

AGENDA
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., JULY 28, 2016

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC16-03

1. ROLL CALL:

Chairperson Pal
Vice-Chair Osborne
Commissioner Clemente
Commissioner Holzwarth
Commissioner Ramos
Commissioner Smith
Commissioner Thomas

Pledge of Allegiance
Invocation

2. ANNOUNCEMENTS:

Introduction of new Commissioner Robert Thomas.

3. MINUTES:

Approval of Planning Commission minutes of March 29, 2016.

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

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

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. Request for Establishment of a Gift/Linen Shop at 1125 Park Lane.

A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. UP 15-6-008 for Establishment of a Gift/Linen Shop at 1125 Park Lane (APN 0032-172-280)

- Adoption of Resolution No. PC16-__-.

B. Workshop on Draft Waterfront District Specific Plan

7. GENERAL BUSINESS:

- A. General Plan Conformity for City Owned Property at the Northeast Corner of Marina Boulevard and Driftwood Drive.**

A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of City-Owned Real Property Located at the Northeast Corner of Marina Boulevard and Driftwood Drive.

8. COMMUNICATION:

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

9. ADJOURN.

MINUTES
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., MARCH 29, 2016

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC16-02

1. ROLL CALL:

Chairperson Pal
Vice-Chair Osborne
Commissioner Adeva
Commissioner Clemente
Commissioner Holzwarth
Commissioner Ramos
Commissioner Smith

Absent
Chairperson Pal

Pledge of Allegiance
Invocation

2. ANNOUNCEMENTS:

None

3. MINUTES:

Commissioner Smith moved to Approve the Planning Commission minutes of February 9, 2016. Commissioner Ramos seconded the motion. Motion passed 6-0 roll call vote.

4. AUDIENCE COMMUNICATIONS:

None

CONFLICT OF INTEREST NOTIFICATION

None

5. GENERAL BUSINESS:

Associate Planner John Kearns presented the item, briefly reviewing every element in the 2035 General Plan and their respective progress in implementation. No discussion occurred after the presentation of the item.

Commissioner Adeva moved to approve Resolutions No. PC16-02. Commissioner Ramos seconded the motion. Motion passed 6-0 roll call vote.

6. REPORTS

Mr. Kearns and Commissioner Clemente shared their respective experiences attending the League of California Cities 2016 Planning Commissioner's Academy in San Ramon.

7. COMMUNICATION:

A. Staff

B. Commissioners

Commissioner Adeva announced her resignation from the commission. Ms. Adeva thanked the Commission, the City, and the general public for the opportunity to serve the City of Suisun City.

C. Agenda Forecast

Although staff does not anticipate a meeting April 12, the following items will require Planning Commission review and input in the months to follow-

- Specific Plan
- Zoning Ordinance
- Various development projects

8. ADJOURN.

Commissioner Osborne adjourned the meeting in honor of Commissioner Adeva's service.

AGENDA TRANSMITTAL

MEETING DATE: July 28, 2016

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING: Request for Establishment of a Gift/Linen Shop at 1125 Park Lane.

Resolution PC16-___; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. UP 15-6-008 for Establishment of a Gift/Linen Shop at 1125 Park Lane (APN 0032-172-280).

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

BACKGROUND: The subject property at 1125 Park Lane is part of the Delta Cove Subdivision and has a commercial/flex space. The applicant, Silvia Dominguez, approached staff about operating a gift/linen shop including the sale of gift baskets which may include local products such as wine, beer, candy and olive oil. Others items described to be sold were linens, potted plants and postcards. Since staff could not find a direct correlation to an existing permitted or conditionally permitted use, it was determined that a Conditional Use Permit process would be best to go through. Additionally, the applicant has applied to the State of California Alcohol and Beverage Control (ABC) for sale of alcohol. That approval is pending consideration of the Conditional Use Permit.

STAFF REPORT: Submitted as a part of the Conditional Use Permit, the applicant provided the following description regarding the use:

“Gift store selling gift baskets containing Suisun City and surrounding area products such as: wine, beer, candy, olive oil, etc. Table linens such as: napkins, tablecloths, aprons, etc. Gifts such as cards, Suisun Waterfront postcards, etc. Further it was stated that **No beer or wine will be consumed on the premises.**”

Further, the applicant expects the hours of operation to be Tuesday-Friday noon to 3:00 P.M., Saturday and Sunday 9:00 A.M. to 5 P.M. and for deliveries to include linen products and gifts approximately twice per month.

