

AGENDA
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., DECEMBER 10, 2013

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC13-03

1. ROLL CALL:

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

Pledge of Allegiance
Invocation

2. ANNOUNCEMENTS:

None

3. MINUTES:

Approval of July 30, 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.

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. **A Resolution of the City of Suisun City Regarding Review of Conditional Use Permit No. UP09/10-002, Including Conditions of Approval, for the Continued Operation of a Bar/Lounge at 627 Main Street.**
 - **Adoption of Resolution No. PC13-___-.**

B. A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of the General Plan Update Special Planning Area Goals and Policies.

- **Adoption of Resolution No. PC13-__-.**

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

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 (Portions of APNs 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010).

7. COMMUNICATION:

8. ADJOURN.

a&m/131210.pca

MINUTES
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

Pledge of Allegiance
Invocation

2. ANNOUNCEMENTS:

None

3. MINUTES:

Commissioner Harris moved to approve the minutes of April 9, 2013. Commissioner Wade stated that he was absent at that meeting and the minutes reflect he was present. Commissioner Harris moved to approve with the correction. Commissioner Ramos seconded the motion. Motion passed 7-0

Commissioner Harris questioned the May Transportation Authority workshop date in the June minutes stating that it should have read July 16. Commissioner Holzwarth moved to approve the minutes with the correction. Commissioner Adeva seconded the motion. Motion passed 7-0.

4. AUDIENCE COMMUNICATIONS:

None

5. PUBLIC HEARINGS:

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.

April Wooden presented the staff report. Ms. Wooden explained that when staff first met with the applicants, Rene and Holly Conse, regarding an upscale consignment boutique it was felt that it was truly a business that would draw people to the downtown area, however the Downtown Waterfront Specific Plan did not allow that type of business as a permitted use. Upon further review of the Specific Plan conditional uses allow for furniture repair and antiques and staff felt that what the applicants were proposing would fit that category.

Chairperson Clemente opened the Public Hearing.

Holly Conse, 421 Mehan Ct., Suisun City, applicant and owner of Sparkly Ragz, explained the concept of an upscale consignment store.

The Commission was concerned about Ms. Conse's plans to use sandwich board advertising. It was suggested that she look into placing her business on the way finding signs that are located in the downtown area.

Hearing no further comments Chairperson Clemente closed the Public Hearing.

Ms. Wooden stated that a question has been raised as to whether Mr. Ramos's residence was within proximity to this business and, consequently, would preclude him from voting on this matter. Since the proximity was borderline, staff recommended that Commissioner Ramos recuse himself from voting on this matter. Commissioner Ramos agreed and left the dais.

Commissioner Harris questioned the permitted Main Street uses allowing apparel, clothing and costumes and why this application did not fit one of the categories.

Ms. Wooden stated that staff was being sensitive to thrift stores and concerned about them becoming prevalent in the downtown area.

Commissioner Harris was concerned that with the approval of this application, precedent may already be set. He also stated that he was unclear about the listing of candles in Condition No. 3.

Ms. Conse explained that she hoped to work with local artisans that make such items as candles and soaps but that all of those types of merchandise would be new. She also stated that she hoped to open in the fall.

Commissioner Wade moved to approve Resolution No. PC13-01. Commissioner Mirador seconded the motion. Motion passed 6-0 with Commissioner Ramos abstaining.

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

April Wooden presented the staff report. Ms. Wooden explained the research staff had done regarding the City of Fairfield's Special Sign Districts along the I-80 corridor at Cordelia Junction and North Texas Street. These special sign districts apparently have resulted in increased vehicular traffic resulting in increased sales tax.

City staff feels that the same concept could be utilized for the City of Suisun City on Highway 12 and, in particular, at the intersection of Sunset Avenue and Highway 12. By creating a Special Sign Overlay District, more businesses would be able to advertise, therefore generating more vehicular traffic and sales tax for the city.

The Council, at a special meeting on June 11, 2013, raised specific concerns they wished staff to research and address. There are also Caltrans regulations that would need to be met.

Council interests:

- Making sure interests of small businesses are recognized
- Reaffirming the need to draw traffic off Highway 12 into the commercial centers
- Managing the size/number of sign district to avoid increasing sign clutter
- Recognizing that different areas of the City have different needs and interests regarding signage

Caltrans 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 are erected

Ms. Wooden explained the two options for District Creation.

Option One – Applicant Files Application for Sign District and Permit

- Sign Overlay District and Pylon Sign
 - Application for Environmental Review, Site Plan Review and Design Review
 - Planning Commission holds public hearing and makes Findings

Option Two – Council directs Staff to initiate the process

- Sign Overlay District
 - Council Agenda discussion and direction item
 - If directed, Staff prepares an application with proposed District boundaries for Environmental Review, Site Plan Review and Design Review
 - Planning Commission holds public hearing and makes Findings

Ms. Wooden stated that if the Planning Commission recommends approval of the proposed ordinance, a public hearing will be advertised for 1st reading at the City Council's August 20th meeting; Second reading would be on September 3rd and the ordinance would become effective 30 days following adoption.

Chairperson Clemente opened the Public Hearing.

Bruce Bishop, sign developer, spoke in favor of the proposed Special Sign Overlay District. He stated that the ordinance was a good proposal and very well written.

Mr. Bishop explained that the sign developer would own the sign and the businesses would pay per month for the advertising. He further explained that even the business not advertising would benefit from the special sign districts as it would draw traffic into the centers. Mr. Bishop stated that all leases would have buyout clauses.

The Commission was concerned about the number of districts allowed.

Ms. Wooden stated that the ordinance allowed up to 5 districts.

Becky Hall, 1855 Olympic Blvd., Walnut Creek, stated they were the new managers for the Sunset Shopping Center and has already met with staff about new signage and are very excited about the new sign district ordinance.

Hearing no further comments Chairperson Clemente closed the Public Hearing.

Chairperson Clemente voiced concern about no special identifying signage for the downtown area. Ms. Wooden stated that staff has discussed that very issue and this new district ordinance could definitely benefit the downtown area in the future.

Commissioner Harris stated that in Section 18.54.700(A) it states the sign shall not exceed 60 feet but is not specific enough.

Ms. Wooden proposed that the ordinance be clarified to read "60 feet in height".

Commissioner Harris asked if a fee schedule that is mentioned in the ordinance has been established.

Ms. Wooden stated that the Master Fee Schedule adopted earlier in the year allowed for hourly rates to be charged for time spent.

Commissioner Holzwarth moved to approve Resolution No. PC 13-02. Commissioner Ramos seconded the motion. Motion passed 7-0.

