

AGENDA
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., DECEMBER 22, 2014

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC14-13

1. ROLL CALL:

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

Pledge of Allegiance
Invocation

2. INTRODUCTION

Development Services Director, Jason Garben

3. ANNOUNCEMENTS:

None

4. MINUTES:

Approval of October 14, 2014, Planning Commission Minutes and the Special Planning Commission Meeting of October 20, 2014.

5. 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.

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Commissioner should be identified at this time.)

6. 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.

MINUTES
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., October 14, 2014

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC14-10

1. ROLL CALL:

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

Absent:
Commissioner Adeva

Pledge of Allegiance
Invocation

2. ANNOUNCEMENTS:

None

3. MINUTES:

Commissioner Ramos moved to approve the Planning Commission Minutes for September 23, 2014 Special Meeting and Regular Meeting. Commissioner Wade seconded the motion. Motion passed 6-0.

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.

CONFLICT OF INTEREST NOTIFICATION

Commissioner Ramos excused himself from Public Hearing Item A regarding 50 Main Street.

5. PUBLIC HEARINGS:

A. (Continued from September 23, 2014) Request for Site Plan/Architectural Review (AR14/15-002) Approval for Construction of and Accessory Structure and Associated Equipment Located at the Rear of 50 Main Street, APN 0032-042-760.

John Kearns presented the staff report. He gave a brief background on the proposed accessory structure. Mr. Kearns explained that at the September 23, 2014 meeting, the Planning Commission asked for additional information from the Bay Area Air Quality Management District (BAAQMD) permitting for this project. The applicant met with the Chief Building Official Dan Kasperson. After reviewing information provided by the BAAQMD and an alternative plan for the project, it was determined that no sprinkler system would be required but that the back of new addition must be constructed of stucco and act as the fire suppression.

The Commission briefly discussed the some of the categories.

Commissioner Ramos moved to approve Resolution No. PC 14-12. Commission Mirador seconded the motion. Motion passed 6-0.

6. GENERAL BUSINESS:

Mr. Kearns reminded the Commission of the Special Meeting on the Draft 2035 General Plan and Draft 2035 General Plan Environmental Impact Report on Monday, October 20th. The Parks and Rec Commission would hold a meeting on Wednesday, October 22nd. These special meetings will be to hear comments from the public and Commissions and to incorporate them into the document.

7. COMMUNICATION:

Mr. Kearns stated that he had attended the Suisun City Historic Waterfront Business Improvement District meeting prior to the Commission meeting and briefly told them about the Specific Plan Update and to hopefully get them involved.

Mrs. Kearns gave an update on the Wal-Mart project and that the parking lot would soon be complete.

Mr. Kearns informed the Commission that the KFC/Pizza Hut had been purchased by a new company and they would be coming forward with a new type of business.

Commissioner Harris asked about the status of the sign districts. Mr. Kearns stated that there are two districts, one in the Heritage Park Shopping Center and one in the Sunset Shopping Center. He further stated that he was contacted by the new owners of the Sunset Shopping Center and they wish to do a new sign but have not submitted anything as yet.

Mr. Kearns stated that there will be some reorganizing within City Hall and the Economic Development and Community Development Department will be merged into a Development Services Department with Jason Garben as the new director.

Commissioner Mirador stated that he would be unavailable until after November 14, 2014.

8. ADJOURN.

There being no further business the meeting was adjourned at 8:25pm.

Anita Skinner, Commissioner Secretary

MINUTES
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., OCTOBER 20, 2014

JOSEPH A. NELSON CENTER
611 VILLAGE DRIVE
SUISUN CITY, CALIFORNIA 94585

MINUTES AS SUBMITTED BY J. MATTHEW GERKEN, AECOM CONSULTANT

1. ROLL CALL:

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

Absent:

Commissioner Adeva

John Kearns presented the staff report.

