances:

1. The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City it's agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans, or other documents pertaining to this application.
2. The use shall be established and operated constructed in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of Suisun City Code including but not limited to the Uniform Building Code as adopted by the City of Suisun City.
3. Approval of this permit will be effective, provided no appeals are received within 10 calendar days of the Planning Commission meeting date of July 30, 2013 and provided that the property owner's and the applicant's signatures are obtained affirming that they have read and understand the Conditions of Approval for the Conditional Use Permit No. 12/13-005 and agree to comply with the conditions.
4. The applicant shall submit proposed exterior signage for review and approval by the Community Development Director prior to operation of the use.

The forgoing motion was made by Commissioner _____ and seconded by Commissioner _____ and carried by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

WITNESS my hand and the seal of said City this ___ day of July, 2013.

Anita Skinner
Commission Secretary
-9-

- Distribution, supply, or preparation of construction materials, automotive components or other materials or components used for manufacturing, assembly or packaging of finished products

c. **Main Street Commercial (MC)**

Purpose and Intent. This district is primarily devoted to preserving and enhancing the mix of retail, specialty and related uses traditionally found within the older, central retail districts of small cities. This traditional mix of uses typically consisted of a retail or personal service business in the ground floor storefront facing Main Street; small commercial, professional offices or residential uses could be found on the upper floor(s) and behind the Main Street frontage use. Main Street retailers sold a combination of convenience items and services for everyday needs (e.g., butcher, baker, shoe shop) and specialty items such as clothing, jewelry, gifts and antiques. Restaurants, cafes and similar eating and entertainment establishments were also commonplace. Large bulk retail businesses, such as furniture sales, automotive or wholesale uses were generally found only on the fringes of the Downtown, if at all.

The Town Square area is to be developed to recreate the traditional downtown's "focus". Here, because of the large setback from Main Street and the unique characteristics of the buildings, office uses are expected to locate on the ground floor as well as the upper floors. Businesses and buildings on Main Street shall face or orient toward Main Street; buildings on adjacent streets shall face the Square.

Permitted Uses. Where a "U" is denoted next to a particular use or business on the following list, that use is permitted only on the upper floor(s) or other areas of a building which do not front onto or have direct access to Main Street.

Main Street.

- Apparel and accessory stores, not including used items
- Artist's studio; art supply stores
- Antique or antique reproductions shop, not including recently manufactured "used furniture" items
- Bakery, creamery
- Bookstores
- Business schools, art, modeling, music and/or dancing studios — (U)
- Eating and drinking places where food service is the primary use (restaurants)
- Florist shops
- Hardware stores, not including lumber, building materials and the like
- Paint, decorating and wallpaper stores
- Beauty, barber shops and salons
- Delicatessen, sandwich shop
- Business services, not including establishments engaged in the renting or leasing machinery, tools and other equipment — (U)
- Clothing and costume stores
- Communication services — (U)
- Finance, insurance and real estate offices — (U)
- Health services, including medical/dental services — (U)
- Optical shop; optometrist

IV. Land Use Regulations'

4.1 Land Use Map/Development Program

A. Land Use Map

B. Development Program

4.2 Land Use Districts

A. Residential Districts

■ B. Commercial Districts

4.3 Public Facilities/Open Space

4.4 Parking Regulations

IV. Land Use Regulations

4.1 Land Use Map/Development Program

A. Land Use Map

B. Development Program

4.2 Land Use Districts

A. Residential Districts

B. Commercial Districts

4.3 Public Facilities/Open Space

4.4 Parking Regulations

- Legal and miscellaneous non-medical professional office—(U)
- Pet Grooming —(U)
- Photographic and portrait studios
- Printing, publishing and allied industries — (U)
- Radio and TV broadcasting
- Open Space, public access
- Shoe stores, shoe repair, shoeshine, hat cleaning/repair and the like
- Tax return preparation service —(U)
- Travel agencies
- Watch, clock and jewelry sales and repair
- Other retail, service, public or quasi-public uses which are similar in nature, function or operation to Permitted Uses listed and which the Community Development Department finds to be consistent with the intent of the district.