6. GENERAL BUSINESS

None.

7. COMMUNICATION:

Ms. Wooden stated that staff was trying to have the General Plan Land Use Map on the Council Agenda for August 20th but was not sure if that target would be met. She stated that one issue was Main Street West. Main Street West had entered into a Disposition and Development Agreement (DDA) with the former Redevelopment Agency. The DDA is now with the Successor Agency. There are parcels included in the DDA that they have not been able to work on. Staff is working with them to move forward with which projects would go forward and if they will be residential or commercial.

Commissioner Ramos reported a dead tree at 521 Cordelia Street and asked if staff could report it to the proper department.

Chairperson Clemente commented on the entrance to Montebello subdivision and Mr. Kearns stated that he believed it was part of a MADD but he would report the poor condition to Public Works.

Ms. Wooden reminded the Commission of the National Night Out at Hall Park on Tuesday, August 6th and the Senior Center Grand Re-opening on Friday, August 9th.

8. ADJOURN.

There being no further business the meeting was adjourned at 8:30 pm.

Anita Skinner, Commission Secretary

AGENDA TRANSMITTAL

MEETING DATE: December 10, 2013

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING: Resolution PC13-___; A Resolution of the City of Suisun City Regarding Review of Conditional Use Permit No. UP09/10-002, Including Conditions of Approval, for the Continued Operation of a Bar/Lounge at 627 Main Street.

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

BACKGROUND: In August 2009 the applicant applied for and received approval of a Conditional Use Permit for a bar/lounge at 627 Main Street. As a part of the conditions of approval, condition No. 15 stated that *"The Planning Commission shall review the Conditional Use Permit in six (6) months to evaluate the effectiveness of the conditions and to clarify the specific night-time activities that are proposed for continued use at the location. No additional fees are required to be paid for the six-month review"*. The Planning Commission held its initial 6-month review on February 23, 2010. At this meeting the Commission chose to adopt a resolution with the same conditions as the original approval and a second six-month review was completed on September 28, 2010. The Planning Commission conducted a 24-month review of the Conditional Use Permit on October 25, 2011, but continued the item to November 29, 2011 before making a decision. At this meeting the Planning Commission amended the conditions of approval to read:

No. 3 The hours of operation for the bar/lounge shall be from 9:30 P.M. to 2:00 A.M. **Monday through Sunday.** Only karaoke is permitted on Wednesday and Thursday and a D.J. is permitted on Friday and Saturday. **The operator may hold special events that are consistent with the intent of the CUP in place of these activities on any day.**

No. 8 In the event that the City receives a complaint from an occupant of a neighboring residential property concerning excessive noise generated by the business, the City shall measure the level of such noise emanating from the premises by using a professional noise metering device. The readings shall be measured at the location of the residence from which the complaint was received with the doors to the bar/lounge closed. If the noise generated by the business is found to be above 65db at the residence, as measured in the above manner, then the owner/operator shall take appropriate measures to mitigate the noise to levels 65db or below. **Once Title 18 of the Municipal Code is updated and amended to include a standard for low-frequency noise levels, the operator will be required to operate at or below that level.** Should the owner/occupant fail to mitigate the noise to levels 65db or below, then the City shall review this use permit and add or change conditions to abate the nuisance.

No. 15 The Planning Commission shall review the Conditional Use Permit in **24 months** to evaluate the effectiveness of the conditions and to clarify the specific night-time activities that

PREPARED BY:

REVIEWED/APPROVED BY:

John Kearns, Associate Planner 

April Wooden, Community Development Director

are proposed for continued use at the location. No additional fees are required to be paid for this review.

STAFF REPORT: The Downtown Waterfront Specific Plan indicates “*Entertainment, nightclub and bar/lounge uses where food service is not the primary purpose of the business*” are conditionally permitted uses in the Main Street Commercial District. The Planning Commission approved a Conditional Use Permit on August 11, 2009 and again on February 23, 2010, September 28, 2010 and November 29, 2011 that included seventeen (17) conditions. These conditions are included in the attached resolution, with a proposed revision to Condition 15 (see below).

The business owner has provided night-time entertainment including live DJ’s, dancing, and karaoke. The business owner would like to continue operating his business in the same manner. Staff met with the Suisun City Police Department in advance of the subject Conditional Use Permit review. Per the Suisun City Police Department, there have been a minimal number of calls for service related to noise generated from this establishment.

Required Findings

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

1. The proposed location of the use is consistent with the Goals, Objectives and Policies of the Amended Downtown Waterfront Specific Plan, and the purposes of the zoning district in which the site is located.
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.
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.
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 adopted on August 11, 2009 and amended on both September 28, 2010 and November 29, 2011 have proved to be effective and efficient when placed on this use at this location.

Evidence in Support of the Findings

The proposed use is conditionally permitted, pursuant to the Amended Downtown Waterfront Specific Plan and Title 18 of the Municipal Code. The proposed use as conditioned is consistent with the General Plan. With the imposition of the recommended conditions designed to preclude adverse impacts from the proposed use, the conditional use will not be detrimental to the public health, safety, or welfare of persons residing or working in the area, nor will it be detrimental to the general welfare of the City. Should the City receive numerous complaints regarding the operation,

the Planning Commission may review the CUP to determine whether additional conditions should be imposed or whether the use permit should be terminated. The Planning Staff has determined that the proposed use is categorically exempt from the requirements of CEQA per Section 15301: Existing Facilities.

Proposed Revision of Condition 15

Staff recommends that Condition 15 be amended to eliminate the provision requiring Planning Commission review within a certain timeframe. Should any concerns arise, the Planning Commission retains the authority to review the use permit at any time.

STAFF RECOMMENDATION: Adopt Resolution PC13-___; A Resolution of the City of Suisun City Planning Commission Regarding Review of Conditional Use Permit No. UP09/10-002, Including Conditions of Approval, for the Continued Operation of a Bar/Lounge at 627 Main Street.

ATTACHMENTS:

1. Resolution PC13-___; A Resolution of the City of Suisun City Planning Commission Regarding Review of Conditional Use Permit No. UP09/10-002, Including Conditions of Approval, for the Continued Operation of a Bar/Lounge at 627 Main Street.
2. Resolution PC11-19; A Resolution of the City of Suisun City Planning Commission Regarding Review of Conditional Use Permit No. UP09/10-002, Including Conditions of Approval, for the Continued Operation of a Bar/Lounge at 627 Main Street.

