

AGENDA
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., FEBRUARY 26, 2013

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC13-

1. ROLL CALL:

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

2. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

3. ANNOUNCEMENTS:

None

4. MINUTES:

Approval of December 11, 2012, Planning Commission Minutes.

5. AUDIENCE COMMUNICATIONS:

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

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

Discussion and Direction Regarding Entertainment Venue Complaints.

7. COMMUNICATION:

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

8. ADJOURN.

a&m/130226.pca

MINUTES
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., DECEMBER 11, 2012

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC12-07

1. ROLL CALL:

Chairperson Clemente
Vice-Chair Wade
Commissioner Harris
Commissioner Holzwarth
Commissioner Mirador
Commissioner Ramos
Commissioner Adeva arrived at 7:04 pm

2. AUDIENCE COMMUNICATIONS:

None

3. MINUTES:

Commissioner Wade moved to approve the September 25, 2012, Planning Commission Minutes. Commissioner Mirador seconded the motion. Motion passed 7-0

4. GENERAL BUSINESS:

Administrative Draft - Energy Chapter of the Climate Action Plan

John Kearns gave a brief introduction. He explained that the Solano Transportation Authority was submitting a grant application under the State of California Strategic Growth Council's Sustainable Communities Planning Grant and Incentives Program. Mr. Kearns further stated that PG&E stated that funds were available to assist STA in the development of the portion of the CAP focused on energy production and use. The Solano City County Coordinating Council (4Cs) has requested the Planning Commission of each city hold a hearing and to solicit public comment on the Administrative Draft ECCAPs.

Consultant Jeff Goldman with AECOM explained that the Climate Action Plan is a tool that many cities in California are using to quantify their share of statewide Green House Gas emissions and establishes action steps toward achieving a local emission reduction target and the strategies intended to guide community efforts to reduce the GHG emissions.

The Commission discussed concerns about CAP and made suggestions for further review. Some of their suggestions included how to involve the city's rental properties, fireplace emissions, effects by watercraft, incentives to owners such as planting trees, and solar heating.

Commissioner Ramos moved to forward the reviewed Administrative Draft – Energy Chapter of the Climate Action Plan to the City Council with no recommendation. Motion seconded by Commissioner Adeva. Motion passed 7-0.

A Resolution of the City of Suisun City Planning Commission Recommending City Council Adoption of a Complete Streets Policy

Mr. Kearns explained the term “Complete Streets” describes a comprehensive, integrated transportation network with infrastructure and design that allows safe and convenient travel along and across streets for all users, including pedestrians, bicyclists, persons with disabilities, motorists, movers of commercial goods, users and operators of public transportation, seniors, children, youth and families.

Mr. Kearns further explained that the Solano Transportation Authority (STA) is requiring that each jurisdiction that intends to compete for One Bay Area Grant (OBAG) funds must either amend or adopt a General Plan that complies with the California Complete Streets Act of 2008 or adopt a resolution the incorporates specific Complete Streets policies and the action must be completed no later than January 31, 2013. He also indicated that any jurisdiction that was anticipating the 2015 round of funding would be required to update the circulation element of its general plan consistent with the Complete Streets Act.

There was a brief discussion among the Commissioners regarding the policies. Commissioner Harris stated that in reference to the complete street policy he did not see anything on emergency vehicles on city streets, special signals at school crossings, golf carts configured into the plan as a future use on city streets along with 3 wheel carts and electric bicycles. The Commission also indicated that more time needed to be given to them for review of agenda items and they are all willing to work with staff to help make that happen.

Commissioner Wade moved to adopt Resolution No. PC12-07 Recommending City Council Adoption of a Complete Streets Policy with Commissioner Harris’s suggestions. Commissioner Mirador seconded the motion. Motion passed 7-0.

5. COMMUNICATION:

Commissioners:

Commissioner Ramos asked the Commissioners to discuss the possibility of adding the Pledge of Allegiance and Invocation to the agenda. After a brief discussion the Commission agreed to add them to future agendas.

6. ADJOURN.

There being no further business the meeting was adjourned at 8:33 pm.

Anita Skinner, Commission Secretary



TO: Planning Commission

FROM: Community Development Department-Planning Division

DATE: February 22, 2013

SUBJECT: Discussion and Direction Regarding Entertainment Venue Complaints

Since 2009, the Planning Commission has approved three (3) Conditional Use Permits ("CUP's") for entertainment venues along Main Street. Two of them, 627 Main Street and 325 Main Street, have a specific condition that requires periodic reviews of the CUPs. These periodic reviews have been ongoing for both venues. In addition, both CUPs include conditions requiring doors and windows to be kept closed (except for ingress/egress) during operation.