INTRODUCTION

The City held a public workshop before the Planning Commission on Monday, October 20th, 2014 to present the Draft 2035 General Plan, along with Technical Background Reports and the Environmental Impact Report, and solicit input from the Planning Commission and the public. A summary of the discussion at this workshop follows.

MEETING NOTES

Planning Commissioner Harris: does this Plan go to the State of California for review? How do the mandatory topics for General Plans under state law relate to the Elements provided in the Draft General Plan? Particularly with regard to the State requirements for a "circulation element" versus the City's approach, which breaks up the circulation topics between the Transportation Element and the Community Facilities Element?

Answer: cities and counties have broad discretion to organize the mandatory topics in whatever way makes sense at the local level, so far as mandatory topics are addressed.

Action Item:

Perhaps we can add to the discussion on page Intro-3 regarding state law requirements and local flexibility?

Planning Commissioner Harris: is the Jepson Parkway widening addressed?

Answer: Yes, in the Vehicular Transportation Diagram and the Environmental Impact Report (EIR), which includes assumptions about the capacity of the future facility, as well as regional growth and use of this regional thoroughfare.

Travis Air Force Base Representative: discussion regarding the Special Planning Area and requirements for this area, including Base compatibility according to the future Airport Land Use Compatibility Plan (ALUCP). Discussion of increased capacity and runways at the Air Force Base.

Second hand smoke is an issue, as well. Will submit comment letter. Water fluoridation is another topic for consideration.

Action Item:

Have we appropriately provided for ped/bike connections to the Beck Avenue area? Is there more we should do? Should we mention lighting for bicycle and pedestrian areas? Or, is this too much detail for the General Plan?

Planning Commissioner Harris: Does the General Plan address hazards related to the railroad, such as spills and hazardous materials. Do we have a plan to handle this?

Answer: Yes, there is policy addressing this topic and the Local Hazard Mitigation Plan, which should be complete, should address the response aspect.

Travis Air Force Base Representative: discussing homeless population in the marsh area.

Planning Commissioner Harris: the General Plan addresses low income but not very low income population. Are we addressing vibration?

Answer: the Housing Element, prepared separately, will address homelessness and housing for very low, low, moderate, and above moderate income households. The General Plan includes standards for vibration and policies for addressing vibration sources and vibration-sensitive uses.

Planning Commissioner Harris: how can the City encourage Caltrans to maintain State Route 12 more effectively to reduce the amount of trash along the roadway? It does not get cleaned up frequently enough. Can prison labor be used? There is truck traffic going to the landfill that is an issue in this respect.

Action Item:

Is there any policy that can be added requiring the prevailing solid waste collection entity to avoid spilling solid waste on the way to the landfill and collaborate with the County and City of Fairfield to ensure the same?

Planning Commissioner Holzwarth: question about the water tower. It is in the Downtown Waterfront Specific Plan Area. Support for additional commercial development in the City.

Planning Commissioner Ramos: a developer had some plans for the 30-acre site for a large sports facility with ballparks, a hotel, basketball courts, soccer fields, and a major sports arena, with plans to use the train station to deliver participants.

There being no further business the meeting was adjourned at 8:20 pm.

Anita Skinner, Commission Secretary

AGENDA TRANSMITTAL

MEETING DATE: December 22, 2014

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING: Review of Conditional Use Permit No. UP11/12-009 and Consideration of an Amendment to Hours of Operation, UP14/15-003.

- a. Resolution PC14-___; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. 14/15-003 by Amending Conditional Use Permit No. 11/12-009 to Allow for Expanded Hours of Operation at 600 Marina Center for the Blue Devils Bingo Center.

