



Pedro "Pete" M. Sanchez, Mayor  
Lori Wilson, Mayor Pro-Tem  
Jane Day  
Michael J. Hudson  
Michael A. Segala

First and Third Tuesday  
Every Month

**A G E N D A**

**SPECIAL MEETING OF THE SUISUN CITY COUNCIL**

**AND**

**SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY**

**TUESDAY, OCTOBER 28, 2014**

**5:30 P.M.**

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**SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA**

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**TELECONFERENCE NOTICE**

*Pursuant to Government Code Section 54953, Subdivision (b), the following City Council/Successor Agency meeting will include teleconference participation by Council Member Jane Day from: 301 Morgan Street, Suisun City, CA 94585.*

**ROLL CALL**

Council / Board Members

**PUBLIC COMMENT**

*(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).*

**CONFLICT OF INTEREST NOTIFICATION**

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

**CLOSED SESSION**

Pursuant to California Government Code section 54950 the City Council / Suisun City Council Acting as Successor Agency / Housing Authority will hold a Closed Session for the purpose of:

**City Council**

**1. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to Government Code Section 54956.9(b): One potential case.

**Joint City Council / Suisun City Council Acting as Successor Agency**

**2. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to Government Code Section 54956.9(b): One potential case.

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320  
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340  
SUCCESSOR AGENCY 421-7309 FAX 421-7366

### 3. PERSONNEL MATTERS

Pursuant to California Government Code Section 54954.5 et seq. the Suisun City Council will hold a Closed Session for the purpose of Public Employee Performance Evaluation: City Attorney.

### CONVENE OPEN SESSION

Announcement of Actions Taken, if any, in Closed Session.

### ADJOURNMENT

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The City may charge photocopying charges for requested copies of such documents. Assistive listening devices may be obtained at the meeting

### *PLEASE NOTE:*

1. The City Council/Agency/Authority hopes to conclude its public business by 11:00 P.M. Ordinarily, no new items will be taken up after the 11:00 P.M. cutoff and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. - Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including the Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA, and the Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA.

CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor  
Lori Wilson, Mayor Pro-Tem  
Jane Day  
Michael J. Hudson  
Michael A. Segala



CITY COUNCIL MEETING

First and Third Tuesday  
Every Month

## A G E N D A

### REGULAR MEETING OF THE SUISUN CITY COUNCIL

### SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY, AND HOUSING AUTHORITY TUESDAY, OCTOBER 28, 2014

7:00 P.M.

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SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

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#### **TELECONFERENCE NOTICE**

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(Next Ord. No. – 729)

(Next City Council Res. No. 2014 – 80)

Next Suisun City Council Acting as Successor Agency Res. No. SA2014 – 11)

(Next Housing Authority Res. No. HA2014 – 04)

#### **ROLL CALL**

Council / Board Members

Pledge of Allegiance

Invocation

#### **PUBLIC COMMENT**

*(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).*

#### **REPORTS: (Informational items only.)**

1. Mayor/Council -Chair/Boardmembers
2. City Manager/Executive Director/Staff

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SUCCESSOR AGENCY 421-7309 FAX 421-7366

**CONFLICT OF INTEREST NOTIFICATION**

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**PRESENTATIONS/APPOINTMENTS**

*(Presentations, Awards, Proclamations, Appointments).*

**CONSENT CALENDAR****City Council**

3. Council Adoption of Resolution No. 2014-\_\_\_: Implementation of Reorganization to Create a Development Services Department – (Bragdon/Garben).

**GENERAL BUSINESS****City Council**

4. City Council Waiver of Reading and Introduction of Ordinance No. \_\_: Amending Various Chapters of Title 18 “Zoning” to Comply with the Adopted 2009-2014 Housing Element and California State Law (Continued from October 21, 2014) – (Kearns).

**PUBLIC HEARINGS****City Council**

5. PUBLIC HEARING: COMMUNITY WORKSHOP:  
Workshop on Draft 2035 General Plan Update and Environmental Impact Report – (Kearns).  
Public Hearing: Community Workshop on Draft 2035 General Plan Update and Environmental Impact Report

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## AGENDA TRANSMITTAL

**MEETING DATE:** October 28, 2014

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**CITY AGENDA ITEM:** Implementation of Reorganization to Create a Development Services Department:

- a. Council Adoption of Resolution No. 2014-\_\_: Amending the Salary Resolution No. 2014-75 to Establish the Classes of Development Services Director, Accounting Services Manager, and Accounting Technician; and
- b. Council Adoption of Resolution No. 2014-\_\_: Adopting the 4<sup>th</sup> Amendment to the Annual Appropriation Resolution No. 2014-47 to Appropriate Funds for the Creation of the Development Services Department.

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**FISCAL IMPACT:** Annual savings of roughly \$65,000 will be realized by reallocating the Economic Development Director/Financial Services Manager position (and incumbent) to a new class of Development Services Director in order to oversee the management of planning, housing and economic development. This assumes costs associated with the reclassification of Senior Accountant to Accounting Services Manager, as well as a \$50,000 retainer for higher-level planning contract support, as needed.

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**BACKGROUND:** The FY 2014-15 budget included the recommendation to create a new Development Services Department to recognize the need to have some dedicated resources to our Economic Development efforts, which were lost with the demise of redevelopment. As outlined in the budget document, basic elements of this reorganization plan include:

- Reallocate the position of Economic Development Director/Fiscal Services Manager to Development Services Director, with responsibility for economic development, unwinding of redevelopment and oversight of planning and housing, while maintaining existing responsibilities as part of the City Budget Team.
- In Administrative Services, reclassify Senior Accountant to Accounting Services Manager with a direct reporting relationship to the Assistant City Manager/Administrative Services Director; this recognizes day-to-day supervisory and management responsibilities of the Accounting Services and Utility Billing & Collection Team.
- Reallocate the current position of Senior Account Clerk to Accounting Technician to recognize the full breadth of responsibilities for the payroll function, higher level accounting support functions (such as business license administration) and lead supervision over accounts payable.

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**PREPARED BY:**

**REVIEWED/APPROVED BY:**

Suzanne Bragdon, City Manager



- In Planning, assess higher level planning level support needed similarly to the contract City Engineer position in Public Works, with opportunity to explore covering with a part-time annuitant.

Given the budget realities that we have to work within, this opportunity to reorganize arose with the departure of the Community Development Director in May 2014, and the retirement of our Senior Account Clerk for Payroll in September.

**STAFF REPORT:** To better understand the proposed reorganization, which again, takes advantage of vacancies in Community Development and Administrative Services, the following table outlines current filled positions in both of these areas, as compared with the filled positions proposed through the reorganization.

<b>COMMUNITY DEVELOPMENT</b>			
<b>Existing Classifications</b>	<b>Positions</b>	<b>Proposed Classifications</b>	<b>Positions</b>
Community Development Director	1	Community Development Director	0
		Development Services Director	1
Associate Planner	1	Associate Planner	1
		Assistant Planner (BayREN Grant)	1
		Higher Planning Support (Hourly as needed; Up to \$50,000)	Hourly As Needed
Housing Manager	1	Housing Manager	1
Housing Specialist	2	Housing Specialist	2
Administrative Assistant	1	Administrative Assistant	1
<b>STAFFING TOTAL</b>	<b>7</b>		<b>7</b>
<b>ADMINISTRATIVE SERVICES</b>			
ACM/Admin. Services Director	1	ACM/Admin. Services Director	1
Management Analyst (risk)	1	Management Analyst (risk)	1
Econ. Dev. Director/Fin. Svcs.	1	Financial Services Manager	0
		Accounting Services Manager	1
Senior Accountant	1	Senior Accountant	0
Accountant	1	Accountant	1
Senior Account Clerk (payroll)	1	Senior Account Clerk (payroll)	0
		Accounting Technician	1
Account Clerk III (AP)	1	Account Clerk III (AP)	1
Account Clerk I/II (water)	2	Account Clerk I/II (water)	2
<b>STAFFING TOTAL</b>	<b>9</b>		<b>8</b>

In looking at the total number of positions between these areas, the overall savings is one position. Savings from this position ultimately covers the costs for higher level contract planning support, which is proposed at \$50,000, as well as the reclassification to the newly proposed class of Accounting Services Manager.

From a workload perspective in the Administrative Services Department, responsibilities previously assigned to the Financial Services Manager are being allocated to the ACM/Administrative Services Director, Accounting Services Manager, and Development Services Director (i.e., budget), with increased productivity anticipated in the newly created class of Accounting Technician. In planning, responsibilities formerly assigned to the Community Development Director are being assumed by the Development Services Director (i.e., departmental management and administration), contract support on an hourly as needed basis (higher level planning expertise), and Associate Planner. With these reallocations of responsibilities, along with the assumption that over time, less time will be required to unwind redevelopment activities, so that more dedicated time would be available for economic development activities.

Regarding the proposed “hourly support as needed” for higher level planning support, \$50,000 – depending on the level of expertise needed and resulting hourly rate – can provide the equivalent of 25% of a position. However, instead of hiring a contract person for set hours per week as we have with the City Engineer, it is recommended that a retainer for support be established similar to the City Attorney contract. As the year progresses, and economic development and planning activity ideally increases with the improving economy, staff will be assessing whether there is a sustainable amount of work to be performed at a higher level than our current Associate Planner, which could warrant a reclassification, or if the work remains more sporadic and best supported through a retainer. The use of a retainer, however, provides the greatest flexibility at this time.

Another area we will be watching through the balance of the year is the demand for economic development support as the economy continues to improve. It is important to recognize that while economic development services will be streamlined by combining the management of planning, housing and economic development services under one department head, the resources (i.e., time) available to undertake economic development activities is far, far less than our recent past when we had a full-time Economic Development Director, Project Manager, Marketing Manager, and hourly contract support as needed. But at least this is a start.

To implement the reorganization as outlined above, it is recommended that the City Council take the following actions:

- Create a new classification of Development Services Director; salary range same as current classification of Economic Development Director and Community Development Director.
- Reflect a title change of current class of Senior Account Clerk to Accounting Technician; salary level the same as Senior Account Clerk; provides better clarity of responsibilities as bridge between accounting clerical series and the accounting professional series.
- Reclassify current position of Senior Accountant to Accounting Services Manager to reflect supervisory and managerial responsibilities of incumbent for all accounting services in the Administrative Services Department; top step salary set to \$7,057 which is about 10% above the Senior Accountant class.
- Allocate \$50,000 for higher-level contract planning services on an as needed basis.

Supporting Resolutions are attached.

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**RECOMMENDATION:** It is recommended that the City Council adopt:

1. Resolution No. 2014-\_\_: Amending the Salary Resolution No. 2014-75 to Establish the Classes of Development Services Director, Accounting Services Manager, and Accounting Technician; and
2. Resolution No. 2014-\_\_: Adopting the 4<sup>th</sup> Amendment to the Annual Appropriation Resolution No. 2014-47 to Appropriate Funds for the Creation of the Development Services Department.

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**ATTACHMENTS:**

1. Resolution No. 2014-\_\_: Amending the Salary Resolution No. 2014-75 to Establish the Classes of Development Services Director, Accounting Services Manager, and Accounting Technician.
2. Resolution No. 2014-\_\_: Adopting the 4<sup>th</sup> Amendment to the Annual Appropriation Resolution No. 2014-47 to Appropriate Funds for the Creation of the Development Services Department.