RESOLUTION NO. PC13-

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
REGARDING REVIEW OF CONDITIONAL USE PERMIT NO. UP09/10-003,
INCLUDING CONDITIONS OF APPROVAL FOR THE CONTINUED OPERATION OF A
BAR/LOUNGE AT 627 MAIN STREET**

WHEREAS, the Planning Commission at a regular meeting on December 10, 2013 did conduct the required review for Conditional Use Permit Application No. 09/10-002 for the operation of a bar/lounge at 627 Main Street; and

WHEREAS, the public notice was published in the Daily Republic on November 30, 2013; and

WHEREAS, the Planning Commission at its regular meeting of August 11, 2009 did approve Conditional Use Permit No. 09/10-002 for the operation of a bar/lounge at 627 Main Street subject to 17 conditions; 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, the following Findings are hereby made:

1. The proposed location of the use is consistent with the Goals, Objectives and Policies of the Amended Downtown Waterfront Specific Plan, and the purposes of the zoning district in which the site is located.
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.
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.
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 adopted on August 11, 2009 and amended on both September 28, 2010 and November 29, 2011 have proved to be effective and efficient when placed on this use at this location.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby reaffirm that the required review of Conditional Use Permit Application No. 09/10-002, including conditions of approval, was conducted for the continued operation of a nightclub at 627 Main Street, subject to the following Conditions and all other Suisun City Codes and Ordinances and state and federal law:

1. The approved plan and use shall be, in all material aspects, the same as the plans and proposed use(s) submitted as part of this application. Occupancy shall be calculated excluding the upstairs banquet room.

2. Upon the sale of the business by the owner/operator, Soo Kun Song, the Conditional Use Permit shall be void and a new Conditional Use Permit application must be filed with the Planning Department prior to continuation of the conditional use.
3. The hours of operation for the bar/lounge shall be from 9:30 P.M. to 2:00 A.M. Monday through Sunday. Only karaoke is permitted on Wednesday and Thursday and a D.J. is permitted on Friday and Saturday. The operator may hold special events that are consistent with the intent of the CUP in place of these activities on any day.
4. Security personnel shall limit patrons to those over the age of 21 during operation of the bar/lounge.
5. The approved conditional uses shall be as follow: Primary use is service of liquor and a limited food menu; ancillary uses include a DJ, karaoke, and/or dancing.
6. The owner/operator shall ensure that the business does not cause excessive noise outside the premises which would be deemed a nuisance. Noise level shall not exceed 90 (ninety) decibels (db) measured at the property line.
7. In the event that the City receives a complaint from an occupant of a neighboring residential property concerning excessive noise generated by the business, the City shall measure the level of such noise emanating from the premises by using a professional noise metering device. The readings shall be measured at the location of the residence from which the complaint was received with the doors to the bar/lounge closed. If the noise generated by the business is found to be above 65db at the residence, as measured in the above manner, then the owner/operator shall take appropriate measures to mitigate the noise to levels 65db or below. Once Title 18 of the Municipal Code is updated and amended to include a standard for low-frequency noise levels, the operator will be required to operate at or below that level. Should the owner/occupant fail to mitigate the noise to levels 65db or below, then the City shall review this use permit and add or change conditions to abate the nuisance.
8. The owner/operator shall provide adequate monitoring, supervision, and security inside and outside the Premises. Security personnel shall wear apparel which clearly identifies them as security personnel. Security personnel shall keep the sidewalks surrounding the property clear of excessive congregating which may prevent the safe passage of pedestrians. Patrons shall be encouraged to smoke on the east side of Main Street. Appropriate supervision of patrons shall occur at all times. Not less than three (3) security personnel shall be on the premises at all times of operation of the bar/lounge. Following the occurrence of two or more service calls to police within any consecutive thirty-day period or in the event that law enforcement personnel are caused to issue a verbal warning, citation or arrest to any employee or patron of the business, the City shall have the right to require the owner/operator to increase the number of security personnel.
9. Owner/operator shall comply with all Alcoholic Beverage Commission regulations, including directing bartenders and security personnel to identify patrons that are intoxicated and to refuse serving of alcohol to such patrons.
10. Whenever music is playing or karaoke is being performed, all windows and doors shall remain closed except for reasonable ingress and egress.

11. The owner/operator shall keep the immediate area outside the building, including the sidewalks, clean and litter free by providing at least one trash receptacle and one cigarette disposal receptacle.
12. A dress code that prohibits hats, du-rags, athletic apparel, and other inappropriate attire shall be enforced after 9:30 p.m.
13. Upon the first call for police service during hours of operation of the bar/lounge, if the Police Chief and Community Development Director agree that the incident warrants review, the Conditional Use Permit shall be reviewed by the Planning Commission. If necessary, additional conditions may be imposed or the permit may be revoked.
14. The use shall conform to all local, state, and federal laws and regulations.
- ~~15. The Planning Commission shall review the Conditional Use Permit in 24 months to evaluate the effectiveness of the conditions and to clarify the specific night time activities that are proposed for continued use at the location. No additional fees are required to be paid for this review.~~
16. In the event that the city determines that additional police presence is required in the area due to the nighttime activities, the owner/operator shall financially participate in the provision of service based on a pro-rata share of the cost.
17. No "heavy metal", "gangsta rap" or music that includes profanity or lyrics referencing violence is permitted at any time.

BE IT FURTHER RESOLVED that the Planning Commission reaffirms that the required 24-month review of Conditional Use Permit Application No. 09/10-002, including conditions of approval, was conducted for the continued operation of a bar/lounge at 627 Main Street and as provided in the applications materials, staff report and conditions.

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 10th day of December 2013.

Anita Skinner
Commission Secretary

RESOLUTION NO. PC11-19

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
REGARDING REVIEW OF CONDITIONAL USE PERMIT NO. UP09/10-003,
INCLUDING CONDITIONS OF APPROVAL FOR THE CONTINUED OPERATION OF A
BAR/LOUNGE AT 627 MAIN STREET**

WHEREAS, the Planning Commission at a regular meeting on October 25, 2011 did conduct the required review for Conditional Use Permit Application No. 09/10-002 for the operation of a bar/lounge at 627 Main Street; and

WHEREAS, the public notice was published in the Daily Republic on October 15, 2011; and

WHEREAS, the Planning Commission at its regular meeting of August 11, 2009 did approve Conditional Use Permit No. 09/10-002 for the operation of a bar/lounge at 627 Main Street subject to 17 conditions; 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, the following Findings are hereby made:

1. The proposed location of the use is consistent with the Goals, Objectives and Policies of the Amended Downtown Waterfront Specific Plan, and the purposes of the zoning district in which the site is located.
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.
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.
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 adopted on August 11, 2009 have proved to be effective and efficient when placed on this use at this location.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby reaffirm that the required review of Conditional Use Permit Application No. 09/10-002, including conditions of approval, was conducted for the continued operation of a nightclub at 627 Main Street, subject to the following Conditions and all other Suisun City Codes and Ordinances and state and federal law:

1. The approved plan and use shall be, in all material aspects, the same as the plans and proposed use(s) submitted as part of this application. Occupancy shall be calculated excluding the upstairs banquet room.