APPLICANT: Blue Devils
4065 Nelson Avenue
Concord, CA 94520

OWNER: Pellarin Enterprises
1520 Main Street
Redwood City, CA 94063

SITE DATA:

- (1) General Plan/Specific Plan: Downtown Waterfront (DW)/General Commercial (GC)
- (2) Project Configuration: 9,100 square foot tenant space within Marina Shopping Center
- (3) Surrounding Land Use:
 - North- Vacant (CS)
 - South- Residential (RL)
 - West- Mobile Home Park (GC)
 - East- Vacant (GC)

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

BACKGROUND: On July 24, 2012, the Planning Commission approved Resolution No. PC12-05, which granted a Conditional Use Permit (CUP) for a bingo center to be established at 600 Marina Center which is within the Marina Shopping Center. Further on May 21, 2013 the City Council adopted Resolution 2013-29 which granted the Blue Devils a Bingo License which was also a condition of approval (Condition No. 4) of the CUP.

STAFF REPORT: Per the adopted conditions of approval (specifically Condition No. 18), "An annual review by Planning Commission of the CUP is required and shall be conducted in compliance with the provisions of Chapter 18.66. Additional review by the Planning Commission may be required in the event the facility fails to conform to the conditions of approval or

PREPARED BY:
REVIEWED BY:

John Kearns, Associate Planner
Jason Garben, Development Services Director

RESOLUTION NO. PC12-05

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT APPLICATION NO. UP11/12-009 FOR AN AMUSEMENT
CENTER (BLUE DEVILS BINGO CENTER) WITHIN THE MARINA SHOPPING CENTER AT
600 MARINA CENTER**

WHEREAS, the Planning Commission at a regular meeting on July 24, 2012 did review Conditional Use Permit Application No. 11/12-009 for an amusement center (Blue Devils Bingo Center) within the Marina Shopping Center at 600 Marina Center;

WHEREAS, the public notice was published in the Daily Republic on June 16, 2012; 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 present 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:

1. The proposed location of the use is consistent with the Goals, Objectives and Policies of the City's Zoning Ordinance and the purposes of the zoning district in which the site is located since it is a commercial location that allows amusement uses with the approval of a CUP.
2. The proposed location of the Conditional Use and the proposed conditions under which it would be operated and maintained are consistent with the General Plan in that the policies of the General Plan provide for commercial uses such as this within the City and the Downtown Waterfront designation.
3. 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 since the use is contemplated in the City's Zoning Ordinance, the location is within a commercial shopping center, and a variety of conditions are being imposed to address any concerns.
4. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301: Existing Facilities.
5. The conditions of approval will be effective and efficient when placed on this use at this location because they address concerns raised by police, fire, and other city staff, prevent impacts on neighboring property, and provide for security and safety for patrons.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby adopt Resolution PC12- ; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. UP11/12-009 Conditional Use Permit Application No. 11/12-009 for an amusement center (Blue Devils Bingo Center) within the Marina Shopping Center at 600 Marina Center; subject to the following Conditions and all other Suisun City Codes and Ordinances, state and federal law:

- (2) Outdoor lighting sufficient to provide safe ingress and egress from the building, as well as access to the parking area and outdoor smoking area shall be provided.
- (3) Security cameras, equal to or better than the example included as part of applicant's submittal materials, shall be mounted in a manner such that unobstructed facial views and views of all monetary transactions at the following locations are provided:
 - (a) Each entrance/exit.
 - (b) Each cashier counter.
 - (c) Any safe or vault.
 - (d) Any ATM.
- iii) In the event of excessive calls for service or complaints regarding the facility, the Police Department shall notify the Community Development Director. After notice and hearing, Planning Commission may review, modify, and/or revoke the CUP.

Operation:

- 12) No alcoholic beverages shall be sold, gifted, or consumed on the premises.
- 13) An outdoor smoking area, approved by the Community Development Director, Fire Chief, and Police Chief (or their designees), shall be provided and maintained in an attractive and functional manner.
- 14) The Use Permit does not include approval for a commercial kitchen. All food service shall conform to Solano County Health Department regulations.
- 15) Parking shall be in conformance with the parking plan submitted and which is made a part of this CUP.
- 16) No outdoor activities shall be permitted.
- 17) Session bingo shall be prohibited within the facility between the hours of 11:00 P.M. and 10:00 A.M. and drop-in bingo shall be prohibited within the facility between the hours of 11:00 P.M. and 8:00 A.M. The Community Development Director may, on a case-by-case basis, extend the hours of operation of session or drop-in bingo for special events, such as New Year's Eve.