**RESOLUTION NO. 2014-\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
AMENDING THE SALARY RESOLUTION NO. 2014-75 TO ESTABLISH THE CLASSES  
OF DEVELOPMENT SERVICES DIRECTOR, ACCOUNTING SERVICES MANAGER,  
AND ACCOUNTING TECHNICIAN**

**WHEREAS**, on October 28, 2014, the City Council approved the creation of the Development Services Department through a reorganization of the duties of certain employees in The Community Development Department and the Administrative Services Department; and

**WHEREAS**, one of the classes needed to implement this reorganization would be the reallocation of the Economic Development Director position to a Development Services Director position at the same level of compensation; and

**WHEREAS**, another one of the classes needed to implement this reorganization would be the reclassification of the Senior Accountant position to an Accounting Services Manager position with an increase in compensation of about 10%; and

**WHEREAS**, another one of the classes needed to implement this reorganization would be the reallocation of the Senior Account Clerk position to an Accounting Technician position at no additional compensation.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of City of Suisun City that the consolidated Salary Resolution, attached as Exhibit A, shall be and is hereby adopted and, and shall remain in effect unless or until it is amended by Resolution of the City Council of the City of Suisun City. All previously adopted Resolutions that may be in conflict with this Resolution are hereby rescinded.

**BE IT FURTHER RESOLVED** that the amounts indicated as monthly compensation are for comparison purposes only. The hourly compensation amounts indicated shall be the basis for compensation for all job classes listed in Exhibit A. Temporary employees may be compensated at the hourly rate for any applicable job class listed in Exhibit A.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Suisun City, duly held on the 28<sup>th</sup> day of October 2014 by the following vote:

<b>AYES:</b>	Councilmembers:	_____
<b>NOES:</b>	Councilmembers:	_____
<b>ABSENT:</b>	Councilmembers:	_____
<b>ABSTAIN:</b>	Councilmembers:	_____

**WITNESS** my hand and the seal of said City this 28<sup>th</sup> day of October 2014.

\_\_\_\_\_  
Linda Hobson, CMC  
City Clerk

# SALARY SCHEDULE

## Exhibit A

Effective: July 1, 2014

### Section 1 - Executive Management

Job Class	Range	Starting		Ending	
		Monthly	Hourly	Ending	Hourly
City Manager*	100	\$ 9,955	\$ 57.43	\$ 13,439	\$ 77.54
Assistant City Manager/Admin. Services*	105	\$ 8,319	\$ 48.00	\$ 11,231	\$ 64.79
Building & Public Works Director*	123	\$ 7,332	\$ 42.30	\$ 9,898	\$ 57.11
Public Works Director/City Engineer*	120	\$ 7,332	\$ 42.30	\$ 9,898	\$ 57.11
Community Development Director*	130	\$ 6,538	\$ 37.72	\$ 8,826	\$ 50.92
Development Services Director*	128	\$ 6,538	\$ 37.72	\$ 8,826	\$ 50.92
Economic Development Director*	125	\$ 6,538	\$ 37.72	\$ 8,826	\$ 50.92
Chief Building Official*	135	\$ 6,538	\$ 37.72	\$ 8,826	\$ 50.92
Recreation & Community Services Director*	140	\$ 6,538	\$ 37.72	\$ 8,826	\$ 50.92
Fire Chief*	115	\$ 6,538	\$ 37.72	\$ 8,826	\$ 50.92

\*Exempt

## **SALARY SCHEDULE**

### **Exhibit A**

**Effective: July 1, 2014**

### **Section 2 - Police Management**

<b>Job Class</b>	<b>Range</b>	<b>Starting</b>		<b>Ending</b>	
		<b>Monthly</b>	<b>Hourly</b>	<b>Monthly</b>	<b>Hourly</b>
Police Chief*	110	\$ 7,332	\$ 42.30	\$ 9,898	\$ 57.11
Police Commander*	255	\$ 6,518	\$ 37.60	\$ 8,799	\$ 50.77

**\*Exempt**

# SALARY SCHEDULE

## Exhibit A

Effective: July 1, 2014

### Section 3 - Professional/Technical

Job Class	Range	Starting		Ending	
		Monthly	Hourly	Ending	Hourly
Assistant City Engineer*	210	\$ 6,273	\$ 36.19	\$ 8,468	\$ 48.85
Financial Services Manager*	225	\$ 5,447	\$ 31.43	\$ 7,353	\$ 42.42
Accounting Services Manager*	207	\$ 5,227	\$ 30.16	\$ 7,057	\$ 40.71
Police Support Services Manager*	270	\$ 5,227	\$ 30.16	\$ 7,057	\$ 40.71
<b>Assistant/Associate Engineer- Associate*</b>	221	\$ 5,227	\$ 30.16	\$ 7,057	\$ 40.71
<b>Fire Division Chief*</b>	237	\$ 5,227	\$ 30.16	\$ 7,057	\$ 40.71
<b>Public Works Superintendent*</b>	265	\$ 5,227	\$ 30.16	\$ 7,057	\$ 40.71
<b>Project Manager*</b>	260	\$ 4,757	\$ 27.45	\$ 6,422	\$ 37.05
Senior Accountant*	205	\$ 4,757	\$ 27.45	\$ 6,422	\$ 37.05
Senior Building Inspector*	215	\$ 4,757	\$ 27.45	\$ 6,422	\$ 37.05
Assistant/Associate Engineer-Assistant*	220	\$ 4,752	\$ 27.42	\$ 6,416	\$ 37.01
<b>Assistant/Associate Planner-Associate*</b>	251	\$ 4,531	\$ 26.14	\$ 6,117	\$ 35.29
<b>Management Analyst I/II-II*</b>	236	\$ 4,531	\$ 26.28	\$ 6,117	\$ 35.29
<b>Housing Manager*</b>	230	\$ 4,356	\$ 25.13	\$ 5,880	\$ 33.92
Info. Technology Systems Administrator*	275	\$ 4,356	\$ 25.13	\$ 5,880	\$ 33.92
Marketing Manager*	245	\$ 4,136	\$ 23.86	\$ 5,584	\$ 32.21
<b>Accountant*</b>	200	\$ 4,119	\$ 23.76	\$ 5,560	\$ 32.08
Assistant/Associate Planner-Assistant*	250	\$ 4,119	\$ 23.76	\$ 5,560	\$ 32.08
Management Analyst I/II-I*	235	\$ 4,119	\$ 23.76	\$ 5,560	\$ 32.08
Marina Supervisor*	240	\$ 4,119	\$ 23.76	\$ 5,560	\$ 32.08
<b>Administrative Fire Captain*</b>	201	\$ 3,663	\$ 17.08	\$ 4,945	\$ 23.05
<b>Public Works Supervisor*</b>	222	\$ 3,663	\$ 21.13	\$ 4,945	\$ 28.53
<b>Sec to City Mgr/Dep City Clerk*</b>	300	\$ 3,613	\$ 20.84	\$ 4,877	\$ 28.14
<b>Recreation Supervisor*</b>	241	\$ 3,288	\$ 18.97	\$ 4,439	\$ 25.61

**Bold** denotes benchmark class

**\*Exempt**

**SALARY SCHEDULE**

**Exhibit A**

**Effective: July 1, 2014**

**Section 4 - Police Non-Management**

Job Class w/ Incentive &/or Assignment P Range	A Step		B Step		C Step		D Step		E Step		F Step		G Step	
	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly
<b>Police Officer</b>														
Police Officer w/ POST Int. Certificate	\$ 4,667	\$26.93	\$4,900	\$28.27	\$5,145	\$29.68	\$5,403	\$31.17	\$5,673	\$32.73	\$5,956	\$34.36	N/A	N/A
Police Officer w/ POST Int. & Adv Certs	\$ 4,900	\$28.27	\$5,145	\$29.68	\$5,403	\$31.17	\$5,673	\$32.73	\$5,956	\$34.36	\$6,254	\$36.08	N/A	N/A
Senior Police Officer	N/A	N/A	N/A	N/A	\$5,145	\$29.68	\$5,403	\$31.17	\$5,673	\$32.73	\$5,956	\$34.36	\$34.36	N/A
Senior Police Officer w/ POST Int. Cert.	N/A	N/A	N/A	N/A	\$5,403	\$31.17	\$5,673	\$32.73	\$5,956	\$34.36	\$6,254	\$36.08	\$36.08	N/A
Senior Police Officer w/ POST Int. & Adv	N/A	N/A	N/A	N/A	\$5,673	\$32.73	\$5,956	\$34.36	\$6,254	\$36.08	\$6,567	\$37.89	\$37.89	N/A
Master Police Officer	N/A	N/A	N/A	N/A	\$5,956	\$34.36	\$6,254	\$36.08	\$6,567	\$37.89	\$6,895	\$39.78	\$39.78	N/A
Master Police Officer w/ POST Int. Cert.	N/A	N/A	N/A	N/A	\$6,254	\$36.08	\$6,567	\$37.89	\$6,895	\$39.78	\$7,223	\$41.67	\$41.67	\$36.08
Master Police Officer w/ POST Int. & Adv	N/A	N/A	N/A	N/A	\$6,567	\$37.89	\$6,895	\$39.78	\$7,223	\$41.67	\$7,551	\$43.56	\$43.56	\$37.88
<b>Police Sergeant</b>														
Police Sergeant w/ POST Int. Certificate	\$ 5,812	\$33.53	\$6,103	\$35.21	\$6,408	\$36.97	\$6,728	\$38.82	\$7,065	\$40.76	\$7,418	\$42.79	N/A	N/A
Police Sergeant w/ POST Int. & Adv.	\$ 6,103	\$35.21	\$6,408	\$36.97	\$6,728	\$38.82	\$7,065	\$40.76	\$7,418	\$42.79	\$7,789	\$44.93	N/A	N/A
Master Police Sergeant	N/A	N/A	N/A	N/A	\$7,065	\$40.76	\$7,418	\$42.79	\$7,789	\$44.93	\$8,178	\$47.18	\$47.18	\$49.54