Resolution No. PC11-19

2. Upon the sale of the business by the owner/operator, Soo Kun Song, the Conditional Use Permit shall be void and a new Conditional Use Permit application must be filed with the Planning Department prior to continuation of the conditional use.
3. The hours of operation for the bar/lounge shall be from 9:30 P.M. to 2:00 A.M Wednesday through Saturday. Only karaoke is permitted on Wednesday and Thursday and a D.J. is permitted on Friday and Saturday.
4. Security personnel shall limit patrons to those over the age of 21 during operation of the bar/lounge.
5. The approved conditional uses shall be as follow: Primary use is service of liquor and a limited food menu; ancillary uses include a DJ, karaoke, and/or dancing.
6. The owner/operator shall ensure that the business does not cause excessive noise outside the premises which would be deemed a nuisance. Noise level shall not exceed 90 (ninety) decibels (db) measured at the property line.
7. In the event that the City receives a complaint from an occupant of a neighboring residential property concerning excessive noise generated by the business, the City shall measure the levels of such noise emanating from the premises by using a professional noise metering device. The readings shall be measured at the location of the residence from which the complaint was received with the doors to the bar/lounge closed. If the noise generated by the business is found to be above 65db at the residence, as measured in the above manner, then the owner/operator shall take appropriate measures to mitigate the noise to levels 65db or below. Should the owner/occupant fail to mitigate the noise to levels 65db or below, then the City shall review this use permit and add or change conditions to abate the nuisance.
8. The owner/operator shall provide adequate monitoring, supervision, and security inside and outside the Premises. Security personnel shall wear apparel which clearly identifies them as security personnel. Security personnel shall keep the sidewalks surrounding the property clear of excessive congregating which may prevent the safe passage of pedestrians. Patrons shall be encouraged to smoke on the east side of Main Street. Appropriate supervision of patrons shall occur at all times. Not less than three (3) security personnel shall be on the premises at all times of operation of the bar/lounge. Following the occurrence of two or more service calls to police within any consecutive thirty-day period or in the event that law enforcement personnel are caused to issue a verbal warning, citation or arrest to any employee or patron of the business, the City shall have the right to require the owner/operator to increase the number of security personnel.
9. Owner/operator shall comply with all Alcoholic Beverage Commission regulations, including directing bartenders and security personnel to identify patrons that are intoxicated and to refuse serving of alcohol to such patrons.
10. Whenever music is playing or karaoke is being performed, all windows and doors shall remain closed except for reasonable ingress and egress.
11. The owner/operator shall keep the immediate area outside the building, including the sidewalks, clean and litter free by providing at least one trash receptacle and one cigarette disposal receptacle.

12. A dress code that prohibits hats, du-rags, athletic apparel, and other inappropriate attire shall be enforced after 9:30 p.m.
13. Upon the first call for police service during hours of operation of the bar/lounge, if the Police Chief and Community Development Director agree that the incident warrants review, the Conditional Use Permit shall be reviewed by the Planning Commission. If necessary, additional conditions may be imposed or the permit may be revoked.
14. The use shall conform to all local, state, and federal laws and regulations.
15. The Planning Commission shall review the Conditional Use Permit in 24 months to evaluate the effectiveness of the conditions and to clarify the specific night-time activities that are proposed for continued use at the location. No additional fees are required to be paid for this review.
16. In the event that the city determines that additional police presence is required in the area due to the nighttime activities, the owner/operator shall financially participate in the provision of service based on a pro-rata share of the cost.
17. No "heavy metal", "gangsta rap" or music that includes profanity or lyrics referencing violence is permitted at any time.

BE IT FURTHER RESOLVED that the Planning Commission reaffirms that the required 12-month review of Conditional Use Permit Application No. 09/10-002, including conditions of approval, was conducted for the continued operation of a bar/lounge at 627 Main Street and as provided in the applications materials, staff report and conditions.

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

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

WITNESS my hand and the seal of said City this 29th day of November 2011.



Anita Skinner
Commission Secretary

AGENDA TRANSMITTAL

MEETING DATE: December 10, 2013

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING: Resolution PC13-___; A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of the General Plan Update Special Planning Area Goals and Policies.

ENVIRONMENTAL REVIEW: The recommendation of proposed goals and policies is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15061(b)(3): Review for Exemption; because the recommendation of goals and policies does not constitute a project. The goals and policies are intended to be included in the General Plan Update document. The General Plan Update is a project subject to CEQA and an Environmental Impact Report will be prepared for the GPU. A Notice of Exemption will be filed with the Solano County Clerk following City Council action on the goals and policies.

BACKGROUND: On October 1, 2013, the City Council considered alternative designations for property located on the east side of the City, within the City's sphere of influence, south of Petersen Road and east of Walters Road. The City Council chose to include an alternative on the Preferred Land Use Alternative Map that did not change the underlying designation (which is Agriculture/Open Space in the current General Plan). However, the Council decided to apply a "Special Planning Area" (SPA) overlay to the area. The intent of the SPA is to provide direction for future development of the area through the adoption of goals and policies to ensure that future development is in the City's best interests. The Planning Commission is tasked with recommending draft goals and policies to the City Council for its review.

STAFF REPORT: The current General Plan identifies this area as one that would require additional review and planning prior to development. Chapter 2, *Central Issues*: Policy 4 states that development shall only proceed according to standards of a specific plan or area-wide plan. In addition, the Land Use Element includes a discussion of Policy 18. *Business Park*, that states that the most appropriate development process in this area is the preparation of a Specific Plan or the use of a Planned Development Process. The City would decide on a case-by-case basis which is the most desirable method.

Since the development of a Specific Plan has not been completed, and there would be significant cost to prepare such a plan, staff searched for a less expensive methodology designed to provide guidance to future development within parts of the City's Sphere of Influence. Both the City's consultant (AECOM) and staff agreed that the term "Special Planning Area" could be used to define an area within which particular policies related to the area's future development could be applied. This is the designation chosen by the Council.

The Special Planning Area overlay on property owned by Union Creek Holdings, LLC lends itself to the concept of developing policies *within the preparation of the GPU* to provide clarity regarding the City's intent for certain goals and objectives to be met through the application of

PREPARED BY:

John Kearns, Associate Planner JK

REVIEWED/APPROVED BY:

April Wooden, Community Development Director

particular planning policies to an identified location. These policies will guide land use decisions as the property evolves from vacant grazing land to developed land.