Analysis

The applicant is proposing a use that meets the vision of the City in that it will bring some foot traffic and further is certainly a destination/tourism type use. Getting people to come and stay in Suisun City has been an issue historically in the City. This is a unique use that will further support the vision of the City. Further, it will draw people beyond the core of the downtown and may even promote an active living style by allowing people to bicycle and walk along the promenade.

PREPARED BY:
REVIEWED BY:

John Kearns, Associate Planner
Jason Garben, Development Services Director

Findings

In order for the Planning Commission to approve a Conditional Use Permit, the following findings must be made:

- That the proposed location of the use is consistent with the Goals, Objectives and Policies of this 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.

Conditions of Approval

In order for staff to recommend approval to the Planning Commission, the following conditions of approval have been provided for consideration:

1. Use shall be operated in conformance with the provisions of this Conditional Use Permit as well as local, state, and federal laws including the provisions set forth by the State of California Alcohol and Beverage Control (ABC).
2. Prior to beginning any construction or improvements (if applicable), plans shall be submitted to the Building Department and any applicable permits obtained as determined by the Chief Building Official.
3. Staff may make minor modifications to the Conditional Use Permit including hours of operation. Any modification deemed to be more than minor will require Planning Commission consideration.
4. A sign permit (and possibly building permit) will be required for any signage installation. Signage must comply with both the Promenade at Delta Cove Design Guidelines and Downtown Waterfront Specific Plan.
5. The sale of alcohol (beer and wine) shall be ancillary to the sale of other items (e.g. linens, postcards, potted plants, etc.).
6. No hard liquor shall be sold at any time.
7. No single sale of beer at any time.
8. No on-site consumption of alcohol by patrons/customers at any time.
9. If complaints are received or the operator is found not to be in compliance with the above conditions or is found to be creating a nuisance in the neighborhood, the operator may be cited, and the permit may be subject to reconsideration for possible revocation under City Code 18.66.560.

STAFF RECOMMENDATION: Staff recommends that the Commission adopt Resolution PC16-___; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. UP 15-6-008 for Establishment of a Gift/Linen Shop at 1125 Park Lane (APN 0032-172-280).

ATTACHMENTS:

1. Resolution PC16-___; A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit No. UP 15-6-008 for Establishment of a Gift/Linen Shop at 1125 Park Lane (APN 0032-172-280).
2. Section 2.12 “Permitted and Conditional Use” of the Promenade at Delta Cove Design Guidelines
3. Location Map

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RESOLUTION NO. PC16-

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMIT NO. 15-6-008 FOR ESTABLISHMENT OF A
GIFT/LINEN SHOP AT 1125 PARK LANE (APN 0032-172-280)**

WHEREAS, the Planning Commission held a public hearing to consider Conditional Use Permit No. UP15-6-008 at their special meeting of July 28, 2016; and

WHEREAS, the public hearing notice was published in the Daily Republic on July 18, 2016; and

WHEREAS, a report by the City Staff was presented and made a part of the record of the July 28, 2016 meeting; and

WHEREAS, this project has been considered regarding all applicable city regulations and ordinances; and

WHEREAS, based on evidence presented to the Planning Commission by City Staff and the applicant, the following Findings are hereby made:

1. That the proposed location of the use is consistent with the Goals, Objectives and Policies of this Plan and the purposes of the district in which the site is located;
2. 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;
3. 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.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby approve the Conditional Use Permit subject to the following Conditions and all other local, state, and federal requirements:

1. Use shall be operated in conformance with the provisions of this Conditional Use Permit as well as local, state, and federal laws including the provisions set forth by the State of California Alcohol and Beverage Control (ABC).
2. Prior to beginning any construction or improvements (if applicable), plans shall be submitted to the Building Department and any applicable permits obtained as determined by the Chief Building Official.
3. Staff may make minor modifications to the Conditional Use Permit including hours of operation. Any modification deemed to be more than minor will require Planning Commission consideration.