Town Square. Permitted Uses are the same as those listed for Main Street, except that uses permitted on upper floors are also permitted on the ground floor.

Conditional Uses. (Both Main Street and Town Square/Lawler House.)

- Any use listed as permitted on an upper floor or space without Main Street frontage that is proposed to be established on a ground floor with a Main Street storefront.
- Bed and Breakfast Inns
- Commercial amusement or entertainment
- Entertainment, nightclub and bar/lounge uses where food service is not the primary purpose of the business
- Food and grocery stores, convenience markets
- Furniture stores
- Firehouse, community center, government office, post office
- Movie theater
- Reupholstering and furniture repair; antique refinishing
- Residential dwellings, including apartments and condominiums
- Generally: Any other retail, service, public or quasi-public use which is similar in nature, function or operation to listed conditional uses and is found by the Community Development Department to be consistent with the intent of this district and the Goals and Policies of the Specific Plan.

d. North Main Street Mixed Commercial/Office/Residential Use Site (C/O/R)

Purpose and Intent. This area is bounded by Lotz Way on the north, the proposed expanded marina basin to the south, Main Street on the west and Civic Center Boulevard on the east. This site is to be developed with a mix of business/professional offices, retail commercial, restaurant uses and a hotel. Medium Density Residential uses (townhomes or condominiums) are also anticipated; these may be developed as a "stand alone" development on a portion of the site; or, as an integrated part of the commercial/office development (e.g., upper floors over ground floor commercial uses). Because of the unique character of the development program for this site and its strategic location, any proposed uses and development for all or any portion of the site must be approved through the Planned Unit Development process as specified by Chapter 8, Section 8.6.A of the Specific Plan.

Proposed Services Offered:

Sparkly Ragz will be an upscale consignment boutique specializing in misses/women's, better label, currently fashioned, new and like new clothing and accessories as well as some vintage handbags and jewelry.

Our products will be offered at prices up to 70% off retail pricing.

In addition to our selection of clothing and accessories, we will partner with local artisans to feature handmade goods such as jewelry and candles.

Our goal is to engage in a unique partnership with the community by providing a premium consignment service and a professionally displayed showroom to promote our consignor's pristine items. Our consignor's delicately-used items will be selectively handpicked by our fashion knowledgeable staff. Every item must meet our exacting standards for style and like new condition.

Sparkly Ragz will be committed to ethical behavior and will adhere to the Code of Ethics as outlined by NARTS (The Association of Resale Professionals). See attached code.

Description of Operation:

Our initial hours of operation will be Wednesday – Saturday 11-7; Sunday 12-4. We will be closed Monday and Tuesday.

Consignments will be taken Wednesday – Saturday from 12-6. Consignment review is limited to 20 items or less per consignor, per visit.

No more than 3 employees will be staffed at Sparkly Ragz at any given time.

Number of customers in the store at any given time will be restricted to the capacity limits of the space.

Outdoor Activities:

On occasion we would like to place a rack outside the front of the store as a promotion for a special occasion or sale. Any racks placed outside will be neat and clean in appearance.

To help promote foot traffic to the front of the store we would like to place 1 to 2 sandwich board style signs in front of the business and/or at the rear of the business near “the square”. These signs may consist of a chalk board style of advertising.

Odors, Noise, Dust or Glare Produced:

Nothing within our operations should produce any of the above referenced subjects.

To keep in line with an upscale shopping experience, Sparkly Ragz does intend to create a desirable ambience by using room fresheners and playing music at respectable levels, within the store.

Hazardous or volatile materials or chemicals involved:

None

Type of Vehicle Traffic:

It is not expected that the flow of vehicle traffic will increase or exceed normal levels. Parking for this location is open with parking on the street as well as a couple open lots. The volume of deliveries will be low due to the majority of our merchandise coming from consignors. Increased deliveries will be expected prior to store opening due to deliveries related to store fixtures.

Description of lease controls:

None

Brief description of prior use of property:

This space has never been occupied

Additional Written Information per Zoning Administrator:

None at this time

Attachments:

Store floor plan with suggested fixture placement.

Sample store merchandising renderings with notes on what elements will be used in our store.

Example pictures of fixtures, display cases and accessories that will be used in our store.