Existing Conditions

The Special Planning Area (SPA), located on the eastern boundary of the City within the Sphere of Influence, encompasses approximately 355 acres owned by Union Creek Holdings, LLC, comprised of members of the Johnson family. It is located at the eastern “gateway” to the City. The subject property is undeveloped, relatively flat, and currently used for occasional cattle grazing. There are two drainage channels running north to south on the property toward the marsh.

Its boundaries are Petersen Road on the north, a vacant parcel of about 108 acres on the east, California State Highway 12 and the Suisun Marsh on the south, and Walters Road (Jepson Parkway) on the west. Currently no access to the property is available from the east, south or west. Two limited entry points exist off Petersen Road.

Surrounding adjacent land uses include a combination of developed property within the City limits, and vacant property, both within the City limits and outside the City limits but within the City’s Sphere of Influence. On the north, immediately east of Walters Road and north of Petersen Road, there is developed land within the City limits. Adjacent to this on the east is vacant land within the City limits. Adjacent to this is vacant land outside the city limits, also owned by Union Creek Holdings, LLC. Immediately east and adjacent to this land is the City’s Lambrecht Sports Complex, which is an “island” within the City limits.

East of the property is vacant land located within the City’s Sphere of Influence. To the south, adjacent land use includes Highway 12 (forming the City’s southern boundary), the Suisun Marsh, and vacant land. On the west, west of Walters Road, is entitled commercial property within the City limits (the Wal-Mart site). On the southwest, immediately west of the subject property, is a triangle of vacant land within the City limits, bounded by Walters Road to the west, the subject property to the east, and Highway 12 to the south.

It is anticipated that a Wal-Mart store, currently fully entitled with approved building permits, will be constructed within the next year on the site immediately west of the subject property, across Walters Road. Travis Air Force Base (TAFB) is located east of the site and the base’s South Gate is served by Petersen Road, which dead-ends into the base.

Constraints and Opportunities

Two significant constraints must be taken into account when future development is considered on the property. These include the environmental sensitivity of the site and the proximity of TAFB. Design standards should be developed for site planning, building design, and landscaping to protect and preserve sensitive habitats, wetlands, ephemeral streams, and California goldfields, when possible. Where protection and preservation is not feasible, means to provide mitigation of impacts to these resources must be identified.

The SPA is located within the Travis Airport Land Use Compatibility Plan and is within Compatibility Zones B1 and C. Consequently, planning of future land development will require special land use considerations that address airport safety and noise.

Relationship of SPA Goals and Policies to GPU

It is anticipated that the SPA goals and policies will be included in the Land Use Element of the GPU. Since the intent of these goals and policies is to guide future development, the Land Use Element is the appropriate location to include an “overlay” designation and to explain its function. Whereas most GPU land use designations will include specific description of the land use anticipated, such as “commercial” or “medium density residential”, the SPA overlay is less finite and provides for a wider range of land uses, each of which could be appropriate for the area.

Consequently, for purposes of environmental review, the underlying current General Plan designation (Agriculture/Open Space) will serve as the land use to be included in analysis for the GPU EIR. Since additional environmental review will be required by LAFCO prior to annexation of this property, the impacts of a real project can be considered at that time, rather than analyzing speculative impacts in the GPU EIR.

Next steps

Once the Planning Commission has approved a set of draft goals and policies for the SPA (SPA guidelines) to recommend to City Council, the guidelines will be presented to the City Council for its consideration at a public hearing at a City Council meeting. If the City Council approves the guidelines recommended by the Planning Commission or something similar, AECOM will include them in the development of the GPU. If the City Council makes significant changes to the guidelines recommended by Planning Commission, staff will bring the guidelines back to Planning Commission for review.

Draft Special Planning Area Goals and Policies

- I. Promote development that enhances existing opportunities and builds on community vision and goals.
 - A. Encourage development that takes advantage of the Suisun Marsh, such as lodging and tourism activities.
 - B. Encourage development that takes advantage of traffic on Highway 12 and Jepson Parkway resulting in spending by non-residents, such as a travel center or other transportation-related or visitor-serving uses.
 - C. Encourage development that assists TAFB, such as providing a travel center for truckers serving the base.
 - D. Encourage development that provides job creation.
 - E. Encourage development of commercial and professional uses that support the nearby residential neighborhoods.
 - F. Consider the balance of land uses in the City at the time of proposed development and encourage development that addresses uses that are lacking city-wide.
- II. Foster development that benefits the City over the long-term.
 - A. Demonstrate that proposed development either provides significant on-going revenue generation or provides other positive quantifiable benefits.
 - B. Design future development that enhances the City's gateway, creating a sense of "arrival".
- III. Protect TAFB and its mission while encouraging development that benefits the base.
 - A. Demonstrate that proposed uses and physical development are likely to sustain the base's mission and minimize negative impacts.
 - B. Design development to be consistent with the Travis Airport Land Use Compatibility Plan.
 - C. Design development that meets all security requirements of the base.
- IV. Identify infrastructure needed to serve development anticipated through 2035.
 - A. Design site access and internal circulation as part of initial development.
 - B. Design infrastructure, such as water system, sewer system, and stormwater system as part of initial development.

- V. Plan development with sensitivity to environmental resources.
 - A. Encourage uses that are not only compatible with but enhanced by the environmental resources on site.
 - B. Encourage clustering of development to minimize environmental impacts.
 - C. Encourage on-site mitigation where possible.

- VI. Streamline the development application and entitlement review process.
 - A. Assist developer by providing clear and complete information regarding the entire application and entitlement process, including impact fees and other costs.
 - B. Provide help to developer in negotiating the LAFCO annexation process.
 - C. Serve as the liaison between the City's various departments and the developer.
 - D. Foster an open and objective dialogue with developer regarding City's interests and development requirements.

STAFF RECOMMENDATION: Adopt Resolution PC13-___; A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of the General Plan Update Special Planning Area Goals and Policies.