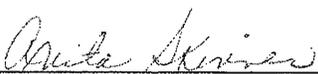
Review:

- 18) An annual review by Planning Commission of the CUP is required and shall be conducted in compliance with the provisions of Chapter 18.66. Additional review by the Planning Commission may be required in the event the facility fails to conform to the conditions of approval or complaints regarding the facility operation are received.

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

AYES:	Commissioners:	Adeva, Clemente, Holzwarth, Harris, Mirador, Ramos, Wade
NOES:	Commissioners:	None
ABSENT:	Commissioners:	None
ABSTAIN:	Commissioners:	None

WITNESS my hand and the seal of said City this 24th day of July 2012



 Anita Skinner
 Commission Secretary

AGENDA TRANSMITTAL

MEETING DATE: December 22, 2014

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING: Draft 2015-2023 Housing Element.

- a. Resolution PC14-___; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Authorize the Submittal of the Draft 2015-2023 Housing Element to the State Department of Housing and Community Development for its Initial 60-Day Review.

ENVIRONMENTAL REVIEW: An initial study and the appropriate environmental document will be prepared and brought forward when the final Housing Element is considered for adoption.

BACKGROUND: Every city and county in California is required by State law to update its Housing Element. The law also requires that the Housing Element be reviewed and certified by the State Department of Housing and Community Development (HCD). As part of the Housing Element Update, the City is required to identify and designate in its General Plan and Zoning Ordinance sufficient sites at sufficient densities to accommodate its Regional Housing Needs Allocation (RHNA), as determined by the Association of Bay Area Governments (ABAG).

Importantly, the State does not mandate the actual construction of the housing units by law. However, local governments must make a good faith effort to remove governmental constraints to the development of affordable housing. It is the State's policy that local governments should be actively supporting the development of affordable housing.

In updating the City's current Housing Element, the City is required to look at the following:

1. Review of the existing housing needs using population and household characteristics, income and employment and housing trends.
2. Review of the projected housing needs using ABAG's regional housing needs allocation (RHNA), conduct a site inventory and analysis, as well as looking at current policies and programs for "special needs" populations, such a senior or transitional housing.
3. Review of land use and other regulatory constraints that might limit meeting affordable housing needs, such as existing and projected demographics, income and market trends.

Once completed, HCD is required to review all updates and then certify the Draft Housing Elements. By certifying the update, this enables the City to maintain its eligibility for various funding sources and to comply with the state mandate that every city and county have a certified Housing Element. The most recent example of an affordable housing project is the Cottonwood Creek project which was constructed through the combination of supportive policies (e.g., PUD flexibility, fast track processing, etc.), the involvement of a non-profit housing provider, housing subsidies from state or federal sources, and the use of housing set-a-side funds. Without a certified

PREPARED BY:

John Kearns, Associate Planner

REVIEWED/APPROVED BY:

Jason Garben, Development Services Director

2009-2014 Housing Element

In order for the City to have the upcoming Housing Element certified by HCD, the City needed to complete implementation of the existing Housing Element Programs found below:

- Pursuant to Senate Bill (SB) 2, staff will amend the City Zoning Ordinance to allow emergency shelters as a permitted use in the ML (Manufacturing Light) district without a conditional use permit or other discretionary review. In addition the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4) and consistent with the development standards in the ML district. This will be accomplished by amending the Municipal Code.
- Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. Both transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure. This will be accomplished by amending the Municipal Code.
- Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website. This can be accomplished by adopting a procedure, policy or ordinance.
- To promote the financial feasibility of producing affordable housing units utilizing density bonuses and incentives and concessions the City will adopt a density bonus ordinance in compliance with Government Code Section 65915. The City will reserve the option of granting an additional density bonus to increase the financial feasibility of an affordable housing project that includes extremely low-; very low-; and low-income units. This will be accomplished by adding an ordinance to the Municipal Code.