Since the approval of these CUP'S, staff has received repeated complaints, primarily from one household, regarding the noise, vibration (low-bass frequency noise) as well as complaints of doors and windows being open while music was being played. At the May 10, 2011 Planning Commission meeting, two residents of the Harbor Park neighborhood, during public comment, informed the Planning Commission of their complaints regarding excessive noise and vibration which they believe is generated regularly from night-time establishments along Main Street. At that meeting, the Planning Commission directed staff to study the issue and provide a report to the Planning Commission the following month.

On June 28, 2011 staff prepared an oral report which included a summary of the existing entertainment establishments operating during evening/night-time hours and the terms of the relevant conditional use permits (CUP's). In addition, basic information regarding sound and its properties, especially how sound waves carry over water, was provided to the Planning Commission.

In July 2011, the Community Development Director prepared a letter to the entertainment venues in the downtown indicating staff had received many complaints regarding noise (in particular low-bass frequency) and directing the venues to address the noise issues.

The City purchased a sound measuring device in August 2011. A process was established that once a complaint was received by the Police Department, an officer would measure the noise level from the property in which the complaint was received. Noise measurements at the property line of the primary complaining household did not exceed either the Db level included in certain CUP's or a common standard of 65Db. However, it appears that it is actually the low-bass frequency, rather than the noise level itself, that is giving rise to the complaints.

In February 2012, the Community Development Director prepared a letter to the business owner at 700 Main Street #106, stating that complaints had been received by the city that doors and/or windows had been reported open during the time music was being played. It was made clear that this was a clear violation of the CUP, but that the City wanted to be business-friendly, however, not at the expense of the

surrounding neighborhood. As a follow-up a letter dated June 28, 2012, was provided to downtown entertainment venues reminding them of CUP requirements.

Following additional complaints, the Community Development Director prepared another letter (dated February 19, 2013) indicating that the Planning Commission would be discussing the issue of noise/vibration and particular conditions of approval regarding the entertainment venues. In this letter it was clearly stated that the Planning Commission would discuss the issue and would consider the possibility of a future public hearing to consider potential modifications or revocation of the CUPs.

For the Commission's reference, staff has provided conditions that are specific to noise and windows and doors being closed during operation of music or karaoke for both 627 Main Street and 700 Main Street #106.

627 Main Street

Condition #6 - *The owner/operator shall ensure that the business does not cause excessive noise outside the premises which would be deemed a nuisance. Noise level shall not exceed 90 (ninety) decibels (db) measured at the property line.*

Condition #7 - *In the event that the City receives a complaint from an occupant of a neighboring residential property concerning excessive noise generated by the business, the City shall measure the levels of such noise emanating from the premises by using a professional noise metering device. The readings shall be measured at the location of the residence from which the complaint was received with the doors to the bar/lounge closed. If the noise generated by the business is found to be above 65db at the residence, as measured in the above manner, then the owner/operator shall take appropriate measures to mitigate the noise to levels 65db or below. Once Title 18 of the Municipal Code is amended to include a standard for low-frequency noise levels, the operator will be required to operate at that level. Should the owner/occupant fail to mitigate the noise to levels 65db or below, then the City shall review this use permit and add or change conditions to abate the nuisance.*

Condition #10 - *Whenever music is playing or karaoke is being performed, all windows and doors shall remain closed except for reasonable ingress and egress.*

700 Main Street #106

Condition #2 - *The owner/operator shall ensure that the business does not cause excessive noise outside the premises which would be deemed a nuisance. 90 (ninety) decibels (db) shall be used as a threshold in determining if such noise constitutes a nuisance. Should the City receive complaints from occupants of neighboring properties concerning excessive noise generated by the business, the City shall measure the levels of such noise emanating from the premises by using a professional noise metering device. The readings shall be measured at the location of the property from which the complaint was received while the doors to the premises are closed. If the noise generated by the business is found to be above 90db as measured by means of the above manner, then the owner/operator shall take appropriate measures to mitigate the noise to levels below 90db. Should the owner/occupant fail to mitigate the noise to levels below 90 db, then the City may review this use permit and add or change conditions to abate the nuisance.*

Condition # 4 - *All windows and doors shall remain closed at all times except for reasonable ingress and egress during musically related operation of premises.*

In conclusion, it is recommended that the Commission discuss the issue of noise/vibration and windows/doors being open during operation of music or karaoke and decide whether or not staff is bring back an item at the next Commission meeting to discuss modification or revocation of any entertainment venue CUP.