Consignment guidelines

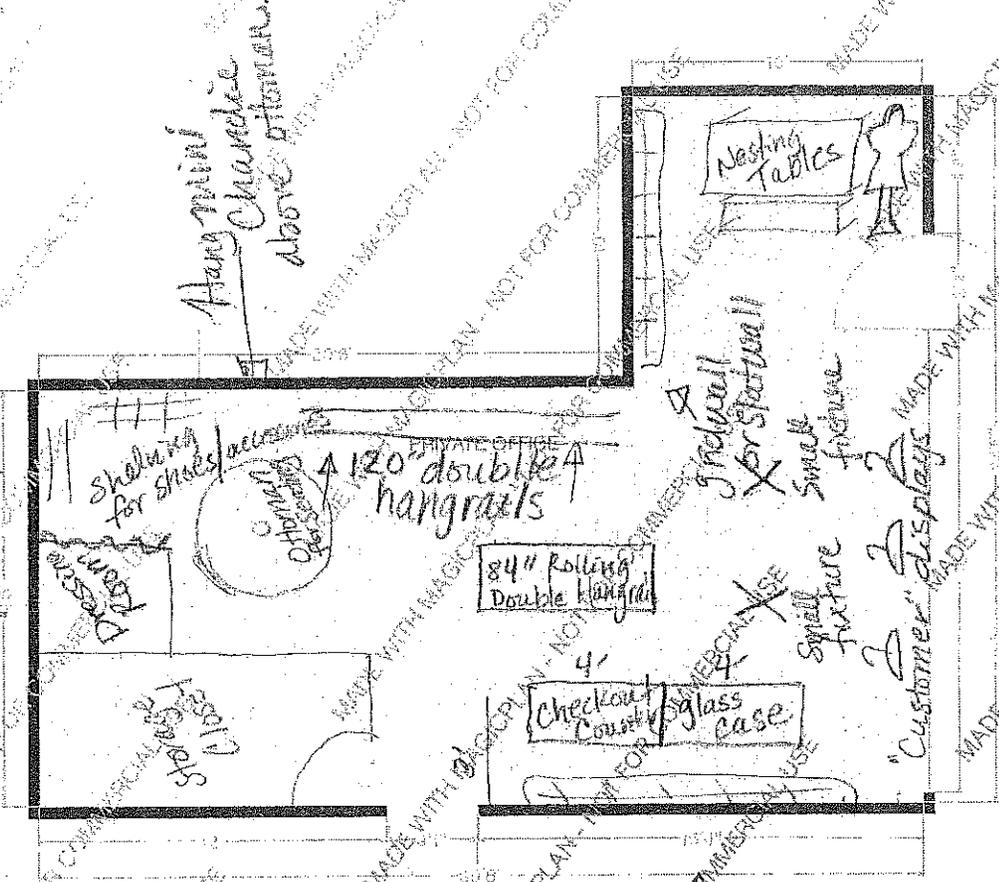
Consignment agreement

NARTS Code of Ethics

Agency: Home	Case#: _____	Date: 2013-04-26 15:02
Investigator: _____	Address: 700 Main St, Suisun City, California, United States, 94585	

Private Office

*Sparkly Rage
... a consignment boutique*



Any mini Charles above entrance

A behind counter Shelving/gndwll

Attachment 5
Sparkly Ragz Consignment Store
Conditions of Approval

1. The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City its agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans, or other documents pertaining to this application.
2. The use shall be established and operated in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of Suisun City Code including but not limited to the Uniform Building Code as adopted by the City of Suisun City.
3. Consignment goods shall be limited to "current-trending like-new or delicately-used", "vintage", "retro", or new merchandise, consisting of apparel accessories, jewelry, and local artisan gift shop items, such as candles.
4. Hours of operation will be Wednesday through Saturday from 11:00 a.m. to 7:00 p.m. and Sunday from 12:00 p.m. until 4:00 p.m. The shop will be closed Monday and Tuesday.
5. Acceptance of consignment merchandise will be limited to Wednesday through Saturday from 12:00 p.m. until 6:00 p.m. with a limitation of 20 or fewer items per consignor per visit.
6. Staff will consist of not more than three (3) employees at a time.
7. Merchandise will be displayed in a "retail" fashion (as opposed to a "thrift store" manner). Outdoor display will be allowed only with prior approval from the Community Development Department.
8. A signage plan shall be submitted for review and approval by the Community Development Director prior to operation of the use. Signs shall be limited to building signs consistent with other signs on 700 Main Street and a "trendy" sandwich board sign at each entrance to #114.
9. Approval of this permit will be effective on August 10th, provided no appeals are received within 10 calendar days of the Planning Commission meeting date of July 30, 2013 and provided that the property owner's and the applicant's signatures are obtained affirming that they have read and understand the Conditions of Approval for the Conditional Use Permit No. UP13-____ and agree to comply with the conditions.