**Bold denotes benchmark class**

# SALARY SCHEDULE

## Exhibit A

Effective: July 1, 2014

### Section 5 - General City Service

Job Class	Range	A Step		B Step		C Step		D Step		E Step	
		Monthly	Hourly								
<b>Computer Technician</b>	545	\$4,496	\$25.94	\$4,721	\$27.23	\$4,957	\$28.60	\$5,204	\$30.03	\$5,465	\$ 31.53
<b>Building Inspector I/II-II</b>	521	\$4,276	\$24.67	\$4,490	\$25.90	\$4,715	\$27.20	\$4,950	\$28.56	\$5,198	\$ 29.99
<b>Public Works Inspector</b>	570	\$4,276	\$24.67	\$4,490	\$25.90	\$4,715	\$27.20	\$4,950	\$28.56	\$5,198	\$ 29.99
Youth Services Specialist	590	\$3,990	\$23.02	\$4,189	\$24.17	\$4,399	\$25.38	\$4,619	\$26.65	\$4,850	\$ 27.98
Senior Com. & Rec. Technician	530	\$3,902	\$22.51	\$4,097	\$23.64	\$4,302	\$24.82	\$4,517	\$26.06	\$4,743	\$ 27.36
Building Inspector I/II-I	520	\$3,888	\$22.43	\$4,083	\$23.55	\$4,287	\$24.73	\$4,501	\$25.97	\$4,726	\$ 27.27
<b>Housing Specialist I/II-II</b>	561	\$3,638	\$20.99	\$3,820	\$22.04	\$4,011	\$23.14	\$4,211	\$24.29	\$4,422	\$ 25.51
<b>Com. &amp; Rec. Technician I/II-II</b>	526	\$3,547	\$20.46	\$3,724	\$21.49	\$3,911	\$22.56	\$4,106	\$23.69	\$4,311	\$ 24.87
Housing Specialist I/II-I	560	\$3,465	\$19.99	\$3,638	\$20.99	\$3,820	\$22.04	\$4,011	\$23.14	\$4,212	\$ 24.30
<b>Administrative Assistant II</b>	511	\$3,465	\$19.99	\$3,638	\$20.99	\$3,820	\$22.04	\$4,011	\$23.14	\$4,212	\$ 24.30
Recreation Coordinator	580	\$3,378	\$19.49	\$3,547	\$20.47	\$3,725	\$21.49	\$3,911	\$22.56	\$4,106	\$ 23.69
Accounting Technician	508	\$3,366	\$19.42	\$3,534	\$20.39	\$3,711	\$21.41	\$3,896	\$22.48	\$4,091	\$ 23.60
Senior Account Clerk	505	\$3,366	\$19.42	\$3,534	\$20.39	\$3,711	\$21.41	\$3,896	\$22.48	\$4,091	\$ 23.60
Senior Maintenance Worker	568	\$3,313	\$19.12	\$3,479	\$20.07	\$3,653	\$21.07	\$3,835	\$22.13	\$4,027	\$ 23.23
<b>Fleet Mechanic</b>	555	\$3,313	\$19.11	\$3,479	\$20.07	\$3,653	\$21.07	\$3,835	\$22.13	\$4,027	\$ 23.23
Com. & Rec. Technician I/II-I	525	\$3,313	\$19.11	\$3,479	\$20.07	\$3,653	\$21.07	\$3,835	\$22.13	\$4,027	\$ 23.23
Administrative Assistant I	510	\$3,237	\$18.68	\$3,399	\$19.61	\$3,569	\$20.59	\$3,747	\$21.62	\$3,935	\$ 22.70
Rec. Prog. & Admin. Coordinator	581	\$3,237	\$18.68	\$3,399	\$19.61	\$3,569	\$20.59	\$3,747	\$21.62	\$3,935	\$ 22.70
Maintenance Worker I/II-II	566	\$3,156	\$18.21	\$3,314	\$19.12	\$3,480	\$20.07	\$3,654	\$21.08	\$3,836	\$ 22.13
Community Services Officer I/II-II	536	\$3,125	\$18.03	\$3,281	\$18.93	\$3,445	\$19.88	\$3,617	\$20.87	\$3,798	\$ 21.91
Account Clerk III	503	\$3,016	\$17.40	\$3,166	\$18.27	\$3,325	\$19.18	\$3,491	\$20.14	\$3,666	\$ 21.15
<b>Maintenance Worker I/II-I</b>	565	\$2,869	\$16.55	\$3,013	\$17.38	\$3,164	\$18.25	\$3,322	\$19.16	\$3,488	\$ 20.12
<b>Bldg Maintenance Worker I/II-II</b>	516	\$2,869	\$16.55	\$3,013	\$17.38	\$3,164	\$18.25	\$3,322	\$19.16	\$3,488	\$ 20.12
Community Services Officer I/II-I	535	\$2,839	\$16.38	\$2,981	\$17.20	\$3,130	\$18.06	\$3,287	\$18.96	\$3,451	\$ 19.91
<b>Account Clerk I/II-II</b>	501	\$2,742	\$15.82	\$2,879	\$16.61	\$3,023	\$17.44	\$3,174	\$18.31	\$3,333	\$ 19.23
Office Assistant	509	\$2,709	\$15.63	\$2,844	\$16.41	\$2,986	\$17.23	\$3,135	\$18.09	\$3,292	\$ 18.99
Bldg Maintenance Worker I/II-I	515	\$2,608	\$15.05	\$2,739	\$15.80	\$2,875	\$16.59	\$3,019	\$17.42	\$3,170	\$ 18.29
Account Clerk I/II-I	500	\$2,492	\$14.38	\$2,617	\$15.10	\$2,748	\$15.85	\$2,885	\$16.64	\$3,029	\$ 17.48

**Bold** denotes benchmark class

\*Exempt

**SALARY SCHEDULE**

**Exhibit A**

**Effective: July 1, 2014**

**Section 6 - Temporary/Hourly**

<b>Job Class</b>	<b>Range</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
Traffic Engineer - Temp	959	\$85.00				
Economic Development Consultant	955	\$65.00				
Assistant Engineer - Temp	900	\$19.05	\$20.00	\$21.00	\$22.05	\$23.15
Police Officer - Temp	905	\$16.28	\$17.09	\$17.94	\$18.84	\$19.78
Firefighter - Temp	910	\$16.28	\$17.09	\$17.94	\$18.84	\$19.78
Maintenance Worker II - Temp	916	\$16.28	\$17.09	\$17.94	\$18.84	\$19.78
Communications & Records Tech I - Temp	920	\$15.75	\$16.54	\$17.36	\$18.23	\$19.14
Administrative Assistant I - Temp	925	\$15.44	\$16.21	\$17.02	\$17.87	\$18.76
Community Services Officer I/II-I - Temp	930	\$14.79	\$15.53	\$16.31	\$17.13	\$17.98
Maintenance Worker I - Temp	915	\$14.79	\$15.53	\$16.31	\$17.13	\$17.98
Recreation Specialist Supervisor	939	\$13.95	\$14.65	\$15.38	\$16.15	\$16.96
Building Maintenance Worker I/II-I - Temp	914	\$13.45	\$14.12	\$14.83	\$15.57	\$16.35
Office Assistant - Temp	926	\$12.68	\$13.32	\$13.98	\$14.68	\$15.42
Recreation Specialist III	937	\$12.68	\$13.32	\$13.98	\$14.68	\$15.42
Recreation Specialist II	936	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Financial Services Intern	951	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Planning/Public Works Intern	945	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Computer Systems Intern	950	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Recreation Specialist I	935	\$10.48	\$11.00	\$11.55	\$12.13	\$12.74
Recreation Leader/Building Attendent III	943	\$9.68	\$10.16	\$10.67	\$11.21	\$11.77
Recreation Leader/Building Attendent II	942	\$8.80	\$9.24	\$9.70	\$10.19	\$10.70
Recreation Leader/Building Attendent I	941	\$8.00	\$8.40	\$8.82	\$9.26	\$9.72



RESOLUTION NO. 2014-\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
ADOPTING THE 4TH AMENDMENT TO THE ANNUAL APPROPRIATION  
RESOLUTION NO. 2014-47 TO APPROPRIATE FUNDS FOR THE CREATION OF THE  
DEVELOPMENT SERVICES DEPARTMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY:

THAT Section 011 of Part III of the Annual Appropriation Resolution No. 2014-47 be and is hereby amended as follows:

		<u>Increase/ (Decrease)</u>
TO:	COMMUNITY DEVELOPMENT DEPARTMENT Planning	\$ (7,000)
TO:	ADMINISTRATIVE SERVICES DEPARTMENT Adminstrative Services Administration, Accounting, Utility Billing & Collection	\$ <u>7,000</u>
	TOTAL Section 011	\$ <u>-</u>

THAT account titles and numbers requiring adjustment by this Resolution are as follows:

<u>General Fund</u>	<u>Sources</u>	<u>Uses</u>
Appropriations:		
A/C No. 011-90110-3410 Regular Salary	\$ -	\$ (7,000)
A/C No. 011-90110-1820 Regular Salary	\$ -	\$ <u>7,000</u>
Total ___ Fund	<u>\$ -</u>	<u>\$ -</u>

THAT the purpose is to appropriate funds for for the implementation of the Development Services Department reorganization.

ADOPTED AND PASSED by the City Council of the City of Suisun City at a regular meeting thereof held on the 28th of October 2014 by the following vote:

AYES: COUNCILMEMBERS  
NOES: COUNCILMEMBERS  
ABSENT: COUNCILMEMBERS  
ABSTAIN: COUNCILMEMBERS

WITNESS my hand and seal of the said City this 28th day of October 2014.

\_\_\_\_\_  
LINDA HOBSON, CMC  
CITY CLERK



## AGENDA TRANSMITTAL

**MEETING DATE:** October 28, 2014

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**CITY AGENDA ITEM:** Council Waiver of Reading and Introduction of Ordinance No. \_\_\_: Amending Various Chapters of Title 18 "Zoning" to Comply with the Adopted 2009-2014 Housing Element and California State Law.

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**FISCAL IMPACT:** There would be no adverse fiscal impact to the City.

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**BACKGROUND:** In July 2009, the City Council adopted the City's 2009-2014 Housing Element. As a part of the Element, there were specific programs that outlined actions that the City would take in response to recent California Law. The amendments were proposed to be a part of the Zoning Ordinance Update process, but due to timing, the General Plan Update and Zoning Ordinance Updates are not yet complete thus the need to move ahead separately.

At the October 21, 2014 meeting, the City Council asked for staff to bring back information on the location of the Light Manufacturing District (the zone district map is provided as Attachment 3) and what the maximum separation allowed by law was for emergency shelters (300 feet). The Council opened the Public Hearing, no testimony was given, the Public Hearing was closed, and the item was continued to the October 28, 2014 meeting.

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**STAFF REPORT:** In order to have the Housing Element for the next cycle (2015-2023) certified by the State of California Housing and Community Development (HCD), the City must show progress in implementing the prior Housing Element. Below is a summary of each program from the 2009-2014 Element and the amendments to the Zoning Ordinance that are being proposed to implement the programs.

Emergency Shelters

In response to Senate Bill – 2, the City will allow emergency shelters as a permitted use in the ML (Light Manufacturing District) without a conditional use permit or other discretionary review.

**Program 3.A.1:** Pursuant to Senate Bill (SB) 2, staff will amend the City Zoning Ordinance to allow emergency shelters as a permitted use in the ML (Manufacturing Light) district without a conditional use permit or other discretionary review. This district is appropriate for shelters because it is in the City's downtown area where transit and services would be available to shelter inhabitants. There are currently ~12.26 acres of vacant and underutilized land in the ML zone district area. In addition the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4) and consistent with the development standards in the ML district. These standards may include such items as:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation

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**PREPARED BY:**  
**REVIEWED/APPROVED BY:**

John Kearns, Associate Planner  
 Suzanne Bragdon, City Manager



A majority of the proposed changes relevant to this topic can be found in 18.04.323 and 18.30.020 (S) in the attached ordinance. The specific language/standards from the ordinance are provided below:

*18.30.020 (S) Emergency Shelter subject to the following provisions:*

- a) Distance Separation Requirements. No emergency shelter shall be located within 250 feet of any other emergency shelter.*
- b) Occupancy. An emergency shelter shall not exceed 40 residents, excluding staff.*
- c) Length of Occupancy. Any single resident's stay shall not exceed six consecutive months.*
- d) Zone Specific Development Standards. An emergency shelter shall comply with all development standards of the applicable zoning district in which it is located.*
- e) Parking Requirements. Emergency shelters shall provide one parking space for every staff member and one parking space for every 10 temporary residents.*
- f) Management. An emergency shelter must adequately comply with the management standards:
  - 1. There shall be space inside the building so that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.*
  - 2. Security shall be provided on site during hours of operation.*
  - 3. On-site management shall be provided by at least one emergency shelter staff member at all times while residents are present at the shelter.**

#### Transitional and Supportive Housing

Include separate definitions of transitional and supportive housing as defined in Health and Safety Code Section 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.

**Program 3.A.2:** Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City currently allows group homes for six or fewer persons by-right in residential zones and homes for more than six persons with a CUP. To clarify that group homes include transitional and supportive housing uses, the City will update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Section 50675.2 of Health and Safety Code sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.

Transitional facilities are classified as temporary rental housing for at least six months but where units are recirculated to other program recipients after a set period. Taking several forms, transitional housing may be group housing or multi-family units and can include supportive services. Supportive housing does not have a limit on the length of stay and is linked to either on-site or off-site services that can include medical services, childcare services, counseling, legal assistance, money management, job skills training and a variety of other services in place to help individuals gain independent living skills.

The proposed changes relevant to this topic can be found in 18.04.620, 18.04.625, 18.04.628 and each of the residential districts as well as the Main Street Commercial District. Staff has also included each of the residential districts, not already included in Title 18, from the Downtown Waterfront Specific Plan for consideration in order to not have to amend the Specific Plan at this time.

Reasonable Accommodations

Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process.

**Program 3.A.9:** Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.

A new chapter (18.59) is proposed to be added detailing the reasonable accommodations process for the City. It provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Americans with Disabilities Act, Federal Fair Housing Act, and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, procedures, or conditions of approval.