All of these programs were implemented with the passage of Ordinance No. 728, which the City Council adopted on November 18, 2014.

2015-2023 Housing Element

Several of the programs from the 2009-2014 Housing Element have been found to be effective and are proposed to be carried over to the proposed Housing Element. With the fact that the General Plan Update has taken longer than anticipated (originally scoped for an 18-month process), the necessary rezonings that the 2009-2014 Housing Element programmed for were not completed thus leaving a shortfall of 108-units. Program 1.A.1, explains that the city must provide the proper rezoning to accommodate the 108-unit shortfall by January 31, 2016. In addition, there are 204 units that the city needs to accommodate within three years (anticipated to be completed by Spring 2018) of final adoption. In the Housing Element, it is noted that these rezonings will be completed by May 31, 2016 (the deadline of the grant funding the Specific Plan Update). In both cases, the sites need to allow for a minimum of 20 and up to 45 units per acre by right. The tables below list

For any local jurisdiction that does not have its Housing Element certified within 120 days following the January 31, 2015 deadline, that local jurisdiction would need to update its Housing Element every four years (versus the newly allowed eight years) until the jurisdiction has adopted at least two revisions by the statutory deadline.

Any comments provided by the Planning Commission will be provided to the City Council for their consideration once they consider the draft element (tentatively scheduled for January 6, 2015). Any suggested changes or revisions would then be incorporated into the document to forward to HCD for review and consideration. Any revisions suggested by HCD would then be incorporated for certification and once certified, the Council would consider adopting the Final Housing Element in Spring 2015.

STAFF RECOMMENDATION: It is recommended that the Planning Commission Adopt Resolution PC 14-____: A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Authorize the Submittal of the Draft 2015-2023 Housing Element to the State Department of Housing and Community Development for its Initial 60-Day Review.

ATTACHMENTS:

1. Resolution PC 14-____: A Resolution of the City of Suisun City Planning Commission Recommending City Council Authorize the Submittal of the Draft 2015-2023 Housing Element to the State Department of Housing and Community Development for its Initial 60-Day Review.
2. 4th Cycle Sites Map
3. 5th Cycle Sites Map
4. Draft 2015-2023 Housing Element (under separate cover).

RESOLUTION NO. PC14-___

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY
RECOMMENDING CITY COUNCIL AUTHORIZE THE SUBMITTAL OF THE DRAFT 2015-
2023 HOUSING ELEMENT TO THE STATE DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT FOR ITS INITIAL 60-DAY REVIEW**

WHEREAS, the Planning Commission at its special meeting of December 22, 2014 held a public hearing to review the Draft of the 2015-2023 Housing Element Update, as presented by staff; and

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

WHEREAS, the Staff and members of the public were present to speak on the Draft of the 2015-2023 Housing Element Update; and

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

FINDINGS:

1. That the Draft of the Suisun City 2015-2023 Housing Element is drafted in accordance with State housing laws, California Government Code section Sections 65580-65589.8 as required.
2. That a public hearing was held in accordance with State requirements.
3. That the Housing Element is consistent with the Goals, Objectives, and Policies of the General Plan and Zoning Ordinance. Once certified, the City shall work towards implementations of the necessary programs.
4. That the Housing Element will not be detrimental to the public health, safety, and general welfare.

NOW THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Suisun City hereby directs Staff to submit the Draft of the 2015-2023 Housing Element to the State Department of Housing and Community Development for review.

The foregoing 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 22nd day of December 2014.