AGENDA TRANSMITTAL

MEETING DATE: July 30, 2013

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING: Resolution PC13-___; A Resolution of the City of Suisun City Planning Commission Recommending a Zoning Text Amendment Ordinance (ZTA13-01) to the City Council amending Title 18 Zoning Chapter 18.54 "Signs", Adding a Provision for Special Sign Overlay Districts.

ENVIRONMENTAL REVIEW: The proposed project is exempt from CEQA under State CEQA Guidelines Section 15061(b)(3). This exemption applies to activities covered by the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

BACKGROUND: City staff has become aware of the establishment of Special Sign Districts in Fairfield on I-80 at Cordelia Junction and at North Texas Street. Through the provisions of the Special Sign District, the City of Fairfield approved the construction of signs in these locations that allow multiple businesses to advertise on one large pylon sign that would not otherwise be approved. City staff contacted staff from Fairfield to research this concept and learned that these signs seem to be generating significant additional sales tax revenue for the city. It appears that, as a result of vehicular traffic getting off to utilize the businesses advertised on the pylon sign, sales are increasing, resulting in additional sales tax.

City staff believes that this concept could be useful for the City of Suisun City on Highway 12. In particular the corner of Sunset Avenue and Highway 12 seems like a logical location for multiple businesses to advertise on a freeway-oriented pylon sign. If this code provision was adopted by ordinance by the City Council, the process would be in place for an applicant to file an application for approval of a Special Sign Overlay District and to propose construction of such a sign.

On June 4, 2013, the City Council discussed a proposal to amend the City Code to allow special sign districts. Councilmembers raised questions that could not be addressed at that time, and one councilmember was unable to attend the meeting, so the item was placed on a Special Meeting agenda on June 11, 2013.

Interests that were raised by Council in considering this item included:

- Making sure interests of small businesses are recognized.
- Reaffirming the need to draw traffic off Highway 12 into the commercial centers, which would provide a benefit to all businesses, whether included on the pylon sign or not.
- Managing the size/number of sign districts to avoid increasing sign clutter.
- Recognizing that different areas of the City have different needs and interests regarding signage.

STAFF REPORT: In order to allow special sign districts in the City, a zoning text amendment (ZTA) must be considered by the Planning Commission and approved by the City Council. The current zoning ordinance does not provide for a sign district in which a sign on one parcel could

PREPARED BY:

April Wooden, Community Development Director

include a display that advertises a business on another parcel. This limitation can be overcome by establishing an overlay zoning classification for special sign districts. Currently, unless businesses purchase space on an outdoor advertising sign, they are limited to on-site signage. Often, individual businesses within a shopping center are located on parcels owned separately. Consequently, in the absence of a sign district, those businesses would not be allowed by City Code (unless a legally enforceable agreement to the contrary exists) to advertise on an off-site sign located on another parcel in the center.

In order to comply with Caltrans regulations, the advertising display (pylon) sign would have to meet the following requirements:

- The sign is within the boundaries of an individual commercial development project.
- The sign identifies the name of the business center in which it is located.
- Only businesses located within the business center may be identified on the display.
- The City Council has adopted an ordinance for the display and it meets city ordinances.
- The display results in a consolidation of allowable signs within the business center, so that fewer signs will be erected as a result of the display.

In response to questions regarding proliferation of such pylon signs, staff has determined that Caltrans regulations limit the placement of these signs as follows:

“No advertising display shall be placed within 100 feet from another advertising display on the same side of any portion of a primary highway...”