ATTACHMENTS:

1. Resolution PC13-___; Resolution PC13-___; A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of the General Plan Update Special Planning Area Goals and Policies.
2. Preferred Land Use Alternative Map, October 1, 2013

RESOLUTION NO. PC13-

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
RECOMMENDING CITY COUNCIL APPROVAL OF THE GENERAL PLAN UPDATE
SPECIAL PLANNING AREA GOALS AND POLICIES**

WHEREAS, the City Council, at a regular meeting held on October 1, 2013 did adopt a resolution determining that the Preferred Land Use Alternative (PLUA) Map should designate the property located on the east side of the City, within the City's Sphere of Influence, south of Petersen Road and east of Walters Road, as a Special Planning Area (SPA); and

WHEREAS, staff has prepared Draft SPA Goals and Policies for review and recommendation to the City Council by the Planning Commission; and

WHEREAS, on November 30, 2013 a public notice was published in the Daily Republic advertising a public hearing to be held on December 10, 2013; and

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

WHEREAS, the property owner(s), other interested stakeholders, and members of the public were present to speak and/or submitted written comments; and

WHEREAS, the recommendation of proposed goals and policies is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15061(b)(3): Review for Exemption; because the recommendation of goals and policies does not constitute a project. The goals and policies are intended to be included in the General Plan Update document. The General Plan Update is a project subject to CEQA and an Environmental Impact Report will be prepared for the GPU. A Notice of Exemption will be filed with the Solano County Clerk following City Council action on the goals and policies.

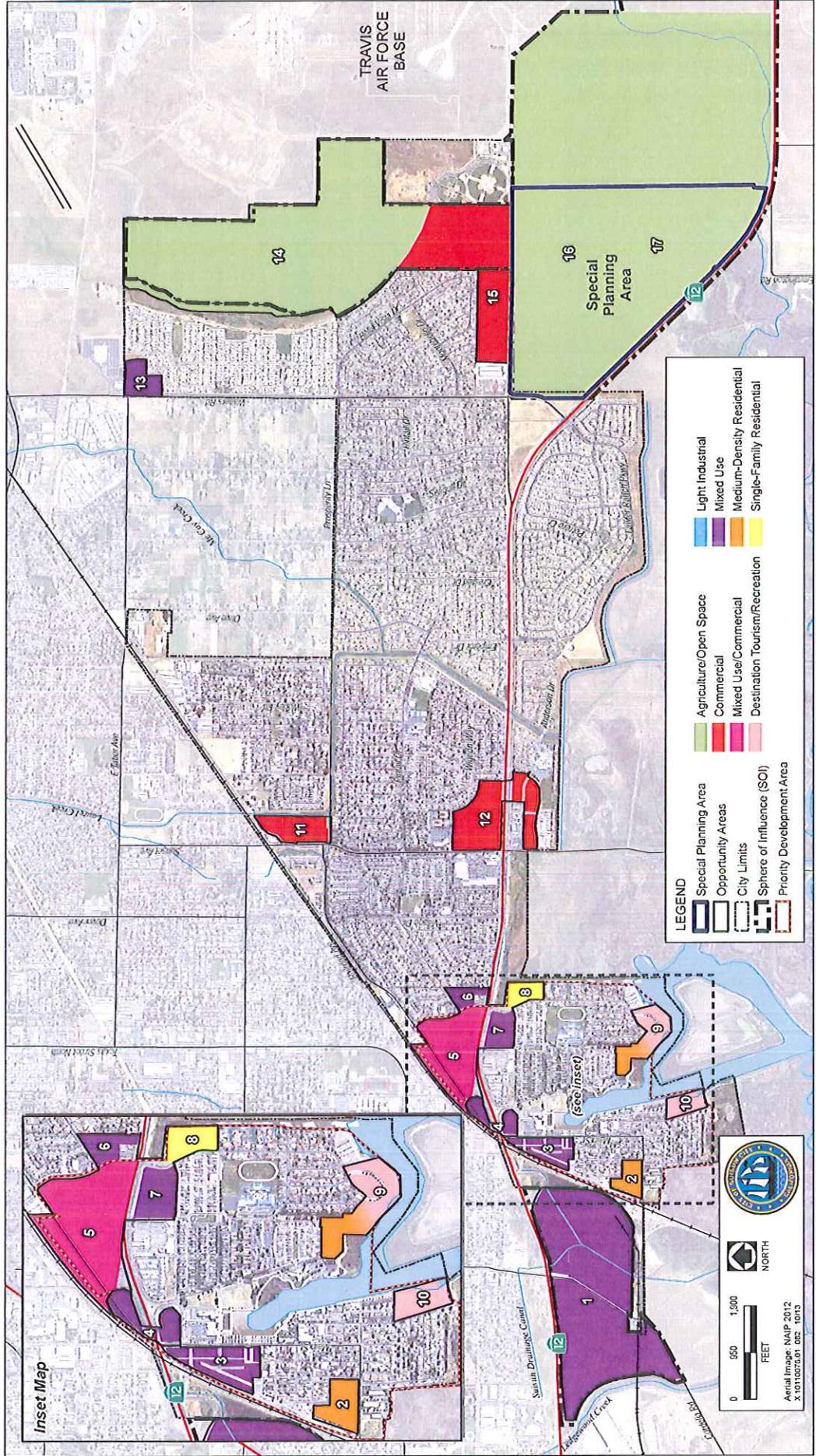
NOW, THEREFORE, BE IT RESOLVED THAT the City of Suisun City Planning Commission does hereby adopt Resolution PC13- ; A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of the General Plan Update Special Planning Area Goals and Policies.

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 10th day of December, 2013.

Anita Skinner
Commission Secretary



Source: Suisun City 2012, AECOM 2013

Preferred Conceptual Land Use Alternative

AGENDA TRANSMITTAL

MEETING DATE: December 10, 2013

PLANNING COMMISSION AGENDA ITEM: Resolution PC13-___; 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 (Portions of APNs 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010).

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: APNs 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010

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 II, Object 4: Policy 17 of the Suisun City General Plan "The City shall continue to implement the policies of the General Plan for the downtown area through the implementation of the Downtown Waterfront Specific Plan".

PREPARED BY:
APPROVED BY:

John Kearns, Associate Planner JK
April Wooden, Community Development Director

Discussion. “...*The plan (Downtown Waterfront Specific 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 (portions of APNs 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010):

Finding: The City of Suisun City’s proposed future sale of portions of APNs 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010 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 portions of APNs 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010 is consistent with the City’s Amended Downtown Waterfront Specific Plan and its designation of the subject parcels as “Residential Low Density”.

STAFF RECOMMENDATION: Adopt Resolution PC13-___; 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 (Portions of APNs 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010).

ATTACHMENTS:

1. Resolution PC13-___; 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 (Portions of APNs 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010).
2. Government Code 65402
3. Assessor’s Parcel Map
4. Lands of Suisun City Exhibit, Johnson and Foulk (2005)
5. Location Map

RESOLUTION NO. PC13-

**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
(PORTIONS OF APNs 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010)**

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 east of Marina Boulevard and north of Driftwood Court (APNs 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010) 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, the proposed use of the real property subsequent to the sale is consistent with the “Residential Low-Density” designation of the Downtown Waterfront Specific Plan; and

WHEREAS, on December 10, 2013, 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 Regular 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 portions of

Assessor's Parcel Numbers (APNs) 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010 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 portions of Assessor's Parcel Numbers (APNs) 0032-282-030, 0032-282-040, 0032-282-050 and 0032-292-010 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 10th day of December 2013.