Density Bonuses

Adopt a density bonus ordinance in compliance with Government Code Section 65915.

**Program 1.D.2:** To promote the financial feasibility of producing affordable housing units utilizing density bonuses and incentives and concessions the City will adopt a density bonus ordinance in compliance with Government Code Section 65915. The City will reserve the option of granting an additional density bonus to increase the financial feasibility of an affordable housing project that includes extremely low-, very low-, and low-income units.

A new chapter (18.65) is proposed to be added which identically reflects the provisions of California State law regarding this matter. "Density bonus" means a density increase over the otherwise maximum allowable residential density under the applicable zoning code provisions and the land use element of the general plan as of the date of application by the applicant to the city. This amendment provides specificity on how the City would treat a density bonus project relative to the application process, incentives/concessions, density bonus options, etc.

At the Planning Commission's regular meeting of October 14, 2014, the Commission unanimously recommended City Council adoption of the proposed ordinance.

Each of the proposed amendments is an effort to implement the policy direction of the Planning Commission and City Council from the 2009-2014 Housing Element. The amendments are reflected with either a ~~strikeout~~ or addition in the attached ordinance.

New Information

- Staff has provided a map that shows the location of the ML zoning district.
- According to Government Code Section 65883(a)(4), the maximum separation between emergency shelters is to be 300 feet or less. The City could chose to adopt a standard that the maximum separation be 300 feet, but no further.

- If the appropriate text amendments are not made and a city falls out of compliance with its Housing Element the following issues may arise:
  - State funding (grants) would not be available, including all MTC/STA/OBAG etc. grants.
  - The General Plan would no longer be compliant, thus the City would not be able to process any development projects.
  - The City would likely face legal challenges, which would cost money to defend the City's inactions.
  - The state would require more frequent updates of the Housing Element in the future.

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**STAFF RECOMMENDATION:** Staff recommends that the City Council waive reading and introduce Ordinance No. \_\_\_\_: Amending Various Chapters of Title 18 "Zoning" to Comply with the Adopted 2009-2014 Housing Element and California State Law.

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**ATTACHMENTS:**

1. City Council Ordinance No. \_\_\_\_: Amending Various Chapters of Title 18 "Zoning" to Comply with the Adopted 2009-2014 Housing Element and California State Law.
2. ML District Zoning Map.

ORDINANCE NO. \_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CA,  
AMENDING VARIOUS CHAPTERS OF TITLE 18 "ZONING" TO COMPLY WITH  
THE ADOPTED 2009-2014 HOUSING ELEMENT AND CALIFORNIA STATE LAW

WHEREAS, the City of Suisun City desires and intends to adopt Zoning Text Amendment NO. 14/15-001 amending various chapters and sections of the Suisun City Municipal Code to implement programs of the 2009-2014 Housing Element and to comply with California State Law; and

WHEREAS, on October 14, 2014, the Planning Commission held a duly noticed public hearing in conformance with Government Code Section 65854 and adopted Resolution No. PC 14-\_\_, recommending City Council adopt the subject ordinance; and

WHEREAS, notice of the Public Hearing of the City Council of the City of Suisun City to consider the Zoning Text Amendment was provided in accordance with applicable law; and

WHEREAS, on October 21, 2014, the City Council held a duly noticed public hearing on the proposed text amendment; and

WHEREAS, after careful consideration of the staff report and all of the information, evidence, and testimony presented at its public hearing, the City Council finds as follows:

**Findings:**

- i. That the amendments are exempt for the California Environmental Quality Act (CEQA) per Section 15061 (b)(3).
- ii. That the proposal will not conflict with the Goals, Objectives and Policies of the General Plan.
- iii. That the proposal will not be detrimental to the public health, safety or welfare of persons residing or working in the City, nor detrimental to properties or to the general welfare of the City.

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

SECTION 1. Title 18 "Zoning" of the Suisun City Municipal Code is hereby amended to include:

18.09 "LDR Low Density Residential"

18.11 "UV Urban Village"

18.17 "HLC Historic Limited Commercial"

18.29 "MC Main Street Commercial"

18.59 "Reasonable Accommodations"

18.65 "Density Bonuses"

**SECTION 2.** Chapter 18.04 of the Suisun City Municipal Code is hereby amended by adding section 18.04.323, amending section 18.04.570, and adding sections 18.04.620, 18.04.625, and 18.04.628 to read as follows:

**18.04.323 Emergency shelter.** "Emergency Shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.

**18.04.570 Roominghouse or boardinghouse.** "Roominghouse" or "boardinghouse" means a dwelling other than a hotel where lodging and/or meals for three or more persons are provided for compensation. This includes single-room occupancy (SRO) units with more than one (1) room or unit sharing kitchen and/or bathroom facilities. Single-room occupancy structures shall have units rented individually and shall accommodate a maximum of one (1) person per unit.

**18.04.620 Supportive housing.** "Supportive housing" means housing with no limit on length of stay, and that is linked to on-site or off-site services that assist the resident(s) to retain the housing, maintain or improve their health status, maximize their ability to live and, when possible, to work in the community.

**18.04.625 Target population.** "Target Population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

**18.04.628 Transitional housing.** "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

**SECTION 3.** Chapter 18.08 of the Suisun City Municipal Code is hereby amended by adding section 18.08.020 (F) to read in its entirety as follows:

**18.08.020 (F) Transitional and supportive housing in one-family dwellings shall be allowed and shall be subject to the same standards as other one-family dwellings.**

**SECTION 4.** Chapter 18.09 is proposed to be added to the Suisun City Municipal Code and is to read in its entirety as follows:

## **CHAPTER 18.09 LOW DENSITY RESIDENTIAL (IRL)**

### **18.09.010 Low Density Residential (IRL)**

**This District corresponds to the General Plan's Low-Density Residential designation, allowing single family residential development of 4-7 dwelling units per net acre. (Net site area is defined as the total parcel size prior to development, less existing public rights-of-**

way, reservation for arterial streets, and other existing public property or rights-of-way.) This district applies to the Areas A, B, C, and D. (Figure 2-5) of the Downtown Waterfront Specific Plan.

18.09.020. Permitted Uses

- A. Single Family Detached Dwellings;
- B. Single Family Attached Dwellings (corner lots only);
- C. Garages and similar buildings or uses clearly accessory or incidental to a permitted use;
- D. Park, Playground;
- E. Small family day care homes;
- F. State licensed residential care homes which provide care for six (6) or fewer persons.
- G. Transitional and supportive housing in one-family dwellings shall be allowed and shall be subject to the same standards as other one-family dwellings.

18.09.30 Conditional Uses

- A. Larger family day care homes
- B. State licensed residential care homes providing care for seven (7) or more persons
- C. Guesthouses and second dwelling units
- D. Public facilities, including community center, fire station, library
- E. Church
- F. Limited commercial uses specified as Conditional Uses within the Historic Limited Commercial (HLC) District

18.09.040 Development Standards

a. New Development/Redevelopment Areas.

New residential development occurring in Areas A, B, C and D, as depicted by Figure 2-5 are governed by the Design Standards and Guidelines adopted pursuant to Chapter 7 of this document. The Planning Commission, Architectural Review Board and/or Planning staff, as the case may be, shall rely on those standards when reviewing initial development and improvements within these areas.

b. Existing Single-Family Neighborhoods.

The existing Marina and Pierce Garden Subdivisions (Areas 1 and 3, Figure 2-5) are governed by the following basic development standards stated in the table below. All new residential structures, additions and improvements shall be compatible in mass, form, and materials with the surrounding neighborhood and the existing structure, if any.

**SECTION 5.** Chapter 18.10 of the Suisun City Municipal Code is hereby amended by deleting sections 18.10.020 (J) and 18.10.030 (K) and adding a new section 18.10.020 (J) to read in its entirety as follows:

~~18.10.020 (J) Family emergency and family transitional housing that provides assistance for six or more persons.~~

18.10.020 (L) Transitional and supportive housing in one-family dwellings, duplexes, condominium-type dwellings, and multiple dwellings shall be allowed and shall be subject to the same standards as other similar dwellings.

~~18.10.030 (K) Family emergency and family transitional housing that provides assistance for seven or more persons.~~

**SECTION 6.** Chapter 18.11 is proposed to be added to the Suisun City Municipal Code and is to read in its entirety as follows:

### **CHAPTER 18.11 URBAN VILLAGE (UV)**

#### **18.11.010 Purpose and Intent**

This district applies only to the approximate 12.3 acre site for the Harbor Village subdivision that is bound by Marina Blvd. on the east, then north of Driftwood Drive to Josiah Way on the west, and south of Lotz Way to the extension back to Marina Blvd. The purpose of the Urban Village land use designation is to allow for higher density single-family residential developments that are commonly built in the bay area region. This land use designation allows for a density of 7.5 dwelling per acre (gross).

#### **18.11.020 Permitted Uses**

- A. Single Family Dwellings
- B. Buildings and uses clearly accessory or incidental to any Permitted Use excepting, tents and trailers
- C. Park, playground
- D. Small family day care homes
- E. State licensed residential care homes, which provide care for up to six (6) or fewer persons.
- F. Transitional and supportive housing in one-family dwellings shall be allowed and shall be subject to the same standards as other one-family dwellings.

#### **18.11.030 Conditional Uses**

- A. Large family day care homes
- B. Nursing home, rest home, convalescent home, congregate care, assisted living center
- C. State licensed residential care homes providing care for seven (7) or more persons.

18.11.040 Basic Site Development Standards.

<u>Minimum Building Site Area:</u>	<u>3,000 square feet</u>
<u>Minimum Front Yard Building Setback Line:</u>	<u>Seven 1/2 (7.5) feet</u>
<u>Minimum Side Yard Required: (one side)</u>	<u>Five (5) feet (unobstructed)</u>
<u>Minimum Side Yard Required: (other side)</u>	<u>Three 1/2 feet (3.5) feet</u>
<u>Minimum Rear Yard Required:</u>	<u>Five (5) feet</u>

18.11.050 Special Yard Conditions. No building shall be located on any site so that the rear of the building fronts a street. The maximum site coverage of any parcel shall be seventy (70) percent of the site. This percentage shall include all buildings, carports, patios, and open spaces.

**SECTION 7.** Chapter 18.12 of the Suisun City Municipal Code is hereby amended by deleting sections 18.12.020 (J) and 18.12.030 (H) and adding a new section 18.14.020 (J) to read in its entirety as follows:

~~18.12.020 (J) Family emergency and family transitional housing that provides assistance for six or more persons.~~

18.12.020 (J) Transitional and supportive housing in one-family dwellings, duplexes, condominium-type dwellings, and multiple dwellings shall be allowed and shall be subject to the same standards as other similar dwellings.

~~18.12.030 (K) Family emergency and family transitional housing that provides assistance for seven or more persons.~~

**SECTION 8.** Chapter 18.14 of the Suisun City Municipal Code is hereby amended by amending section 18.14.020 (I) and deleting section 18.14.030 (J) to read in its entirety as follows:

18.14.020 (I) Transitional and supportive housing in one-family dwellings, duplexes, and condominium-type housing shall be allowed and shall be subject to the same standards as other similar dwellings;

18.14.030 (J) Family emergency and family transitional housing that provides assistance for seven or more persons.

**SECTION 9.** Chapter 18.16 of the Suisun City Municipal Code is hereby amended by adding section 18.16.020 (G) to read in its entirety as follows:

18.16.020 (G) Transitional and supportive housing in single-family dwellings and duplexes shall be allowed and shall be subject to the same standards as other similar dwellings.