4. A sign permit (and possibly building permit) will be required for any signage installation. Signage must comply with both the Promenade at Delta Cove Design Guidelines and Downtown Waterfront Specific Plan.
5. The sale of alcohol (beer and wine) shall be ancillary to the sale of other items (e.g. linens, postcards, potted plants, etc.).
6. No hard liquor shall be sold at any time.
7. No single sale of beer at any time.
8. No on-site consumption of alcohol by patrons/customers at any time.
9. If complaints are received or the operator is found not to be in compliance with the above conditions or is found to be creating a nuisance in the neighborhood, the operator may be cited, and the permit may be subject to reconsideration for possible revocation under City Code 18.66.560.

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 28th day of July.

Anita Skinner, Commission Secretary

N

Section 2.....Site Development Standards

3. Bed and breakfast uses shall be excluded from the limitation of commercial space for lots with widths less narrow than or equal to 50 feet.

2.12 PERMITTED AND CONDITIONAL USES

The following uses shall be permitted in Promenade at Delta Cove under the provisions of the Residential Live-Work District (RLW) as stated in the Downtown Waterfront Specific Plan:

- Single family dwellings
- Townhouses
- Sale of boating equipment, supplies and marine products and accessories
- Boat and marine sales and service where service is accessory or incidental to the sales operation
- Sales of products related to boating and water recreation activities
- Apparel and accessory stores, not including used items
- Artist's studio; art supply store
- Antique or antiques reproductions ship, not including recently manufactured "used furniture" items
- Bookstores
- Business schools, are, modeling, music and/or dancing studios
- Florist shops
- Hardware stores, not including lumber, building materials and the like
- Paint, decorating and wallpaper stores
- Business services, not including establishments engaged in the renting or leasing of machinery, tools and other equipment
- Clothing and costume stores
- Finance, insurance and real estate offices
- Optical shop; optometrist
- Legal offices
- Miscellaneous non-medical professional office
- Photographic and portrait studios
- Printing, publishing an allied industries
- Radio and TV broadcasting
- Communication services
- Open space, public access
- Shoe stores, shoe repair, shoeshine, hat cleaning/repair and the like
- Tax return preparation service
- 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

Section 2.....Site Development Standards

Development Department finds to be consistent with the intent of the district. Permitted uses shall not include medical services or beauty salons.

The following uses are permitted, only subject to obtaining a conditional use permit:

- Delicatessen, sandwich shop
- Bakery, creamery
- Eating and drinking places where food service is the primary use (restaurants)
- Bed and breakfast inns
- Food and grocery stores, convenience markets
- Furniture stores
- Firehouse community center, government office, post office
- Reupholstering and furniture repair; antique refinishing
- Health services, including medical/dental services
- 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. Conditionally permitted uses shall not include beauty salons.

2.13 FENCES

Waterfront lots are required to have a fence along the property line which separates the lot from the waterfront promenade. A standard fence design is required and must be used for this location to ensure that a consistent and compatible interface is achieved between Promenade at Delta Cove and the public waterfront promenade.

Side yard property line fences must be installed on both sides by the first property to be developed, and should be consistent in design and materials with the residence (wood fence material is preferred). Only one wall or fence is permitted on a common property line.

Fences and gates which enclose motor courts should feature an ornamental character which complements the design of the residence. A combination of solid and open fence / gates are preferred (wood fence material is preferred). Gates and fences enclosing the driveway motor court must be setback a minimum of 1' from the front property line.

All fence design and material selections are subject to review and approval by the Community Development Department.

AGENDA TRANSMITTAL

MEETING DATE: July 28, 2016

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING: Workshop on Draft Waterfront District Specific Plan.

ENVIRONMENTAL REVIEW: The City previously prepared and certified an Environmental Impact Report (EIR) for the 2035 General Plan, which was adopted in 2015, and which analyzed the impacts of development anticipated under the Waterfront District Specific Plan (WDSP). The impacts associated with the types of development accommodated under the WDSP, proposed zoning, development density, and the locations where WDSP development would occur, were previously analyzed in the 2035 General Plan EIR. Therefore, pursuant to CEQA and the CEQA Guidelines, the City, as the lead agency, intends to use the 2035 General Plan EIR as the CEQA document for the environmental impacts associated with the updated WDSP.