Attachments: Conditional Use Permit 627 Main Street
Conditional Use Permit 700 Main Street #106
July 12, 2011 Letter to Entertainment Venues
February 1, 2012 Letter to 700 Main Street #106
June 28, 2012 Letter to Entertainment Venues
February 19, 2013 Letter to 627 Main Street and 700 Main Street #106

RESOLUTION NO. PC11-19

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
REGARDING REVIEW OF CONDITIONAL USE PERMIT NO. UP09/10-002,
INCLUDING CONDITIONS OF APPROVAL FOR THE CONTINUED OPERATION
OF A BAR/LOUNGE AT 627 MAIN STREET**

WHEREAS, the Planning Commission at its Regular Meeting on October 25, 2011 and at its Special Meeting on November 29, 2011 did conduct the required review for Conditional Use Permit Application No. 09/10-002 for the operation of a bar/lounge at 627 Main Street; and

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

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

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

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

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

WHEREAS, based on evidence presented at the Public Hearing, the following Findings are hereby made:

1. The proposed location of the use is consistent with the Goals, Objectives, and Policies of the Amended Downtown Waterfront Specific Plan and the purposes of the zoning district in which the site is located.
2. The proposed location of the Conditional Use and the proposed conditions under which it would be operated and maintained are consistent with the General Plan.
3. The proposed use will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City.
4. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301: Existing Facilities.
5. The conditions of approval adopted on August 11, 2009 have proved to be effective and efficient when placed on this use at this location.
6. The proposed amendment of Condition Number 3 will provide effective and efficient regulation when placed on this use at this location.

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

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

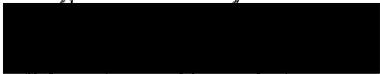
10. Whenever music is playing or karaoke is being performed, all windows and doors shall remain closed except for reasonable ingress and egress.
11. The owner/operator shall keep the immediate area outside the building, including the sidewalks, clean and litter free by providing at least one trash receptacle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

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

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

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

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


 Anita Skinner
 Commission Secretary

RESOLUTION NO. PC09-06

A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION CONSIDERING APPROVAL OF A CONDITIONAL USE PERMIT APPLICATION NO. 08/9-012 FOR THE OPERATION OF A JAZZ CLUB/ENTERTAINMENT LOUNGE AT 700 MAIN STREET, SUITE 106.

WHEREAS, the Planning Commission at a special meeting on April 7, 2009 did review the application for a Conditional Use Permit Application No. 08/9-012 for the operation of a jazz club/entertainment lounge at 700 Main Street, Suite 106 ; and

WHEREAS, the public notice was published in the Daily Republic On March 28, 2009; and

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

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

WHEREAS, The Conditional Use Permit application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under Section 15303 New Construction or Conversion of Small Structures, and

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

1. That the proposed location of the use is consistent with the Goals, Objectives and Policies of the Specific Plan and the purposes of the district in which the site is located.
2. That the proposed location of the Conditional Use and the proposed conditions under which it would operated or maintained will be consistent with the General Plan.
3. That the proposed use will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.
4. That the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15303, new construction or conversion of small structures.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby approve a Conditional Use Permit Application No. 08/9-012 for the operation of a jazz club/entertainment lounge at 700 Main Street, Suite 106, subject to the following Conditions and all other Suisun City Codes and Ordinances:

1. Final Plan and use shall be similar in the design of those conceptual plans attached in this report.
2. The owner/operator shall ensure that the business does not cause excessive noise outside the premises which would be deemed a nuisance. 90 (ninety) decibels (db) shall be used as a threshold in determining if such noise constitutes a nuisance. Should the City receive complaints from occupants of neighboring properties concerning excessive noise generated by the business, the City shall measure the levels of such noise emanating from the premises by using a professional noise metering device. The readings shall be measured at the location of the property from which the complaint was received while the doors to the premises are closed. If the noise generated by the business is found to be above 90db as measured by means of the above manner, then the owner/operator shall take appropriate measures to mitigate the noise to levels below 90db. Should the owner/occupant fail to mitigate the noise to levels below 90 db, then the City may review this use permit and add or change conditions to abate the nuisance.
3. The owner/operator shall provide adequate monitoring, supervision and security inside and outside the Premises. The intent of this requirement is to ensure adequate supervision of customers at all times. Following the occurrence of two or more service calls within any consecutive thirty-day period to police or any other law enforcement personnel resulting in such personnel issuing a verbal warning, citation or arrest to any employee or patron of the business, the City shall have the right to require the owner/operator to reasonably add or increase its number of security personnel.
4. All windows and doors shall remain closed at all times except for reasonable ingress and egress during musically related operation of premises.
5. The operator shall keep the immediate area outside the building, including the sidewalks clean and litter free.
6. A dress code shall be enforced during evening events where there is an admission charge. Dress code for men shall include slacks, nice jeans or high-quality shorts, a collared shirt and no tennis shoes. Dress code for women shall be reasonable evening attire and no tennis shoes.
7. No alcohol shall be served on "youth nights." Alcohol shall be stored in a safe and secure location during such events.
8. No "rap" or "heavy metal" music is permitted at any time.
9. This use permit shall be reviewed by the Planning Commission upon a change in the owner/operator.

BE IT FURTHER RESOLVED that the Planning Commission approves UP08/9-012 for the operation of a jazz club/lounge and as provided in the applications materials, staff report and conditions.

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

AYES:	Commissioners:	Adeva, Clemente, Norman, Ramos, Spering,
NOES:	Commissioners:	None
ABSENT:	Commissioners:	Hemler, Wade
ABSTAIN:	Commissioners:	None

WITNESS my hand and the seal of said City this 7th day of April 2009



Anita Skinner
Commission Secretary

CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor
Mike Hudson, Mayor Pro-Tem
Jane Day
Sam Derting
Michael A. Segala



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585
Incorporated October 9, 1868

July 12, 2011

Re: Noise/Vibration Complaints received by Planning Commission

To whom this may concern,

At the May 10, 2011 Planning Commission meeting, two residents of the Harbor Park neighborhood, during public comment, informed the Planning Commission of their complaints regarding excessive noise and vibration which they believe is generated regularly from night-time establishments along Main Street. At that meeting, the Planning Commission directed staff to study the issue and provide a report to the Planning Commission the following month. On June 28, 2011 staff prepared an oral report which included a summary of the existing entertainment establishments operating during the evening and night-time hours and the terms of the relevant conditional use permits (CUP's). In addition, basic information regarding sound and its properties, especially how sound waves carry over water, was provided to the Planning Commission.

At the conclusion of the June 28 meeting, the Planning Commission directed staff to contact each entertainment establishment in the downtown to inform the owner/operator of the complaints that were made. The Planning Commission believes that the complaints can be remedied if each establishment lowers the magnitude of bass and low frequency noise. Additionally, each establishment is required to ensure that its operation conforms to all adopted conditions of approval in the CUP, as well as all applicable city ordinances.

The Planning Commission also asked staff to request that the City purchase or procure sound testing equipment and to conduct evaluations to determine that the entertainment uses are in compliance with all terms of the CUP's. Staff has met with the City Manager regarding this acquisition and testing.

Please undertake a self-monitoring to ensure that your operation is consistent with the terms of the CUP. Keep bass and low frequency noise at levels that do not travel across the water and ensure that if any sound can be heard outside the building, it does not exceed the decibel levels stated in the CUP. Noise/Vibration Complaint page 2.

The City is here to work with you to ensure that our mixed-use downtown provides vibrant entertainment without negatively impacting our residents. We will be following up to evaluate your response this letter and to work with you to find easy ways to mitigate noise and vibration impacts.

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
REDEVELOPMENT AGENCY 421-7309 FAX 421-7366

Please do not hesitate to contact the Planning Department at (707) 421-7335 to discuss this letter or to ask questions.

Sincerely,

A black rectangular redaction box covering the signature of the sender.

April Wooden
Community Development Director

Mailed to:
Ramses Solis
325 Main Street
Suisun City, CA 94585

Demetrius Mance
700 Main Street Suite 106
Suisun City, CA 94585

Soo Kun Song
627 Main Street
Suisun City, CA 94585

Jerome Nichols
605 Main Street
Suisun City, CA 94585

FILE COPY



Suisun City

Community Development Department

701 Civic Center Blvd, Suisun City, CA 94585 Phone (707) 421-7335 Fax (707) 429-3758.

February 1, 2012

Dimitrius Mance
Dimitri's Jazz Club
700 Main Street, Suite 106
Suisun City, CA 94585

Dear Mr. Mance:

The terms of your conditional use permit require that you keep all doors and windows closed during hours of operation to ensure that your entertainment does not result in impacts to neighbors. During the weekend of January 20th – 22nd it was reported that your doors and windows were open during operation. Not only did the City receive a complaint that was verified by the Police Department, but I could hear the music myself in my house with all my doors and windows closed. I live several blocks away.