SECTION 10. Chapter 18.17 is proposed to be added to the Suisun City Municipal Code and is to read in its entirety as follows:

**CHAPTER 18.17 HISTORIC LIMITED COMMERCIAL (HLC)**

**18.17.010 Intent.**

This district applies to an area south of the Town Square facing Main Street and east to Kellogg Street. This area is currently predominantly residential but is expected to gradually convert to commercial and/or office uses. It also applies to the parcels, which back up to the Southern Pacific railroad tracks, fronting West Street, across from the predominantly residential HR District. Because most of the structures are historic and still occupied by residential uses, commercial conversions of these should preserve the significant historical characteristics of the buildings and avoid adverse impacts to the nearby residences. Therefore, office and commercial uses should be low intensity in nature and occur as conversions, rather than replacement of these structures.

The intent of this district is to provide for a number of commercial and office uses, which are compatible with residential uses. Generally, residential and public uses are permitted and commercial/office uses are listed as Conditional Uses. Commercial uses for which a valid City business license has been issued, which are existing at the time of adoption of this document are considered to be conforming uses and do not require a Conditional Use Permit to continue.

**18.17.020 Permitted Uses:**

- A. Single family dwellings
- B. Duplexes or attached single family dwellings
- C. Public buildings
- D. Buildings or uses clearly accessory or incidental to a Permitted Use
- E. Small family day care homes
- F. State licensed residential care homes which provide care for six (6) or fewer persons.
- G. Park, playground
- H. Transitional and supportive housing in one-family dwellings shall be allowed and shall be subject to the same standards as other one-family dwellings.

**18.17.030 Conditional Uses:**

- A. Antique shop
- B. Arts and crafts gallery or studio
- C. Bookstore
- D. Church
- E. Custom dressmaker or tailor
- F. Florist shop
- G. Interior decorator
- H. Multi-family dwellings
- I. Museum

- J. Nursing home, rest home, convalescent home, congregate care, assisted living center
- K. Optical shop, opticians
- L. Printing, publishing
- M. Photographic studio
- N. Professional offices (accountants, architects, attorneys, insurance agents, physicians and similar business offices not involving retail sales)
- O. Bed and breakfast inns
- P. Large family day care homes
- Q. State licensed residential care homes providing care for seven (7) or more persons
- R. Small appliance repair
- S. Medical/Dental/Optical laboratory
- T. Catering service
- U. Shoe repair
- V. Non-automotive related personal and business services
- W. Reupholstery, furniture repair, antique refinishing
- X. Generally: Any other limited commercial, service, or public use similar in nature, function and operation to listed Conditional Uses and is found by the Planning Division to be consistent with the intent of this district and the Goals and Policies of the Specific Plan.

18.17.040 Use Permit Approval Requirements:

Standard Conditions of Use Permit approval in the HLC District:

- A. The use will provide off-street parking for the occupant and any employees.
- B. The use will not generate automobile traffic at a level that would create a nuisance for the surrounding residential uses.
- C. The use will not create noise at a level, which exceeds the City standards or creates a nuisance to the surrounding use.
- D. The mixing of residential and use-permitted commercial occupancies in the same structure is permitted, provided business and residential occupancies do not share common accessways or restroom or kitchen facilities.

18.17.050 Height Bulk, Setback and Development Standards.

As specified by the Development Standards authorized by Chapter 7 of the Downtown Waterfront Specific Plan.

18.17.060 Exceptions to standard Zoning Ordinance Requirements:

Due to the unique conditions of design and construction in the HLC District where structures were sometimes built close to lot lines, densities are mixed, and parcel configurations have changed over the years, it is sometimes in the public interest to provide for a higher quality of design and/or enhance the historic character of this neighborhood by making an exception to normal setback, parking landscaping, fencing and screening requirement, where such an exception does not interfere with the public health or safety.

Within the HLC District, where it is deemed that such an exception is warranted and will not adversely affect neighboring properties, the Planning Commission may grant an Exception Permit pursuant to Chapter 8. The *Planning Commission* shall review all such requests and make a recommendation to the Planning Commission with respect to approval, conditional approval or denial.

18.17.070 Planning Commission Approval:

Planning Commission approval is required for all major construction, enlargement, additions, improvements, alterations, demolitions and removals in the HLC District.

Major alterations, additions or new construction of 500 square feet or less may be approved by the Planning staff. Any such project may be referred to the Planning Commission for their consideration. The procedure, findings and criteria for design review, demolition and removal shall be specified by the Historic Residential District and the design standards of Chapter 7 of the Downtown Waterfront Specific Plan.

18.17.080 Maintenance of Structures and Premises:

All property owners in the HLC District shall have the obligation to maintain structures and premises in good repair. Structures and premises in good repair shall present no material deviation in apparent condition from surrounding structures in compliance with the provisions of this Chapter. Good repair includes and is defined as the level of maintenance that ensures the continued availability of the structure and premises for a lawfully permitted use, and prevents deterioration, dilapidation, and decay of the exterior portions of the structure and premises, such as lack of paint, peeling, chipping, crumbling, breakage, accumulation of dirt and/or similar evidence. This Section is not intended to preclude normal construction activities in conjunction with a valid Building Permit, provided that the completion of such activities is diligently pursued in accordance with the standards of the Uniform Building Code.

**SECTION 11.** Chapter 18.18 of the Suisun City Municipal Code is hereby amended by adding section 18.18.020 (H) to read in its entirety as follows:

18.18.020 (H) Transitional and supportive housing in single-family dwellings and duplexes shall be allowed and shall be subject to the same standards as other similar dwellings.

**SECTION 12.** Chapter 18.26 of the Suisun City Municipal Code is hereby amended by deleting section 18.26.030 (F) to read in its entirety as follows:

~~18.26.030 (F) Family emergency and family transitional housing.~~

**SECTION 13.** Chapter 18.28 of the Suisun City Municipal Code is hereby amended by deleting section 18.28.030 (L) to read in its entirety as follows:

~~18.28.030 (L) Family emergency and family transitional housing.~~

SECTION 14. Chapter 18.29 is proposed to be added to the Suisun City Municipal Code and is to read in its entirety as follows:

**CHAPTER 18.29 MAIN STREET COMMERCIAL (MC)**

**18.29.010 Intent/Purpose**

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

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

**18.29.020 Permitted Uses**

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

**Main Street.**

- A. Apparel and accessory stores, not including used items**
- B. Artist's studio; art supply stores**
- C. Antique or antique reproductions shop, not including recently manufactured "used furniture" items**
- D. Bakery, creamery**
- E. Bookstores**
- F. Business schools, art, modeling, music and/or dancing studios -- (U)**
- G. Eating and drinking places where food service is the primary use (restaurants)**
- H. Florist shops**
- I. Hardware stores, not including lumber, building materials and the like**
- J. Paint, decorating and wallpaper stores**
- K. Beauty, barber shops and salons**
- L. Delicatessen, sandwich shop**
- M. Business services, not including establishments engaged in the renting or leasing machinery, tools and other equipment -- (U)**

- N. Clothing and costume stores
- O. Communication services -- (U)
- P. Finance, insurance and real estate offices -- (U)
- Q. Health services, including medical/dental services -- (U)
- R. Optical shop; optometrist
- S. Legal and miscellaneous non-medical professional office--M
- T. Pet Grooming -- (U)
- U. Photographic and portrait studios
- V. Printing, publishing and allied industries -- (U)
- W. Radio and TV broadcasting
- X. Open Space, public access
- Y. Shoe stores, shoe repair, shoeshine, hat cleaning/repair and the like
- Z. Tax return preparation service --M
- AA. Travel agencies
- BB. Watch, clock and jewelry sales and repair
- CC. Other retail, service, public or quasi-public uses which are similar in nature, function or operation to Permitted Uses listed and which the Planning Division finds to be consistent with the intent of the district.

Town -Square:

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

18.29.030 Conditional Uses:

- A. (Both Main Street and Town Square/Lawler House.)
- B. Any use listed as permitted on an upper floor or space without Main Street frontage that is proposed to be established on a ground floor with a Main Street storefront.
- C. Bed and Breakfast Inns
- D. Commercial amusement or entertainment
- E. Entertainment, nightclub and bar/lounge uses where food service is not the primary purpose of the business
- F. Food and grocery stores, convenience markets
- G. Furniture stores
- H. Firehouse, community center, government office, post office
- I. Movie theater
- J. Reupholstery and furniture repair; antique refinishing
- K. Residential dwellings, including apartments and condominiums
- L. 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 Planning Division to be consistent with the intent of this district and the Goals and Policies of the Specific Plan.
- M. Transitional and supportive housing in single-family dwellings and duplexes shall be allowed and shall be subject to the same standards as other similar dwellings.

SECTION 15. Chapter 18.30 of the Suisun City Municipal Code is hereby amended by adding section 18.30.020 (S) and deleting section 18.30.030 (I) to read in its entirety as follows:

18.30.020 (S) Emergency Shelter subject to the following provisions:

- a) Distance Separation Requirements. No emergency shelter shall be located within 250 feet of any other emergency shelter.
- b) Occupancy. An emergency shelter shall not exceed 40 residents, excluding staff.
- c) Length of Occupancy. Any single resident's stay shall not exceed six consecutive months.
- d) Zone Specific Development Standards. An emergency shelter shall comply with all development standards of the applicable zoning district in which it is located.
- e) Parking Requirements. Emergency shelters shall provide one parking space for every staff member and one parking space for every 10 temporary residents.
- f) Management. An emergency shelter must adequately comply with the management standards:
  1. There shall be space inside the building so that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.
  2. Security shall be provided on site during hours of operation.
  3. On-site management shall be provided by at least one emergency shelter staff member at all times while residents are present at the shelter.

SECTION 16. Chapter 18.32 of the Suisun City Municipal Code is hereby amended by deleting section 18.32.030 (G) to read in its entirety as follows:

~~18.32.030 (G) Family emergency and family transitional housing.~~

SECTION 17. Chapter 18.59 is proposed to be added to the Suisun City Municipal Code and is to read in its entirety as follows:

### Chapter 18.59 REASONABLE ACCOMMODATION

#### 18.59.010 Purpose.

This chapter provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Americans with Disabilities Act, Federal Fair Housing Act, and the California Fair Employment and Housing Act (hereafter "Acts") in the application of zoning laws and other land use regulations, policies, procedures, or conditions of approval.

#### 18.59.020 Applicability.

- A. A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, if the application of a requirement of this zoning ordinance or other city requirement, policy or practice acts as a barrier to fair housing opportunities. This chapter applies to those persons who have "disabilities" as defined under the Acts, which definitions are controlling for the purposes of this chapter. Generally, a person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment.
- B. A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. A request for reasonable accommodation shall comply with Section 18.59.030 of this chapter.
- C. A reasonable accommodation will terminate if the accommodation is no longer required, or if the recipient of the accommodation ceases to reside at the property.
- D. A reasonable accommodation may be granted in compliance with this chapter without the need for the approval of a variance otherwise required by this zoning ordinance.

**18.59.030 Application requirements.**

- A. A request for reasonable accommodation shall be submitted on an application form provided by the community development department or in the form of a letter to the director of community development, and shall contain the following information:
  - 1. The applicant and property owner(s), if different, name, address and telephone number;
  - 2. Address of the property for which the request is being made;
  - 3. The current actual use of the property;
  - 4. The basis for the claim that an individual who resides at the property has a disability protected by the Acts;
  - 5. The zoning ordinance provision, regulation or policy from which reasonable accommodation is being requested;
  - 6. Why the requested accommodation is necessary to make the specific property accessible to the individual(s) with disabilities; and

7. Photos, site plans, drawings, and/or other graphics as may be required to clearly describe the proposed modifications to the property.
- B. If the project for which the request for reasonable accommodation is being made also requires other discretionary approval, then the applicant shall file the information required by subsection A together for concurrent review with the application for discretionary approval.
- C. A request for reasonable accommodation may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other application regulations not at issue in the requested accommodation.

**18.59.040 Review authority.**

- A. Requests for reasonable accommodation shall be reviewed by the director of community development, or designee, if no approval is sought other than the request for reasonable accommodation.
- B. Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application in accordance with Sections 18.59.050 and 18.59.060.