BACKGROUND: The Downtown Waterfront Specific Plan (DWSP) was last comprehensively amended in 1999 after initially being referenced as an implementation measure of the 1979 General Plan and developed in 1983. The 1979 General Plan recognized the need for special treatment of the Historic Downtown and Waterfront. The update of the Downtown Waterfront Specific Plan is intended to retain its current core structure. However, there is a need for clarification and further detailed planning in the Plan. A goal of this update is to increase both the function and user-friendliness of the Plan.

Public Outreach

Since the update of the plan began in the summer of 2014, input from the Planning Commission, City Council, and the general public was sought on a variety of topics such as: Vision, Land Use Alternatives, and overall policy guidance. Two community meetings were held specifically looking for public input. The first meeting was termed as a “kick-off” meeting (November 13, 2014) to get the project underway and the second meeting (April 6, 2015) was more interactive and detailed in nature. The table below provides the dates regarding the meetings held where input on the WDSP was sought:

Planning Commission	City Council	Community Meetings
2/10/2015	2/17/2015	11/13/2014
4/14/2015	5/5/2015	4/6/2015
8/8/2015	6/9/2015	
9/22/2015	9/1/2015	
	11/3/2015	
	12/1/2015	

The consultant and staff have taken all the input and direction gathered and crafted an updated plan which has led to the Public Review Draft, which is the document currently under review.

PREPARED BY:
REVIEWED BY:

John Kearns, Associate Planner
Jason Garben, Development Services Director

STAFF REPORT: The WDSP is designed to implement the City's 2035 General Plan, which provides policy direction regarding land use, transportation, urban design, natural resources conservation, and other topics that are detailed in the WDSP. The WDSP proposes updates to the previous plan's Land Use Zones, which dictate allowable land use within the Specific Plan Area, along with revisions to development standards, which guide the placement, design, bulk, and other characteristics of buildings and other improvements in the Specific Plan Area.

The fundamentals of the 1999 plan and underlying vision of the 1999 Specific Plan remain largely intact as they are largely still relevant. One change to the plan is that it is now proposed to include property north of Highway 12 and west of Marina Boulevard. This will allow for some consistency between plans and a gateway opportunity into the Main Street area coming from the east. Another change is land uses have been renamed to better reflect the vision for each area. Lastly, the proposed plan focuses more on policies in which make the specific plan area a destination and a place to visit. This point is also reflected in the inclusion of Waterfront District into the name of the plan which provides consistency with other marketing efforts.

The public review period for the draft WDSP is July 18 through August 17. In addition to tonight's meeting (July 28), the City Council will hold a workshop on August 16. Comments can also be provided in writing or through the City Website at www.suisun.com/spu. Staff and the consultant will then take those comments and prepare a final WDSP for consideration by the Planning Commission and adoption by the City Council.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission:

1. Open the Public Hearing;
2. Take Public Comment and provide any staff any Commission comments; and
3. Close Public Hearing.

ATTACHMENTS:

1. Draft Waterfront District Specific Plan (sent under separate cover)

Below items found at www.suisun.com/spu

2. Specific Plan Consistency Analysis
3. Affordable Housing Evaluation
4. Parking Study
5. Priority Development Area Profile & Market Study

AGENDA TRANSMITTAL

MEETING DATE: July 28, 2016

PLANNING COMMISSION AGENDA ITEM: General Plan Conformity for City Owned Property at the Northeast Corner of Marina Boulevard and Driftwood Drive.

Resolution PC16-___; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of City-Owned Real Property Located at the Northeast Corner of Marina Boulevard and Driftwood Drive.

FISCAL IMPACT: None associated with this item.

OWNER: City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585

SITE DATA:

- (1) General Plan/Specific Plan: Downtown Waterfront/Residential Low-Density
 - (2) Site Configuration: See Attachment 1
-

ENVIRONMENTAL REVIEW: The proposed sale of real property is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15061(b)(3) because it does not have the potential to have a significant effect on the environment. If and when a development project is brought forward on these parcels adequate environmental review will be completed.