As with each application for a rezoning or zoning map amendment, the City Council must review each application on a case by case basis. The same would apply to designation of a Special Sign District overlay.

The revised ZTA provides for two methods for the establishment of a Special Sign District. Any applicant may file an application, consistent with the procedures set forth in the ordinance, with written agreement of all property owners proposed to be within a given sign district. By agreeing to be part of the district, each property owner would receive some benefit from advertising (or having tenants advertise) on a large pylon sign in return for reduced overall signage in the district. It is anticipated that even tenants that are not on the pylon display would receive the benefit of increased traffic (leading to an increased customer base) that would come into the center because of the pylon sign.

In the alternative, the Planning Commission or City Council can direct the Community Development Director to file an application for the establishment of a Special Sign District in a particular location. The application would then be processed consistent with the procedures set forth in the ordinance, and affected property owners would be notified and given the opportunity to participate in a public hearing process to consider the proposed Special Sign District.

The steps involved in adopting a zoning text amendment include:

- Staff prepares draft ordinance.
- Planning Commission holds a public hearing and forwards a recommendation to City Council.
- City Council holds a public hearing and first reading of the ordinance.

- City Council adopts the ordinance.
- The ordinance becomes effective 30 days following adoption.

STAFF RECOMMENDATION: Adopt Resolution PC13-___; A Resolution of the City of City of Suisun City Planning Commission Recommending a Zoning Text Amendment to the City Council amending Title 18 Zoning Chapter 18.54 "Signs", Adding a Provision for Special Sign Overlay Districts.

ATTACHMENTS:

1. Resolution PC13-___; A Resolution of the City of Suisun City Planning Commission Recommending a Zoning Text Amendment Ordinance (ZTA13-01) to the City Council amending Title 18 Zoning Chapter 18.54 "Signs", Adding a Provision for Special Sign Overlay Districts.
2. An Ordinance of the City Council of the City of Suisun City, California, Amending Title 18 Zoning Chapter 18.54 "Signs", Adding a Provision for Special Sign Overlay Districts.

RESOLUTION NO. PC13-

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
RECOMMENDING A ZONING TEXT AMENDMENT ORDINANCE TO THE CITY
COUNCIL AMENDING CHAPTER 18.54 OF TITLE 18 ZONING
ADDING A PROVISION FOR SPECIAL SIGN OVERLAY DISTRICTS**

WHEREAS, the City Council directed the Planning Commission to consider and make recommendations on a proposed zoning text amendment amending Chapter 18.54 of Title 18 Zoning adding a provision for special sign overlay districts; and

WHEREAS, the Planning Commission at a regular meeting on June 25, 2013 reviewed the proposed zoning text amendment ordinance; and

WHEREAS, a public notice was published in the Daily Republic on June 15, 2013; and

WHEREAS, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

WHEREAS, a public hearing was held affording members of the public the opportunity to speak on the proposed zoning text amendment; and

WHEREAS, the California Environmental Quality Act (CEQA, Public Resources Code Sections 2100-21177) requires analysis of agency approvals of discretionary "projects". A "project", under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment;" and

WHEREAS, the approval of this zoning text amendment does not approve any development project; rather, it establishes an overlay zoning district, including development standards for the district and the freeway-oriented signs which may be located within the district, subject to subsequent entitlement review and approval. The project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15061(b)(3) which states that CEQA only applies to projects which could have an impact on the environment.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby adopt Resolution PC13- __; A Resolution of the City of Suisun City Planning Commission Recommending a Zoning Text Amendment to the City Council Amending Chapter 18.54 of Title 18 Zoning Adding a Provision for Special Sign Overlay Districts.

Finding: The project is categorically exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15601.b.3 of the State CEQA Guidelines.

Evidence: The proposed project is exempt from CEQA under State CEQA Guidelines Section 15601(b)(3). This exemption applies to activities covered by the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

The forgoing motion was made by Commissioner _____ and seconded by Commissioner _____ and carried by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

WITNESS my hand and the seal of said City this 30th Day of July 2013.