**18.59.050 Review procedure.**

- A. The director of community development shall make a written determination within forty-five days of the application being deemed complete and either grant, grant with modifications, or deny a request for reasonable accommodation in compliance with Section 18.59.060 of this chapter.
- B. If the request for reasonable accommodation is submitted for concurrent review with a discretionary land use application, the written determination on whether to grant or deny the request for reasonable accommodation shall be made by the authority responsible for reviewing the discretionary land use application. The written determination to grant or deny the request for reasonable accommodation shall be made in compliance with Section 18.59.060 of this chapter.

**18.59.060 Findings and decision.**

- A. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:
  1. Whether the housing, which is the subject of the request, will be used by an individual with disabilities protected under the Acts;
  2. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the Acts;

3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;
4. Whether the requested accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to, building, land use, nuisance, and zoning law.

B. In granting a request for reasonable accommodation, the review authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by subsection A. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site.

### **18.59.070 Appeal of determination.**

A determination to grant or deny a request for reasonable accommodation may be appealed to the planning commission, in compliance with Chapter 18.76 of the Suisun City Municipal Code.

**SECTION 18.** Chapter 18.65 is proposed to be added to the Suisun City Municipal Code and is to read in its entirety as follows:

### **Chapter 18.65 DENSITY BONUSES**

#### **18.65.005 Definitions.**

For purposes of this chapter, the following definitions apply:

“Affordable housing cost” has the definition set forth in California Health & Safety Code section 50052.5.

“Affordable rent” has the definition set forth in California Health & Safety Code section 50053.

“Child care facility” means a facility other than a family day care home, including but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.

“Common interest development” has the definition set forth in California Civil Code section 1351.

“Concession” or “Incentive” means any of the following:

1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum

- building standards approved by the California Building Standards Commission, as provided in Part 2.5 (the State Building Code commencing with Health & Safety Code § 18901) of Division 13 of the Health and Safety Code, including but not limited to, a reduction in setback and square footage requirements, and in the ratio of vehicular parking spaces that would otherwise be required, that results in identifiable, financially sufficient, and actual cost reductions.
2. Approval of mixed use zoning in conjunction with a housing project, if commercial, office, industrial or other land uses will reduce the cost of a housing development, and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
  3. Other regulatory incentives or concessions proposed by the applicant or the city that result in identifiable, financially sufficient and actual cost reductions. This definition does not limit or require the provision of direct financial incentives for a housing development, including the provision of publicly owned land, by the city or the waiver of fees or dedication requirements.

“Density bonus” means a density increase over the otherwise maximum allowable residential density under the applicable zoning code provisions and the land use element of the general plan as of the date of application by the applicant to the city.

“Development standard” means the site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, or other city condition, law, policy, resolution or regulation.

“Housing development” means a development project for five or more residential units.

“Housing development” also includes a subdivision or common interest development, or the substantial rehabilitation of an existing multifamily dwelling where the result of the rehabilitation would be a net increase in the number of residential units.

“Lower income households” has the definition set forth in California Health & Safety Code section 50079.5.

“Maximum allowable residential density” means the density allowed under the zoning code, or if a range of density is permitted, the maximum allowable density for the specific zoning range applicable to the project.

“Moderate income households” has the definition for “persons or families of moderate income” set forth in California Health & Safety Code section 50093(b).

“Multifamily dwelling” has the definition set forth in California Government Code section 65863.4(d).

“Senior citizen housing development” has the definition set forth in California Civil Code section 51.3.

“Specific, adverse impact” has the definition set forth in California Government Code section 65589.5(d)(2).

“Very low income households” has the definition set forth in California Health & Safety Code section 50105.

**18.65.010 General density bonus provisions.**

- A. Application. Any person that desires a density bonus must make an application on a form approved by the director of community development at the time of submitting an entitlement application for the housing development for which a density bonus is requested. The density bonus provided by this chapter only applies to housing developments consisting of five or more dwelling units.
- B. Incentives and concessions. When an applicant seeks a density bonus for a housing development or for the donation of land for housing within the city, the city must provide the applicant incentives or concessions for the production of housing units and child care facilities as provided in this chapter.
- C. Available density bonus options. The planning commission or city council will grant one density bonus, the amount of which will be as specified in Section 18.65.030, and incentives or concessions as described in Section 18.65.020, when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this chapter, that will contain at least one of the following:
1. 10 percent of the total units of a housing development for lower income households.
  2. 5 percent of the total units of a housing development for very low income households.
  3. 10 percent of the total dwelling units in a common interest development for moderate income households, provided that all units in the housing development are offered to the public for purchase.
  4. A senior citizen housing development.

As used in this subsection, "total units" or "total dwelling units" does not include units permitted by a density bonus awarded pursuant to this chapter.

- D. Applicant’s election of basis for bonus. For purposes of calculating the amount of the density bonus pursuant to Section 18.65.030, the applicant who requests a density bonus pursuant to this section must elect whether the bonus will be awarded on the basis of paragraphs (1), (2), (3) or (4) of subsection (C) of this section.

E. Continued affordability.

1. An applicant must agree to the continued affordability of all low and very low income units that qualified the applicant for the award of the density bonus for 30 years or a longer period of time if required by any applicable construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for the lower income density bonus units must be set at an affordable rent. Owner-occupied units must be available at an affordable housing cost.
2. An applicant must agree that the initial occupant of the moderate income units that are directly related to the receipt of the density bonus in a common interest development are moderate income households and that the units are offered at an affordable housing cost. The city will require an equity-sharing agreement, unless such an agreement would be in conflict with the requirements of another public funding source or law.

**18.65.015 Requirements for equity-sharing agreement.**

The following provisions must be included in any equity-sharing agreement required under this chapter:

- A. Upon resale, the seller of the unit may retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The city will recapture any initial subsidy and its proportionate share of appreciation, which amount must then be used within five years for any of the purposes that promote home ownership, as described in California Health & Safety Code section 33334.2(e).
- B. For purposes of this section, the city's initial subsidy will be equal to the fair market value of the home at the time of initial sale, minus the initial sale price to the moderate income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale will be used as the initial market value.
- C. For purposes of this section, the city's proportionate share of appreciation will be equal to the ratio of the initial subsidy to the fair market value of the unit at the time of initial sale.

**18.65.020 Incentives and concessions.**

- A. An applicant for a density bonus pursuant to Section 18.65.010 may submit a proposal for the specific incentives or concessions that the applicant requests pursuant to this chapter, and may request a meeting with the director of community development.
- B. Subject to subsection (C) below, the applicant will receive the following number of incentives or concessions:
  1. One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low

income households, or at least 10 percent for moderate income households in a common interest development.

2. Two incentives or concessions for projects that include at least 20 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for moderate income households in a common development.
3. Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for moderate income households in a common interest development.

C. The planning commission or city council must grant the concession or incentive requested by the applicant, unless it makes a written finding, based upon substantial evidence, that:

1. The concession or incentive is not required in order to provide for affordable housing costs, or for rents for the targeted units to be set as specified in Section 18.65.010(E);
2. The concession or incentive would have a specific, adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households; or
4. The concession or improvement would be contrary to state or federal law.

**18.65.025 Waiver or reduction of development standards.**

A. An applicant may submit to the city a proposal for the waiver or reduction of development standards that the applicant believes will have the effect of physically precluding the construction of a housing development that meets the criteria of Section 18.65.010(C) at the densities or with the concessions or incentives permitted by this chapter, and may request a meeting with the director of community development. Such proposal may not increase the number of incentives or concessions that the applicant is entitled to under Section 18.65.020.

B. The planning commission or city council must waive or reduce the development standard requested by the applicant, unless it makes a written finding, based upon substantial evidence, that:

1. The waiver or reduction would have a specific, adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and

there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; or

2. The waiver or reduction would be contrary to state or federal law.

**18.65.030 Calculation of density bonus.**

- A. The applicant may elect to accept a lesser percentage of density bonus.
- B. The amount of density bonus to which the applicant is entitled will vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in Section 18.65.010(C).
- C. For housing developments meeting the criteria of Section 18.65.010(C)(1), the density bonus will be calculated as follows:

<b>Percentage Low Income Units</b>	<b>Percentage Density Bonus</b>
<u>10</u>	<u>20</u>
<u>11</u>	<u>21.5</u>
<u>12</u>	<u>23</u>
<u>13</u>	<u>24.5</u>
<u>14</u>	<u>26</u>
<u>15</u>	<u>27.5</u>
<u>16</u>	<u>29</u>
<u>17</u>	<u>30.5</u>
<u>18</u>	<u>32</u>
<u>19</u>	<u>33.5</u>
<u>20</u>	<u>35</u>

D. For housing developments meeting the criteria of Section 18.65.010(C)(2), the density bonus will be calculated as follows:

<b>Percentage Very Low Income Units</b>	<b>Percentage Density Bonus</b>
<u>5</u>	<u>20</u>
<u>6</u>	<u>22.5</u>
<u>7</u>	<u>25</u>
<u>8</u>	<u>27.5</u>
<u>9</u>	<u>30</u>
<u>10</u>	<u>32.5</u>
<u>11</u>	<u>35</u>

- E. For housing developments meeting the criteria of Section 18.65.010(C)(4), as senior housing developments, the density bonus will be 20 percent.
- F. For housing developments meeting the criteria of Section 18.65.010(C)(3), the density bonus will be calculated as follows:

<b>Percentage Moderate Income Units</b>	<b>Percentage Density Bonus</b>
<u>10</u>	<u>5</u>
<u>11</u>	<u>6</u>
<u>12</u>	<u>7</u>
<u>13</u>	<u>8</u>
<u>14</u>	<u>9</u>
<u>15</u>	<u>10</u>
<u>16</u>	<u>11</u>
<u>17</u>	<u>12</u>
<u>18</u>	<u>13</u>
<u>19</u>	<u>14</u>
<u>20</u>	<u>15</u>
<u>21</u>	<u>16</u>
<u>22</u>	<u>17</u>
<u>23</u>	<u>18</u>
<u>24</u>	<u>19</u>
<u>25</u>	<u>20</u>
<u>26</u>	<u>21</u>
<u>27</u>	<u>22</u>
<u>28</u>	<u>23</u>
<u>29</u>	<u>24</u>
<u>30</u>	<u>25</u>
<u>31</u>	<u>26</u>
<u>32</u>	<u>27</u>
<u>33</u>	<u>28</u>
<u>34</u>	<u>29</u>
<u>35</u>	<u>30</u>
<u>36</u>	<u>31</u>
<u>37</u>	<u>32</u>
<u>38</u>	<u>33</u>
<u>39</u>	<u>34</u>
<u>40</u>	<u>35</u>

G. All density calculations resulting in fractional units will be rounded up to the next whole number. The granting of a density bonus will not be interpreted, in and of itself, to require a general plan amendment, zoning change or other discretionary approval.

**18.65.035 Additional density bonus through donation of land.**

When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the city, as provided for in this section, the applicant will be entitled to a 15 percent increase above the otherwise maximum allowable residential density under the applicable zoning and the land use element of the general plan for the entire development, as follows:

Ordinance \_\_\_\_\_  
 Adopted \_\_\_\_\_  
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<u>Percentage Very Low Income</u>	<u>Percentage Density Bonus</u>
<u>10</u>	<u>15</u>
<u>11</u>	<u>16</u>
<u>12</u>	<u>17</u>
<u>13</u>	<u>18</u>
<u>14</u>	<u>19</u>
<u>15</u>	<u>20</u>
<u>16</u>	<u>21</u>
<u>17</u>	<u>22</u>
<u>18</u>	<u>23</u>
<u>19</u>	<u>24</u>
<u>20</u>	<u>25</u>
<u>21</u>	<u>26</u>
<u>22</u>	<u>27</u>
<u>23</u>	<u>28</u>
<u>24</u>	<u>29</u>
<u>25</u>	<u>30</u>
<u>26</u>	<u>31</u>
<u>27</u>	<u>32</u>
<u>28</u>	<u>33</u>
<u>29</u>	<u>34</u>
<u>30</u>	<u>35</u>

A. This increase will be in addition to any increase in density mandated by Section 18.65.010(C), up to a maximum combined density increase of 35 percent, if an applicant seeks increases required pursuant to both this section and Section 18.65.010(C).