BACKGROUND: The subject property is located at the east of Marina Boulevard and north of Driftwood Court. The property has remained vacant for the duration of its existence. The City has anticipated residential development on these parcels evidenced by the Residential Low-Density designation in the 1999 Amended Downtown Waterfront Specific Plan. Portions of each of the parcels are within the Suisun Marsh and thus those portions will not be developable.

STAFF REPORT: It is the City's intent to sell real property to a developer to allow for construction of single-family homes on the developable portion of the property. Per Government Code Section 65302, the Planning Commission must find that the proposed future use of the real property proposed to be sold is in conformity with the City's General Plan.

According to Chapter 3, Goal LU-1: Policy LU-1.1 of the Suisun City General Plan "The City will encourage reinvestment in existing buildings and development of vacant an underutilized properties within existing neighborhoods."

PREPARED BY:
APPROVED BY:

John Kearns, Associate Planner
Jason Garben, Development Services Director

The subject property's land use designation pursuant to the General Plan is Downtown Waterfront (DW). The DW designation is analyzed pursuant to the Downtown Waterfront Specific Plan (the Plan). The Plan sets forth more detailed standards for land uses and policies for the development and redevelopment of lands within the Plan area.

Required Findings

The Planning Commission makes the following Findings of General Plan Conformity for the proposed future sale of City-Owned real property located at the Northeast Corner of Marina and Driftwood (See Attachment 1):

Finding: The City of Suisun City's proposed future sale of the property depicted in Attachment 1 is consistent with the City's General Plan and its designation of the subject parcels as "Downtown Waterfront".

Finding: The City of Suisun City's proposed future sale of the property depicted in Attachment 1 is consistent with the City's Amended Downtown Waterfront Specific Plan and its designation of the subject parcels as "Residential Low Density".

It should be noted the Downtown Waterfront Specific Plan is in the process of being updated. Upon adoption of the updated specific plan, it is not anticipated to change the property's conformance with the City's General Plan.

STAFF RECOMMENDATION: Adopt Resolution PC16-___; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of City-Owned Real Property Located at the Northeast Corner of Marina Boulevard and Driftwood Drive.

ATTACHMENTS:

1. Legal Description and Map of Property
2. Location Map
3. Resolution PC16-___; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of City-Owned Real Property Located at the Northeast Corner of Marina Boulevard and Driftwood Drive.
4. Government Code 65402

EXHIBIT “ ___ ”

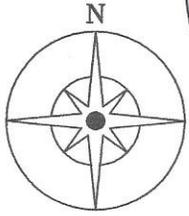
All that real property situate in the City of Suisun, County of Solano, State of California, being a portion of Lot 2 as shown on the final map of “Marina Village Unit No. 1” filed for record in Book 21 of Maps, Page 9, in the office of the Solano County Recorder more particularly described as follows:

Beginning at a point on the South line of said Lot 2 being the North line of Driftwood Drive (Formerly Louisiana Street per said map) which bears North $89^{\circ}46'00''$ West, 55.91 feet from the Southeast corner of said Lot 2; thence leaving said South line along the Westerly line of the Fee Transfer Parcel described in Instrument Number 201__ - _____ North $00^{\circ}37'00''$ East, 277.43 feet to a point on the Southeasterly corner of the Public Access Site described in Instrument Number 201__ - _____; thence along the Southwesterly line of said Public Access Site South $63^{\circ}48'23''$ West, 140.31 feet; thence North $18^{\circ}21'01''$ West, 536.50 feet; thence South $63^{\circ}48'23''$ West, 186.28 feet to the Easterly line of Marina Drive as shown on said final map; thence along said Easterly line South $25^{\circ}30'16''$ East, 364.18 feet to the beginning of a tangent curve concave Southwesterly having a radius of 207.50 feet; thence Southerly along the arc of said curve a distance of 94.60 feet through a central angle of $26^{\circ}07'16''$; thence South $00^{\circ}37'00''$ West, 200.92 feet to the beginning of a tangent curve concave Northeasterly having a radius of 20.00 feet; thence Southeasterly along the arc of said curve a distance of 31.55 feet through a central angle of $90^{\circ}46'00''$ to said North line of Driftwood drive; thence along said North line South $89^{\circ}46'00''$ East, 264.20 feet to the point of beginning.