According to reports from our Police Department, you have received other warnings about keeping doors and windows closed. This constitutes continued violation of your conditional use permit requirements.

The City wants to be business-friendly and to encourage the development of a thriving entertainment district in our downtown waterfront. However, this cannot come at the expense of our residential neighborhoods.

Please ensure that your operation meets all terms of your conditional use permit, including complying with the requirement to keep doors and windows closed during operation. A subsequent violation of this condition will leave Planning Staff no alternative but to require a review of your conditional use by the Planning Commission. They retain the authority to modify or even revoke your conditional use permit based on violations of the conditions. I look forward to working with you to resolve this matter in a positive and beneficial manner for all concerned.

If you have any questions or need additional information, please contact me at awooden@suisun.com or (707) 421-7396.

Sincerely,

April Wooden, Community Development Director
City of Suisun City



Suisun City
Community Development Department

701 Civic Center Blvd, Suisun City, CA 94585 Phone (707) 421-7335 Fax (707) 429-3758.

February 19, 2012

Dimitrius Mance
Dimitri's Jazz Club
700 Main Street, Suite 106
Suisun City, CA 94585

Soo Song
Main Street Bistro
627 Main Street
Suisun City, CA 94585

Cynthia Williams
704 Breakwater Circle
Suisun City, CA 94585

To the Above Parties:

The Community Development Department has continued to receive complaints regarding noise/vibration apparently coming from one or more of the above-listed downtown venues, by the household residing at 704 Breakwater Circle. Consequently, an agenda item on the next regular meeting of the Suisun City Planning Commission on February 26, 2013 will allow the Planning Commission to discuss this matter. The intent of the discussion is to determine whether the Planning Commission will hold a public hearing to discuss potential modifications or revocations of use permits. The only decision that the planning commission will consider at the February 26th meeting is whether to hold a future public hearing. However, next week's meeting is open to the public and you are invited and encouraged to attend.

The terms of the conditional use permits for these two venues require that all doors and windows be closed during hours of operation to ensure that your entertainment does not result in impacts to neighbors. The City wants to be business-friendly and to encourage the development of a thriving entertainment district in our downtown waterfront. However, this cannot come at the expense of our residential neighborhoods.

We have repeatedly asked the venue operators to ensure that all terms of the conditional use permits, including complying with the requirement to keep doors and windows closed during operation. While we believe that recent complaints have been related only to 700 Main Street, as a courtesy we are also noticing Main Street Bistro at 627 Main Street.

If you have any questions or need additional information, please contact me at a wooden@suisun.com or (707) 421-7396.

Sincerely,

April Wooden, Community Development Director
City of Suisun City



Suisun City
Community Development Department

701 Civic Center Blvd, Suisun City, CA 94585 Phone (707) 421-7335 Fax (707) 429-3758.

June 28, 2012

Dimitrius Mance
Dimitri's Jazz Club
700 Main Street, Suite 106
Suisun City, CA 94585

La Cabana
A & J's
Cast Iron Grill
Main Street Bistro
Planning Commission
Cynthia Williams
Tim Mattos

Dear Entertainment Provider:

Thank you for being part of the wonderful ambiance of our Suisun City downtown waterfront. With summer officially here, we wanted to take a moment to ask for your cooperation.

Keeping all doors and windows closed during hours of operation goes a long way to ensure that your entertainment does not result in impacts to neighbors. Our police officers will be monitoring for this during their downtown patrols. The City wants to be business-friendly and to encourage the development of a thriving entertainment district in our downtown waterfront. However, this cannot come at the expense of our residential neighborhoods.

For those uses that are operating under a Conditional Use Permit (CUP), please ensure that your operation meets all terms of your permit, including complying with the requirement to keep doors and windows closed during operation. For those that do not have a CUP but do provide amplified music, please be a good neighbor and keep your doors and windows closed when the music is playing.

If you have any questions or need additional information, please contact me at awooden@suisun.com or (707) 421-7396.

Sincerely,

April Wooden, Community Development Director
City of Suisun City