1. All density calculations resulting in fractional units will be rounded up to the next whole number.
2. Nothing in this section will be construed to enlarge or diminish the authority of the city to require a developer to donate land as a condition of development.

B. An applicant will be eligible for the increased density bonus described in this section if all of the following conditions are met:

1. The applicant donates and transfers the land no later than the date of approval of the final subdivision map or parcel map or residential development application.
2. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very

low income households, in an amount not less than 10 percent of the number of residential units of the proposed development.

3. The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure.
  - a. The land must have appropriate zoning and development standards to make the development of the affordable units feasible.
  - b. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land must have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, except that the local government may subject the proposed development to subsequent design review, to the extent authorized by California Government Code section 65583.2(i), if the design is not reviewed by the city prior to the time of transfer.
4. The transferred land and the affordable units will be subject to a deed restriction ensuring continued affordability of the units consistent with Section 18.65.010(E)(1) and (2), which restriction will be recorded on the property at the time of the transfer.
5. The land is transferred to the city or to a housing developer approved by the city. The city may require the applicant to identify and transfer the land to such housing developer.
6. The transferred land must be within the boundary of the proposed development or, if the city agrees, within one-quarter mile of the boundary of the proposed development.

**18.65.040 Additional density bonus or concession or incentive through provision of child care facility.**

- A. When an applicant proposes to construct a housing development that conforms to the requirements of Section 18.65.010(C) and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, the planning commission or city council must grant either of the following:
  1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.
  2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

- B. The planning commission or city council will require, as a condition of approving the housing development that the following occur:
1. The child care facility must remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to Section 18.65.010(E).
  3. Of the children who attend the child care facility, the children of very low income households, lower income households, or moderate income households must equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or moderate income households pursuant to Section 18.65.010(C).
- C. Notwithstanding any requirement of this section, the planning commission or city council is not required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.
- D. For the purpose of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels. The density bonus is permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.
- E. The granting of a concession or incentive will not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.

**18.65.045 City's discretion in granting density bonus.**

Nothing in this chapter will be construed to prohibit the planning commission or city council from granting a density bonus greater than what is described in this chapter for a development that meets the requirements of this chapter, or from granting a proportionately lower density bonus than what is required by this chapter for developments that do not meet the requirements of this chapter.

**18.65.050 Parking requirements.**

- A. Upon the request of the applicant, the city will not require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of Section 18.65.010(C), that exceeds the following ratios:
1. Zero to one bedrooms: one onsite parking space.
  2. Two to three bedrooms: two onsite parking spaces.
  3. Four and more bedrooms: two and one-half parking spaces.

- B. If the total number of parking spaces required for a development is other than a whole number, the number will be rounded up to the next whole number. For purposes of this section, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through on-street parking.
- C. This section applies to a development that meets the requirements of Section 18.65.010(C), but only at the request of the applicant. An applicant may request additional parking incentives or concessions beyond those provided in this chapter, subject to Section 18.65.020."

**SECTION 19. Severability.** If any provision, clause, sentence or paragraph of this Ordinance, or the application thereof to any person or circumstances, shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are hereby declared to be severable. This Ordinance amends, add to, or deletes (as applicable) sections of the Suisun City Municipal Code.

**SECTION 20. Effective Date.** This Ordinance shall take effect and be in force thirty (30) days after passage.

**SECTION 21. Publication.** The City Clerk is directed to publish this Ordinance within the manner and in the time prescribed by law.

**PASSED, APPROVED, AND ADOPTED** as an Ordinance at a regular meeting of the City Council of the City of Suisun City, California, on this 18<sup>th</sup> day of November 2014.

\_\_\_\_\_  
Pete Sanchez  
Mayor

**CERTIFICATION**

I, Linda Hobson, City Clerk of the City of Suisun City, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on October 28, 2014, and passed, approved, and adopted by the City Council of the City of Suisun City at a regular meeting held on the 18<sup>th</sup> day of November 2014 by the following vote:

**AYES:** Councilmembers: \_\_\_\_\_  
**NOES:** Councilmembers: \_\_\_\_\_  
**ABSENT:** Councilmembers: \_\_\_\_\_  
**ABSTAIN:** Councilmembers: \_\_\_\_\_

**WITNESS** my hand and the seal of said City this 18<sup>th</sup> day of November 2014.

\_\_\_\_\_  
Linda Hobson, CMC  
City Clerk





## AGENDA TRANSMITTAL

**MEETING DATE:** October 28, 2014

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**CITY AGENDA ITEM:** Public Hearing: Community Workshop on Draft 2035 General Plan Update and Environmental Impact Report.

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**FISCAL IMPACT:** All costs associated with this item are included in the adopted budget.

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**BACKGROUND:** The General Plan Update has proceeded as follows:

- **April 2010** – The City Council initiated the General Plan Update (GPU) process by awarding a consultant contract to AECOM.
- **August 2010** – The Council discussed the Guiding Principles that should be used by staff and the consultant in developing the GPU. One focus of the guiding principles is to plan development that can ensure the fiscal viability of the City, since there is a finite amount of vacant land left within the City's sphere of influence. The GPU must concentrate on allocating resources in the best interests of the community as a whole.
- **September 2011** – The Council initiated the Preferred Land Use Alternative (PLUA) identification process, leading to the analysis of the impacts of the land uses identified in the PLUA in the GPU EIR and, ultimately, the adoption of a final GPU Land Use Map which may vary from the PLUA.
- **September 2011 – July 2012** – Staff worked through a number of issues tied to the process of identifying and confirming a Preferred Land Use Alternative including the assessment of light industrial and commercial uses south of Petersen raised by the landowners (versus the recommendation generated by the Planning Commission); introduction of ICEMAP, a Federal study assessing air force bases (including Travis) on local compatibility and encroachment matters; density and infrastructure challenges of proposed uses by the landowner; consideration of a revised land use plan by the property owners for land south of Petersen; among other things.
- **July 3, 2012** – Due to concerns about the total impacts of future development within the sphere of influence on both the east and west sides of the City, staff brought forward an item to City Council with options for land use designations on both sides of the City. At that meeting, Council gave direction to remove the residential component from the west side, and analyze only the commercial impacts.
- **October 1, 2013** – The City Council adopted a PLUA initiating the Notice of Preparation period for the Environmental Impact Report (EIR)
- **January 21, 2014** – The City Council approved the Special Planning Area Goals and Policies for the area immediately east of Walters Road and south of Petersen Road.
- **October 10, 2014** - Draft 2035 General Plan Update and Environmental Impact Report circulated for 45-day public review period.
- **October 20, 2014** – Planning Commission held a community meeting at the Joseph Nelson Community Center.

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**PREPARED BY:**  
**REVIEWED/APPROVED BY:**

John Kearns, Associate Planner  
 Suzanne Bragdon, City Manager

- **October 22, 2014** – Parks and Recreation Commission held a community meeting at the Joseph Nelson Community Center.

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**STAFF REPORT:** According to the California Office of Planning and Research (OPR), *California state law requires each city and county to adopt a general plan “for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning” (§65300). The California Supreme Court has called the general plan the “constitution for future development”. The general plan expresses the community’s development goals and embodies public policy relative to the distribution of future land uses, both public and private.*

The City of Suisun City’s General Plan was last comprehensively updated in 1992. Since that time, amendments to the Circulation and Transportation Element and the Land Use map have been adopted. Additionally, the Housing Element was amended in 1994, and new Housing Elements were adopted in 2005 and 2009.

### Development of Draft 2035 General Plan

Staff and the consultant drafted the general plan drawing from many significant milestones and input opportunities from the Council and public. A Technical Advisory Committee (TAC) was formed immediately following the inception of the project and included adjacent jurisdictions, service providers, City departments and other impacted local/regional/state agencies. The TAC was instrumental in developing and revising the technical background reports (see Volume II of the 2035 General Plan Update). Concurrent with the TAC process was the development and discussion of the General Plan Guiding Principles. The principles were developed with input from the Planning Commission and culminated on August 17, 2010, when they were confirmed by the City Council. The ten Guiding Principles include:

- Community Character
- Destination Tourism and Entertainment
- Downtown
- Economic Vitality
- Infrastructure
- Neighborhood Revitalization
- Public Safety and Emergency Preparedness
- Quality of Community Life
- Sustainability
- Transportation

The confirmed Guiding Principles are included as an attachment to this staff report.

From a land use perspective, the major policy decision was the selection of a preferred land use alternative, which ultimately occurred in October of 2013. This action allowed the staff and consultant to move forward with the circulation of the Notice of Preparation for the EIR. Additionally, the Council’s establishment of the Special Planning Area Goals and Policies in early 2014 allowed for a means of identifying an area that the City was not sure how to designate, yet still be supportive of development and Travis Air Force Base.

### Draft General Plan Update Documents

The City of Suisun City General Plan Update is comprised of three volumes:

Volume 1: Policy Document

Volume 2: Technical Background Reports

Volume 3: Environmental Impact Report

Volume 1: 2035 General Plan Update Policy Document consists of the following chapters:

1. Setting, Central Issues, and Guiding Principles
2. Community Character and Design Element
3. Land Use Element
4. Transportation Element
5. Economic Development Element
6. Housing Element
7. Open Space and Conservation Element
8. Community Facilities Element
9. Public Health and Safety Element
10. Glossary.

Of the above elements, the only “new” element is the Economic Development Element. Given the importance of Economic Development to the long-term fiscal health of the City, this element was been added. Other changes (when comparing the 1992 plan to the 2035 plan) are not substantive like the change in title from “Circulation and Transportation Element” to “Transportation Element” or “Noise and Safety Element” to “Public Health and Safety Element”.

### Environmental Impact Report (EIR)

This environmental impact report (EIR) evaluates the impacts of the *City of Suisun City 2035 General Plan* (2035 General Plan). The 2035 General Plan EIR is a program EIR, as described under the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq. [14 CCR 15000 et seq.]).

According to the State CEQA Guidelines (Section 15168[a]), a state or local agency should prepare a program EIR, rather than a project EIR, when the lead agency proposes the following:

- a series of related actions that are linked geographically;
- logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program; or,
- individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways.

A program EIR “may be prepared on a series of actions that can be characterized as one large project and are related...in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program” (State CEQA Guidelines Section 15168[a][3]). In this case, the program EIR will address the 2035 General Plan, which is the proposed “project,” as defined by CEQA. This program EIR considers a series of actions related to implementation of the 2035 General Plan.

The analysis in this program EIR is considered the first tier of environmental review and creates the foundation upon which future, project-specific CEQA documents can build. “Tiering” refers to the concept of a multi-level approach to preparing environmental documents set forth in the Public Resources Code Section 21083.3 and the State CEQA Guidelines Section 15152.

Project-level environmental analysis can be streamlined to limit the scope of site-specific approvals following the preparation of an EIR for a general plan. This streamlining provision applies to site-specific approvals for projects that are consistent with the general plan. This program EIR will, in practice, help determine the need for subsequent environmental documentation, as well as dictate the scope of project level CEQA review.