Containing 3.30 acres

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**PRELIMINARY
DRAFT**



1"=100'

27.5'

S63°48'23"W
186.28'

Portion
Lot 2
21 Maps 9

Fee Transfer Parcel
201-----

LOTZ WAY

MARINA BLVD

Public Access Site
201-----

Portion
Lot 2
21 Maps 9

N18°21'01"W
536.50'

S25°30'16"E
364.18'

LIBERTY DRIVE

HARBOR VILLAGE SUBDIVISION
77 MAPS 44

VICTORY WAY

R=207.50'
L=94.60'
D=26°07'16"

S63°48'23"W
140.31'

City of Suisun
3.30 Acres

FREEDOM DRIVE

HARBOR VILLAGE SUBDIVISION
77 MAPS 44

200.92'

277.43'
N00°37'00"E

R=20.00'
L=31.55'
D=90°23'00"

P.O.B.

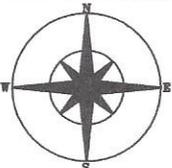
27.5'

30' 264.20' 320.11' 55.91'
S89°46'00"E

DRIFTWOOD DRIVE
(Formerly Louisiana St.)

MARINA VILLAGE UNIT
NO. 2

Ty Hawkins LS 7973
3636 Oak Canyon Ln.
Vacaville CA. 95688
Ph. 707-974-9890
Fx. 707-447-7171



Plat of Legal Description
Lands of City of Suisun
A Portion of Lot 2
Marina Village Unit No. 1
21 Maps 9
Solano County California

Date: 04/06/16

Scale: 1"=100'

Job #: 16028

Sheet 2
of
2

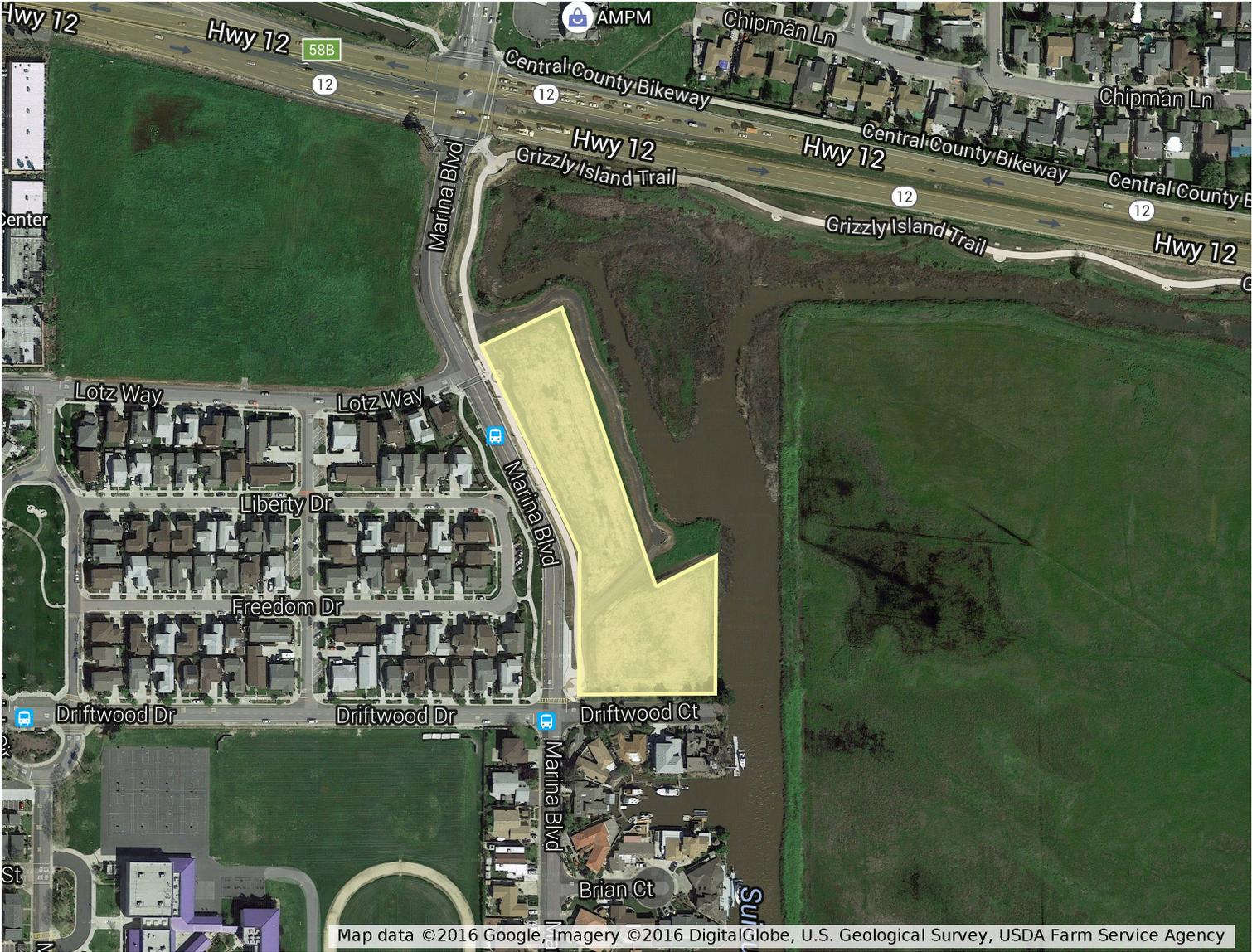
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Northeast Corner Marina/Driftwood 3.30+/- Acres