Anita Skinner
Commission Secretary

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SUISUN CITY, CALIFORNIA, AMENDING CHAPTER 18.54
OF TITLE 18 ZONING, ADDING A PROVISION
FOR SPECIAL SIGN OVERLAY DISTRICTS**

WHEREAS, the City Council directed the Planning Commission to consider and make recommendations on changes in the City's signage regulations; and

WHEREAS, the City Council has determined that it is in the City's interest to approve a zoning text amendment to provide an application process for special sign overlay districts to encourage economic vitality while safeguarding and protecting the public health, safety, and welfare through appropriate controls on the design, location, and maintenance of signs within special sign overlay districts; and

WHEREAS, the City Council has determined that allowing up to five (5) such special sign overlay districts within the Highway 12 corridor would be of benefit to the City; and

WHEREAS, the Planning Commission of the City of Suisun City, at its regular meeting of June 25, 2013, adopted a Resolution recommending approval of the proposed zoning text amendment adding a provision for special sign overlay districts.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that the above recitals are true and correct and incorporated herein by this reference.

SECTION 2. Title 18 Zoning, Chapter 18.54 Signs is amended as follows:

18.54.640 Special Sign Overlay Districts. – Definitions.

Special Sign Overlay District (SSOD) – The SSOD is an overlay zoning designation which amends the zoning map by applying the overlay zoning to commercially developed and zoned properties within and adjacent to the Highway 12 corridor.

Highway or Highway-Oriented – As applied to SSODs, the definition of the term “highway or highway-oriented” shall be consistent with the definition of a “primary highway” as provided in the California Business and Professions Code.

Highway-Oriented SSOD Sign – The highway-oriented SSOD sign is a highway-oriented, pylon-type sign that allows for displays which include off-premise advertising of businesses located within the SSOD.

SSOD Designation Application – As provided in subsection A. of section 18.54.720, there are two methods applicable to the designation of an SSOD. In either case, an application must be submitted and processed consistent with that subsection and the Suisun City Code.

SSOD Sign Permit Application – An application for an SSOD sign permit shall be submitted and processed consistent with section 18.54.730 of this chapter.

Concurrent Applications – An SSOD Designation Application and an SSOD Sign Permit Application may be submitted and processed concurrently consistent with sections 18.54.720 and 18.54.730 of this chapter.

18.54.650 Purpose. The special sign overlay district (SSOD) is established to increase the visibility and economic vitality of businesses within the Highway 12 corridor while at the same time ensuring public safety. The SSOD provides for the construction of one (1) highway-oriented SSOD sign within the district that, by definition, is allowed to include off-premise advertising.

18.54.660 Criteria for the Designation of a SSOD. The SSOD, upon application and approval as specified herein, shall be applied to commercially zoned properties within commercial areas adjacent or in proximity to Highway 12 and located on the same side of Highway 12. Up to five (5) SSODs may be designated within the Highway 12 corridor and the boundary of one SSOD may be adjacent and/or contiguous to another SSOD. However, no highway-oriented SSOD sign proposed for construction within an SSOD shall be within one hundred (100) feet of any existing highway-oriented SSOD sign in an adjacent SSOD.

18.54.680 Effect. The SSOD shall apply only to the allowed signage for establishments, uses, activities, or features within the SSOD. It shall not modify the regulations, permitting requirements, or other development standards for uses and structures otherwise imposed herein. It shall not modify or affect the law of fixtures, sign-related provisions in private leases, or the ownership of existing sign structures, without the express written consent of the parties to such leases or owners of such signs.

18.54.690 Other Governmental Approvals. Nothing provided for in this section shall waive or diminish any other local permitting requirements, or any state or federal permitting requirements.

18.54.700 Highway-Oriented SSOD Sign Development Standards.

A. The highway-oriented SSOD sign permitted by the establishment of the SSOD shall not exceed sixty (60) feet. However, in the event that the applicant, by means of a visual simulation and other evidence demonstrates that increased height is warranted, based upon particular circumstances within the SSOD, the City Council, upon the adoption of Findings, may approve a sign that exceeds sixty (60) feet.