The EIR has been prepared to include Seven Sections and an Executive Summary. Section 3 includes 15 topic matters:

- 3.1 Agricultural Resources
- 3.2 Air Quality
- 3.3 Biological Resources
- 3.4 Cultural Resources
- 3.5 Greenhouse Gas Emissions
- 3.6 Energy
- 3.7 Geology, Soils, Minerals, and Paleontological Resources
- 3.8 Hazards and Hazardous Materials
- 3.9 Hydrology and Water Quality
- 3.10 Land Use and Planning
- 3.11 Noise and Vibration
- 3.12 Population and Housing
- 3.13 Utilities and Service Systems, Public Services, and Recreation
- 3.14 Traffic and Transportation
- 3.15 Visual Resources

Table E0-1 “Summary of Impacts and Mitigation Measures” provides information on each impact created as a part of the proposed 2035 General Plan, its “Significance Before Mitigation” and “Significance After Mitigation”. In total, there are 67 impacts identified. These impacts are classified in six categories:

- “No Impact”
- “Cumulatively Considerable”
- “Less than Significant”
- “Significant”
- “Potentially Significant” and
- “Significant and Unavoidable”

When comparing the 1992 General Plan with the 2035 General Plan there is a lot of similar infrastructure conditions. For example, Suisun City’s portion of the Jepson Parkway project was completed during this time period. Additionally, the 2035 General Plan carries over certain projects like the West Railroad Avenue Extension (Marina Boulevard to Main Street) that were not completed from the 1992 General Plan. This will improve the traffic conditions in areas will heavier traffic.

### Review of Draft Documents

The Notice of Availability for the Draft General Plan/EIR was circulated by the City on October 10, 2014, and the 45-day Public Comment will close on Monday, November 25, 2014, at 5pm. As a part of the outreach effort and to maximize public input, the City scheduled three community workshops:

- Planning Commission meeting on October 20, 2014, at Joseph Nelson Community Center.
- Parks and Recreation Commission on October 22, 2014, at Joseph Nelson Community Center.
- City Council meeting on October 28, 2014, at City Hall (tonight).

Similar to the two commission meetings, staff is interested in thoughts/comments on the draft goals, policies, and programs of the 2035 General Plan and the accompanying Environmental Impact Report from both the Council and members of the public.

### Summary of Comments Received To-Date

As stated above, staff has already held two community workshops (October 20 and 22) at the Joseph Nelson Community Center. Below include some of the comments received via these meetings:

- Need additional east-west circulation route opportunities.
- The Community Facilities Element should include language for dog parks.
- Need additional policy development for water transportation and recreation opportunities.
- Maximize economic development opportunities and focus on those programs.
- There is a safety issue on Highway 12 along the railroad overpass due to lack of sight.
- Policies should hone in on funding for maintenance as much as possible.

In addition, some questions received included:

- Does the Transportation Element address the Jepson Parkway project?
- Will there be a new interchange into the downtown area?
- How does the General Plan address local business attraction?
- Does the General Plan address hazards related to railroad, such as spills and hazardous materials?
- How does the General Plan work with the Zoning Ordinance and Downtown Waterfront Specific Plan?
- Can the General Plan include policies to promote healthy cities?
- How can the City encourage Caltrans to maintain State Route 12 more effectively to reduce the amount of trash along the roadway?
- What are the opportunities of the Special Planning Area?
- What is the relationship between Plan Bay Area and the General Plan?
- Will the General Plan consider privatization of facilities?

### Next Steps

Staff and the consultant will take the comments/input provided during the 45-day public review period, including those provided at the community workshops and will begin preparation of a Final General Plan package which will ultimately come before each of the Commissions and the Council for adoption.

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**RECOMMENDATION:** Staff recommends that the City Council:

1. Hold Community Workshop to allow public input.

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### **ATTACHMENTS:**

1. Guiding Principles.
2. Special Planning Area Goals and Policies.
3. Vehicular Transportation Diagram.

## **GUIDING PRINCIPLES – SUISUN CITY GENERAL PLAN UPDATE**

(Listed alphabetically, since they are not ranked by importance)

### **COMMUNITY CHARACTER**

Suisun City will strive to enhance the City's authentic, local identity as a vibrant waterfront community.

- Preserve and restore historic resources and utilize design review to ensure compatibility with existing development.
- Focus higher density development and mixed-use projects in areas adjacent to the train station.
- Provide regional leadership by working cooperatively to improve the economy and the quality of life in Solano County.

### **DESTINATION TOURISM AND ENTERTAINMENT**

Suisun City will encourage the development of uses and protection of resources that attract visitors, enhancing the community as a tourism destination.

- Promote a vibrant downtown that provides both daytime and nighttime activities to attract visitors.
- Protect and enhance the Suisun Marsh as a natural scenic recreational resource.
- Provide a variety of high-quality passive and active recreation and leisure activities.
- Promote arts and culture in the community, including theaters, galleries, museums, music venues, and other activities.
- Provide conference and meeting facilities.

### **DOWNTOWN**

Suisun City will continue to develop the downtown as a vibrant, pedestrian-scaled commercial and entertainment center that reflects our community's unique waterfront character.

- Develop the downtown as the social and cultural heart of the community.
- Provide convenient linkages from the train station and other regional connectors to bring patrons to the downtown.
- Ensure safe and efficient walking, biking, driving, and parking in the downtown.
- Strategically develop the Priority Development Area to provide convenient, attractive housing, shopping, services, and employment in the downtown neighborhood.

### **ECONOMIC VITALITY**

Suisun City will strive for economic vitality, providing jobs, services, revenues, and opportunities.

- Maintain an economic base that is fiscally balanced and provides a wide range of job opportunities.
- Encourage the creation of a mix of uses that sustains a tax base that will allow the City to provide public services to the residents, businesses and visitors of the community.
- Strategically develop vacant, under-utilized, and infill land throughout the City, and especially in the downtown.
- Retain and attract new businesses to support the tax base and provide jobs and services for the community.

### **INFRASTRUCTURE**

Suisun City will provide quality community services and sound infrastructure.

- Deliver public facilities and services in a timely and cost-effective manner.
- Ensure availability of water and sewer services to accommodate the City's continued growth and prosperity.
- Plan for the design and cost of future infrastructure to serve the community as it grows.

### **NEIGHBORHOOD VITALITY**

Suisun City will ensure that neighborhoods maintain their character and vitality.

- Maintain complete, well-designed, and walkable neighborhoods, with places to gather, nearby services, and multi-modal access to jobs, recreation, and other community and regional services.
- Create policies and programs to maintain the character and vitality of neighborhoods.
- Foster transit-oriented development around the train station.

#### **PUBLIC SAFETY AND EMERGENCY PREPAREDNESS**

Suisun City will strive to protect the community and minimize vulnerability to disasters.

- Foster neighborhood safety through sensitive community planning practices, fire safety measures, building codes/seismic requirements, and effective code enforcement.
- Protect life and property through reliable law enforcement and fire protection, as well as active, sensitive service to members of the community in need.
- Minimize the City's vulnerability to natural and man-made disasters and strengthen the City's emergency response systems.

#### **QUALITY OF COMMUNITY LIFE**

Suisun City will foster an inclusive, multigenerational community that is economically and ethnically diverse.

- Foster volunteerism and encourage and recognize our service, non-profit, and faith-based organizations and their impact on the community.
- Encourage our community to live, work, and play locally, while supporting social and cultural activities, facilities and programs.
- Provide a full-spectrum of activities and services to meet the needs of the entire community, including youth and seniors.

#### **SUSTAINABILITY**

Suisun City will practice economically, fiscally and environmentally responsible municipal decision-making to avoid shifting today's costs to future generations.

- Utilize sustainable development and land use practices that provide for today's residents and businesses while preserving choices for the community in the future.
- Encourage a healthy living environment.
- Preserve and enhance natural resources and minimize negative environmental impacts.

#### **TRANSPORTATION**

Suisun City will provide choices for attractive, convenient transportation.

- Maintain and construct roadway infrastructure as needed.
- Design for active pedestrian and bicycle-friendly paths and streets and public spaces.
- Provide transportation alternatives to the automobile, especially capitalizing on the location of the train station.

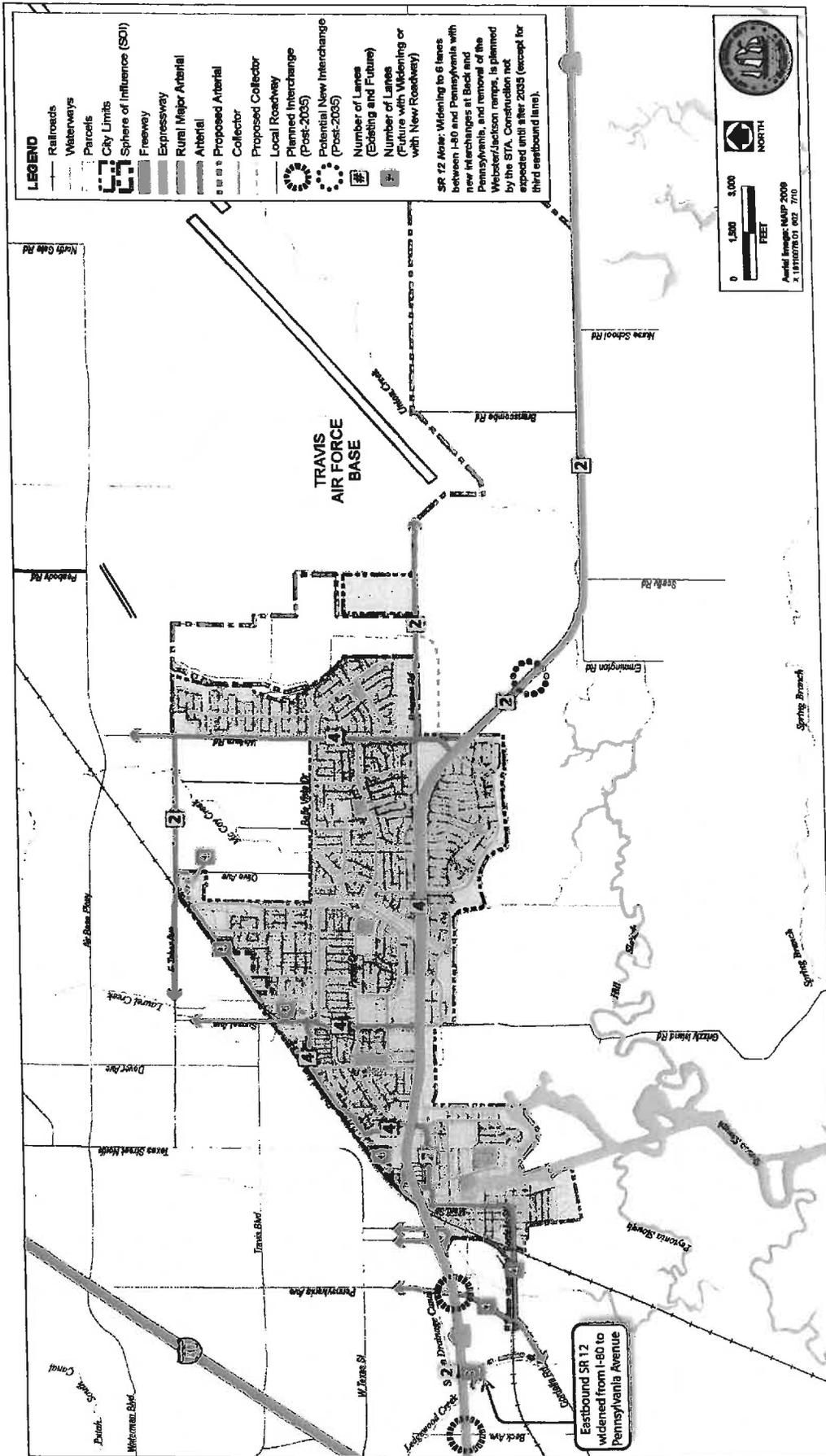
**Special Planning Area Goals and Policies**

- 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".
  - C. Focus efforts on developing retail opportunities that bring sales tax revenue and help to stem the leakage that our City is experiencing.
  
- 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.



TRANSPORTATION



Vehicular Transportation Diagram

Source: Salem City 2012.  
Exhibit 4-4