Aerial View

 Developable Parcel

The Developable Parcel is highlighted within the yellow bordered area (at the northeast corner of Marina Boulevard and Driftwood Drive), and generally represents the 3.3-acre parcel.



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RESOLUTION NO. PC16-

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
MAKING A FINDING OF GENERAL PLAN CONFORMITY FOR THE PROPOSED
FUTURE SALE OF CITY-OWNED REAL PROPERTY LOCATED AT THE
NORTHEAST CORNER OF MARINA BOULEVARD AND DRIFTWOOD DRIVE.**

WHEREAS, Government Code Section 65402 provides that prior to the sale of City-owned real property, the City Planning Commission must make a finding that the property is in conformance with the General Plan; and

WHEREAS, the property located at the Northeast Corner of Marina Boulevard and Driftwood Drive is designated as “Downtown Waterfront” on the City’s General Plan Map; and

WHEREAS, the proposed use of the real property subsequent to the sale is consistent with the “Downtown Waterfront” designation of the General Plan; and

WHEREAS, any development or use of the real property subsequent to the sale will be required to be consistent with the designation of the Downtown Waterfront Specific Plan; and

WHEREAS, on July 28, 2016, the Planning Commission reviewed the staff report and materials, considered all testimony and arguments, if any, of all persons desiring to be heard, and considered all the facts relating to the subject application at a Planning Commission meeting; and

WHEREAS, the Planning Commission desires to make a finding of General Plan conformance based upon substantial evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RESOLVES, DETERMINES, AND ORDERS AS FOLLOWS:

Section 1. *Incorporation of Recitals.* That the above recitations are true and correct.

Section 2. *Finding.* The City of Suisun City’s proposed future sale of the Northeast

Corner of Marina Boulevard and Driftwood Drive is consistent with the City's General Plan and its designation of the subject site as "Downtown Waterfront".

Section 3. The City of Suisun City's proposed future sale of Northeast Corner of Marina Boulevard and Driftwood Drive is consistent with the City's Downtown Waterfront Specific Plan and its designation of the subject site as "Residential Low-Density".

Section 4. *Environmental Clearance.* The Planning Commission finds that the proposed sale of real property is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15061(b)(3) because it does not have the potential to have a significant effect on the environment. If and when a development project is brought forward on these parcels adequate environmental review will be completed.

Section 5. *Certification.* The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

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 28th day of July 2016.

Anita Skinner
Commission Secretary

State of California

GOVERNMENT CODE

Section 65402

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

(Amended by Stats. 1974, Ch. 700.)