Anita Skinner
Commission Secretary

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

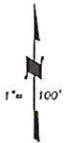
to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, 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.

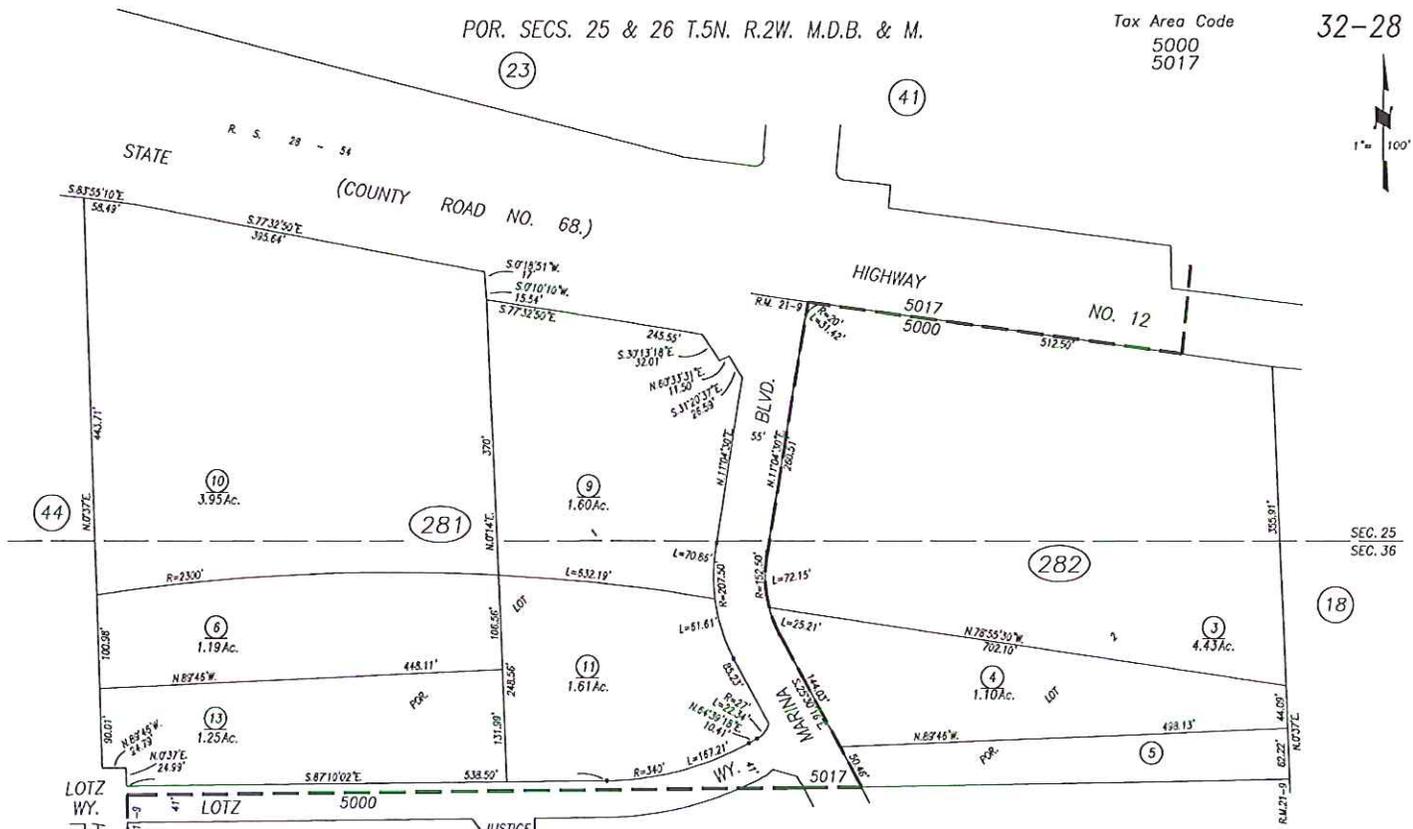
POR. SECS. 25 & 26 T.5N. R.2W. M.D.B. & M.

Tax Area Code
5000
5017

32-28



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Marina Village Unit No. 1, R.M. Bk. 21 Pg. 9

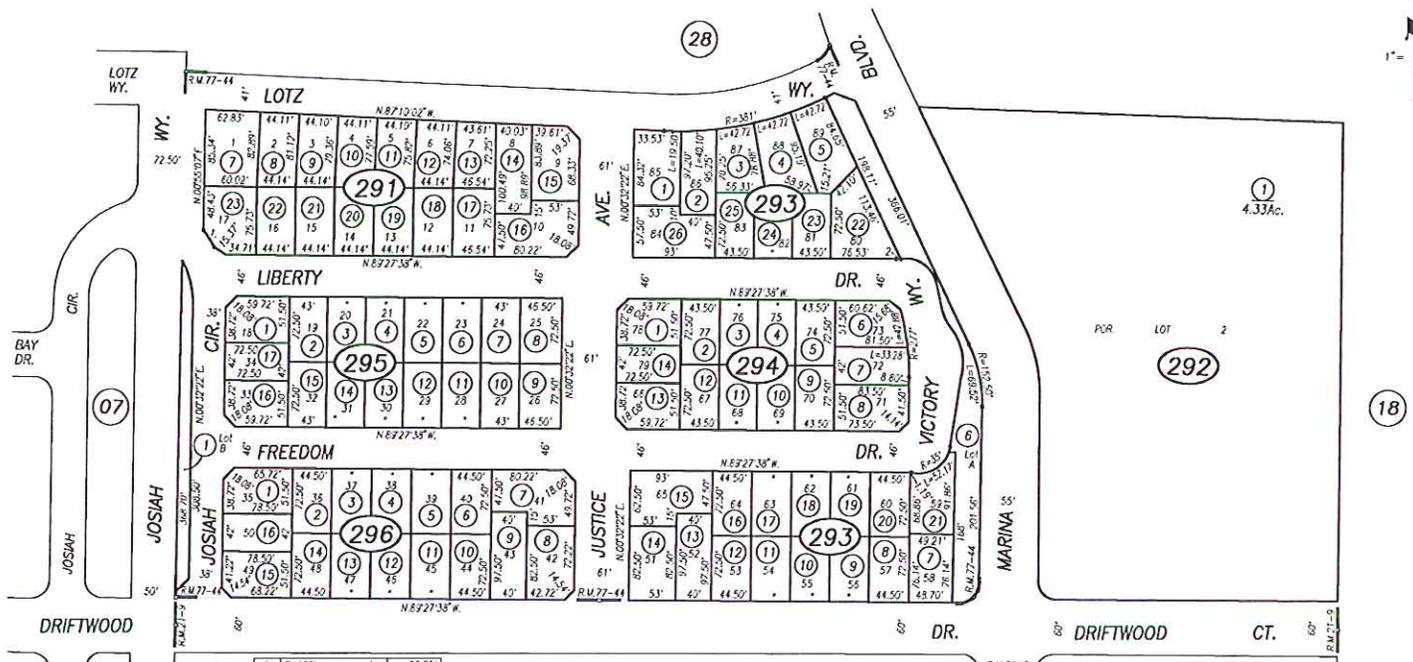
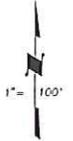
Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