B. The highway-oriented SSOD sign shall be designed in a manner that is context-sensitive to its location within the City of Suisun City and within the existing commercial area, complementary to the materials and design of buildings in proximity to the sign, and landscaped to enhance the aesthetics of the sign. Removal of existing landscaping and vegetation shall require approval by the Community Development Director, in conformance with an approved landscaping plan submitted as part of the SSOD sign permit application.

C. Illumination shall be effectively shielded so as to prevent light from being directed at any portion of the traveled rights of way, to prevent glare, and to prevent impairment of driver vision or vehicle operation. Illumination shall not interfere with the effectiveness or obscure an official traffic sign, device, signal, or pavement marking.

D. The approved SSOD shall comply with the California Business and Professions Code. If the SSOD is located within a named business center, the name of the business center shall be included on the highway-oriented SSOD sign. An application for a highway-oriented SSOD sign permit shall include a proposed signage reduction plan that ensures that the installation of the sign will result in the consolidation of allowable signage within the business center, so that less signage will be erected as a result of the installation of the highway-oriented sign in the SSOD. The permittee shall be responsible for adherence to the approved signage reduction plan.

18.54.710 Design intent. The establishment of an SSOD and construction of a highway-oriented SSOD sign are intended to accomplish the following goals:

A. Increase the visibility and economic vitality of businesses within the Highway 12 corridor by providing the opportunity for off-premise advertising.

B. Result in quality design, character, and construction of signs that are both context-sensitive, as well as complementary to the materials and design of buildings in proximity to the sign.

C. Enhance overall property values in the City by discouraging signs which contribute to the visual clutter of the streetscape.

D. Improve traffic safety by ensuring that signage does not distract motorists, obstruct traffic circulation, or impede pedestrian or vehicular movement.

18.54.720 Procedures for Establishment of an SSOD.

A. There are two application methods for the establishment of an SSOD:

1. Any applicant may file an application for the establishment of an SSOD concurrently with the filing of an application for a sign permit pursuant to 18.54.730 below. The application for an SSOD shall be made on the forms and in the manner prescribed by the Community Development Department, shall be accompanied by fees as specified in the City's Master Fee Schedule for staff work on a full cost recovery basis.

2. Alternatively, upon Discussion and Direction from the City Council to staff to initiate the process for the establishment of one or more sign districts, staff shall prepare an application and related materials. The matter shall be placed on a Planning Commission agenda for public hearing.

In either case, the application shall be processed consistent with the procedures set forth subsections B. through D. below.

B. Regardless of the manner in which the application is filed, whether by an applicant or by the Community Development Director on behalf of the Planning Commission or City Council, the Planning Commission shall hold at least one public hearing on the matter. Within 30 days of the close of the public hearing, the Planning Commission shall make findings, and shall recommend to the City Council that the SSOD be approved, approved subject to specific written conditions, or to deny the application for cause. Such action shall be by Resolution.

C. Where the Planning Commission has recommended approval, with or without conditions, the Community Development Director shall transmit the record of the Planning Commission action to the City Clerk for the purpose of setting a public hearing before the City Council. The hearing shall be set in the manner prescribed by Title 7, Section 65905 of the Government Code. The City Council shall hold at least one public hearing on the matter and shall render its decision to approve, approve subject to conditions, or deny the application for cause, within the time limits prescribed by Title 7, Section 65950 or Section 65952.1 of the Government Code. The Council's action shall be by Ordinance with such Findings as are required by law.

D. Where the Planning Commission has recommended denial of the application, the City Council may *sua sponte* direct the City Clerk to set a public hearing before the City Council. The hearing shall be set in the manner prescribed by Title 7, Section 65905 of the Government Code. The City Council shall hold at least one public hearing on the matter and shall render its decision to approve, approve subject to conditions, or deny the application for cause, within the time limits prescribed by Title 7, Section 65950 or Section 65952.1 of the Government Code. The Council's action shall be by Ordinance with such Findings as are required by law.