Anita Skinnner
Commission Secretary

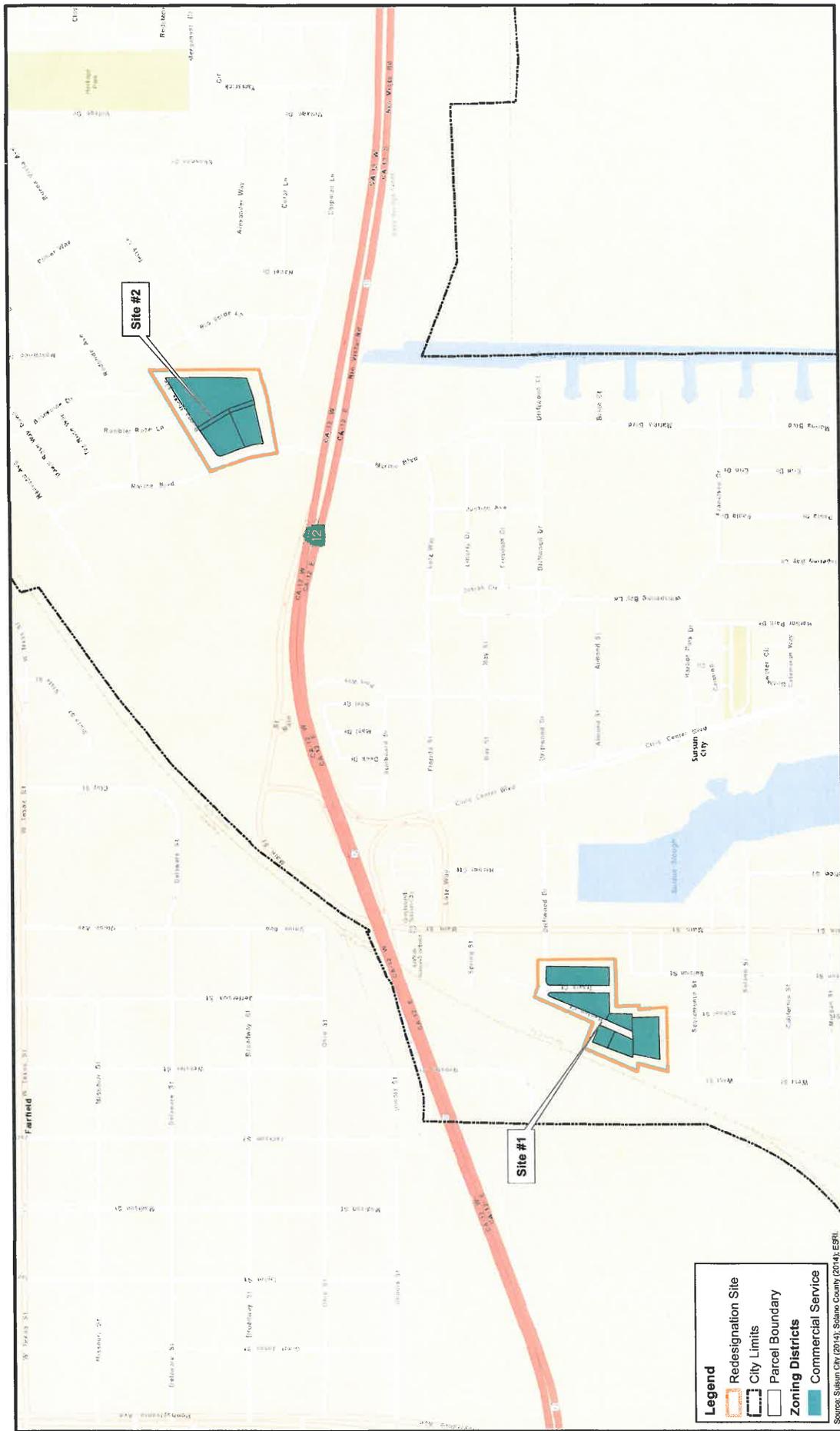


Figure 2
 Sites for Redesignation for the 4th Cycle
 PMC



Figure 3
 Sites for Redesignation for the 5th Cycle
 PMC

Legend

- Redesignation Site
- City Limits
- Parcel Boundary
- Zoning Districts**
- General Commercial
- Public Facilities Open Space

Source: Suisun City (2014); Solano County (2014); ESRI.