REVISION	DATE	BY
RS 28-54	4-29-68	Cr
281-12 to Pg. 29	9-16-03	SE
281-11rev13 (02)	8-21-03	SE

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

CITY OF SUISUN CITY
Assessor's Map Bk. 32 Pg. 28
County of Solano, Calif.

09-10



1	R=125'	L= 22.75'
2	R=35'	L= 2.17'
3		
4		
5		
6		
7		
8		
9		
10		

Marina Village Unit No. 1, R.M. Bk. 21 Pg. 9
Harbor Village, R.M. Bk. 77 Pg. 44

291-3 thru 6 to	
S.D. (R-)	9-16-03 SE
EASE.	8-25-93 PD
Sr Name Crg	7-27-93 PD
LOTZ WY.	7-16-92 PD
REVISION	DATE BY

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

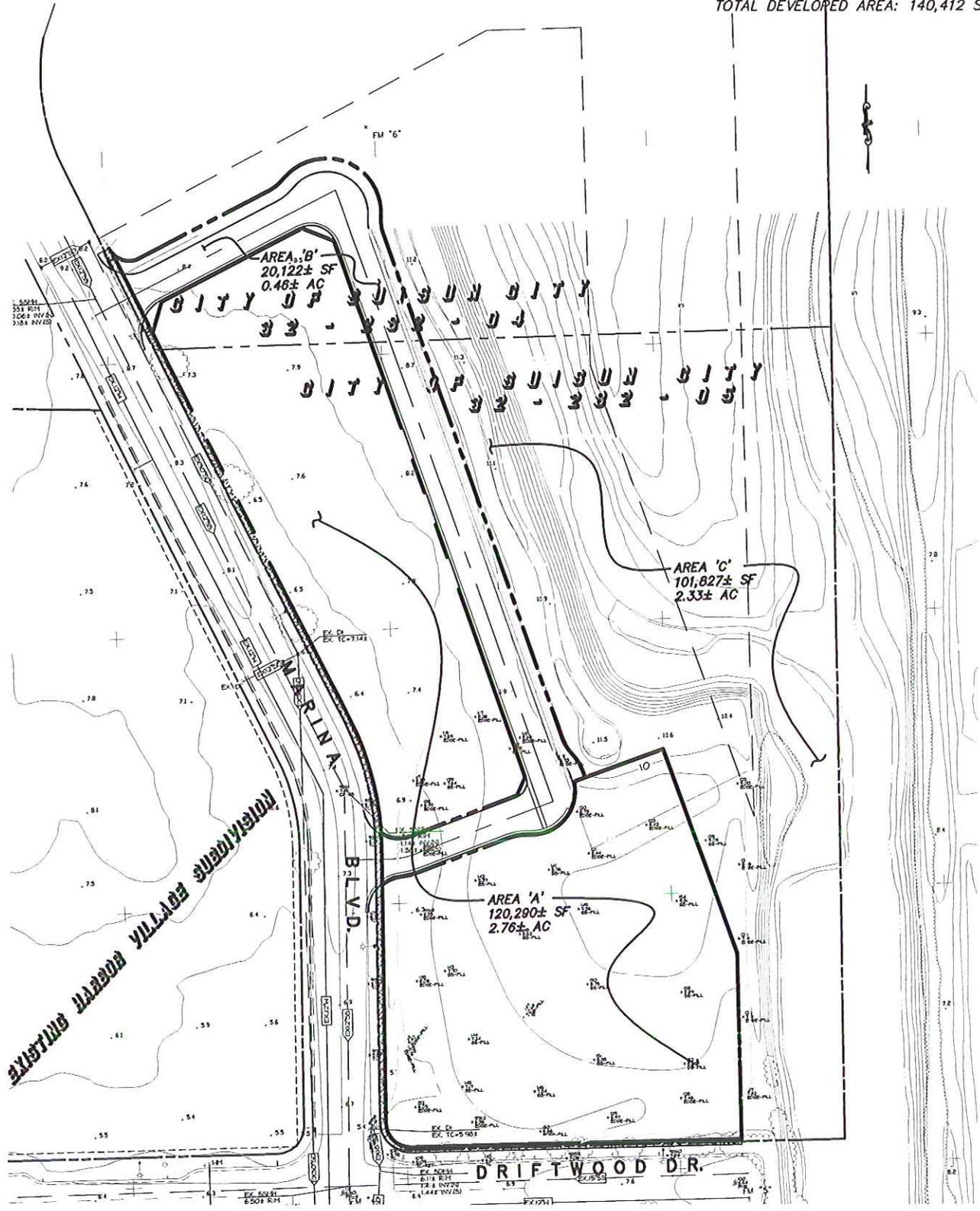
CITY OF SUISUN
Assessor's Map Bk. 32 Pg. 29
County of Solano, Calif.

04-05

DEVELOPED AREA - APN 32-232-05: 120,290 SF

DEVELOPED AREA - APN 32-232-04: 20,122 SF

TOTAL DEVELOPED AREA: 140,412 SF



JOHNSON & FOULK Inc.
Civil Engineering Land Surveying Planning
401 Davis St. Suite A, Vacaville Ca. 95688
(707)451-0784 fax (707)451-0793 e-mail: jandf@cwnet.com

**LANDS OF SUISUN CITY
EXHIBIT
SUISUN CITY, CA
VICINITY MAP**

SCALE: 1"=100'
DATE: 06/23/05
DWG. FILE: 05-001-GRADING
JOB NO: 05-001
DRAWN BY: SSL
CHECKED BY: BDF

Location Map