18.54.730. Procedures for the Issuance of a Permit for the Construction of a Highway-Oriented SSOD sign.

A. Any applicant may file an application for a permit to construct a highway-oriented SSOD sign. The application for such a permit shall be made on the forms and in the manner prescribed by the Community Development Department, shall be accompanied by fees as specified in the City's Master Fee Schedule for staff work on a full-cost recovery basis, and shall include an Affidavit providing full indemnification for the City and its agents and employees, as well as insurance in an amount specified by the City which lists the City as an additional insured. Failure to maintain said insurance in full force could subject the SSOD sign permittee to loss of his/her SSOD sign permit. If the applicant is not the owner of the property on which the proposed sign would be located, the application shall also be signed by the property owner. Such application shall require environmental review, site plan review, and design review of the proposed sign and its location, initially by the Planning Commission, in the manner in which other signs are reviewed, and subsequently by the City Council, due to the significant scale and multi-parcel purpose of the highway-oriented SSOD sign. Both the Planning Commission and the City Council shall make Findings prior to approving an SSOD sign permit. The following indemnification and insurance assurances shall be included in the application and agreed to and warranted by applicant:

1. Indemnification. Applicant agrees to indemnify and defend the City, its officers, employees, contractors, attorneys and agents against, and shall hold and save them and each of them harmless from, any and all petitions for writ of mandate, actions, lawsuits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the Project. Applicant shall defend any action or actions filed in connection with any of said claims or liabilities and shall pay all costs and expenses, including legal costs and attorney's fees incurred in connection therewith, with the City having its choice of legal counsel for itself and for any above-referenced person or entity. Applicant shall promptly pay any judgment rendered against the City, its officers, employees, contractors, attorneys and agents for any such petition for writ of mandate, lawsuit and action arising out of or in connection with the Project, the work, operations and/or activities of Applicant hereunder; and Applicant agrees to save and hold the City, its officers, agents, contractors, attorneys and employees harmless therefrom to the fullest extent provided by this indemnity provision.

2. Insurance. Applicant warrants and represents that it carries at least \$2 Million in commercial general liability insurance and automobile insurance in forms that are acceptable to the City and that the Applicant, within three business days of approval of its application, shall cause the City to be named as an additional insured on said policies and further Applicant shall cause all contractors used by the Applicant to name the City as an additional insured on all insurance policies carried by said contractors.

B. The Planning Commission shall hold at least one public hearing on the matter. Within 30 days of the close of the public hearing, the Planning Commission shall make findings, and shall recommend to the City Council that the SSOD sign permit be approved, approved subject to specific written conditions, or to deny the application for cause. Such action shall be by Resolution.

C. Where the Planning Commission has recommended approval, with or without conditions, the Community Development Director shall transmit the record of the Planning Commission action to the City Clerk for the purpose of setting a public hearing before the City Council. The hearing shall be set in the manner prescribed by Title 7, Section 65905 of the Government Code. The City Council shall hold at least one public hearing on the matter and shall render its decision to approve, approve subject to conditions, or deny the application for cause, within the time limits prescribed by Title 7, Section 65950 or Section 65952.1 of the Government Code. The Council's action shall be by Resolution with such Findings as are required by law.

D. Where the Planning Commission has recommended denial of the application, the City Council may *sua sponte* direct the City Clerk to set a public hearing before the City Council. The hearing shall be set in the manner prescribed by Title 7, Section 65905 of the Government Code. The City Council shall hold at least one public hearing on the matter and shall render its decision to approve, approve subject to conditions, or deny the application for cause, within the time limits prescribed by Title 7, Section 65950 or Section 65952.1 of the Government Code. The Council's action shall be by Resolution with such Findings as are required by law.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 4. This Ordinance shall be posted in at least three (3) public places within the City or published in a county newspaper that is circulated in the City within fifteen (15) days after its passage, there being no newspaper of general circulation printed and published within the City.

PASSED, APPROVED, AND ADOPTED as an Ordinance at a regular meeting of the City Council of the City of Suisun City, California, on this ____ day of August 2013.

Pete Sanchez
Mayor

CERTIFICATION

I, Linda Hobson, City Clerk of the City of Suisun City, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on the ____ day of August, 2013 and passed, approved, and adopted by the City Council of the City of Suisun City at a regular meeting held on the ____ day of August, 2013 by the following vote:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal of said City this ____ day of August 2013.

Linda Hobson, CMC
City Clerk