AGENDA
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
6:00 P.M., SEPTEMBER 23, 2014

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

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1. ROLL CALL:

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

2. 2015-2023 HOUSING ELEMENT COMMUNITY WORKSHOP:

3. ADJOURN.

Adjourn to Regular Meeting of the Planning Commission.

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COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF SUISUN CITY
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CA 94585

(707) 421-7337 PHONE
(707) 429-3758 FAX

MEMORANDUM

DATE: September 23, 2014

TO: Planning Commission

FROM: John Kearns, Associate Planner

SUBJECT: Housing Element Workshop

The City has hired PMC to complete the 2015-2023 Housing Element for the City. As part of this process, an initial step to hold a community meeting to discuss the Housing Element and to solicit public comment on this most important matter. PMC has prepared a presentation (attached) and will address the Commission and Community at the meeting. They will explain relevant changes in state law as well as actions/progress the City has taken to implement programs in the existing Housing Element. Staff and the consultant will also discuss the project schedule (or "Next Steps") as there are several important milestones on this project.

Attachment
A. Presentation

2015-2023 Housing Element Community Workshop

September 23, 2014
6:00 p.m.

Agenda

- Housing Element components and requirements
- Update process and schedule
- Regional Housing Needs Assessment (RHNA)
- Housing needs and constraints
- Discussion
- Next Steps

Requirements

- One of seven mandated General Plan elements
- Existing and projected housing needs of all economic segments of the community
- Review by California Department of Housing and Community Development (HCD)
- State sets schedule for Housing Element updates
  - 8-year timeframe
  - 5th Cycle planning period: January 31, 2015 through January 31, 2023

Importance of Certification

- Maintain local discretion over development
- Legal responsibility
  - Must be certified for adequate General Plan
- Access to State funding resources
- Potential legal challenges without certification

Recent Legislation

SB 812 (2010)	• Persons with developmental disabilities housing needs
SB 375 (2008)	• Transportation coordination and update schedule
SB 2 (2007)	• Emergency shelters, transitional and supportive housing
AB 2634 (2006)	• Extremely low-income housing needs
AB 2511 (2006)	• Anti-NIMBY and no net loss requirement

Current Housing Element progress

- Shortfall of 108 units from 2007-2014 planning period
- Zoning text amendments to comply with SB 2 (emergency shelters and transitional and supportive housing)
- Update density bonus ordinance
- Establish reasonable accommodation procedures

Housing Element Process and Schedule

Housing Element Update Process

Public participation

- Community Workshop
- Hearings

Review of previous Housing Element

Conduct needs assessment

- Existing housing needs
- Special needs housing
- Projected housing needs

Inventory resources and constraints

- Vacant land
- Housing providers & financial resources
- Government and market constraints

Prepare appropriate goals, policies, and programs

Housing Element Update Schedule

Prepare Draft Housing Element	**August - September 2014**
Community Workshop	**September 2014**
Hearings to Review Draft Housing Element	**November 2014**
Submit draft Housing Element to HCD (60-day review)	**November 2014-January 2015**
Receive and address comments from State	**December 2014-January 2015**
Housing Element adoption hearings	**January 2015**
State review of Final Housing Element	**February 2015-April 2015**

2015-2023 Regional Housing Needs Allocation (RHNA)

- State law requires HCD to determine total regional housing needs.
- In Solano County, ABAG provides allocations for each jurisdiction.
- Allocation is distributed among 4 standard income categories

2015-2023 Suisun City RHNA

Income Category	2015-2023 Allocation- Housing Units	
	Units	Percent
Very Low	147	29%
Low	57	11%
Moderate	60	12%
Above Moderate	241	48%
Total	**505**	**100%**

Source: ABAG Final Regional Housing Needs Allocation Plan

Population Projections

	2010	2020	2030	2040	Percent Increase 2010-2040
Suisun City	28,111	29,800	31,600	33,700	19.9%
Solano County	413,344	442,700	475,200	511,600	23.8%

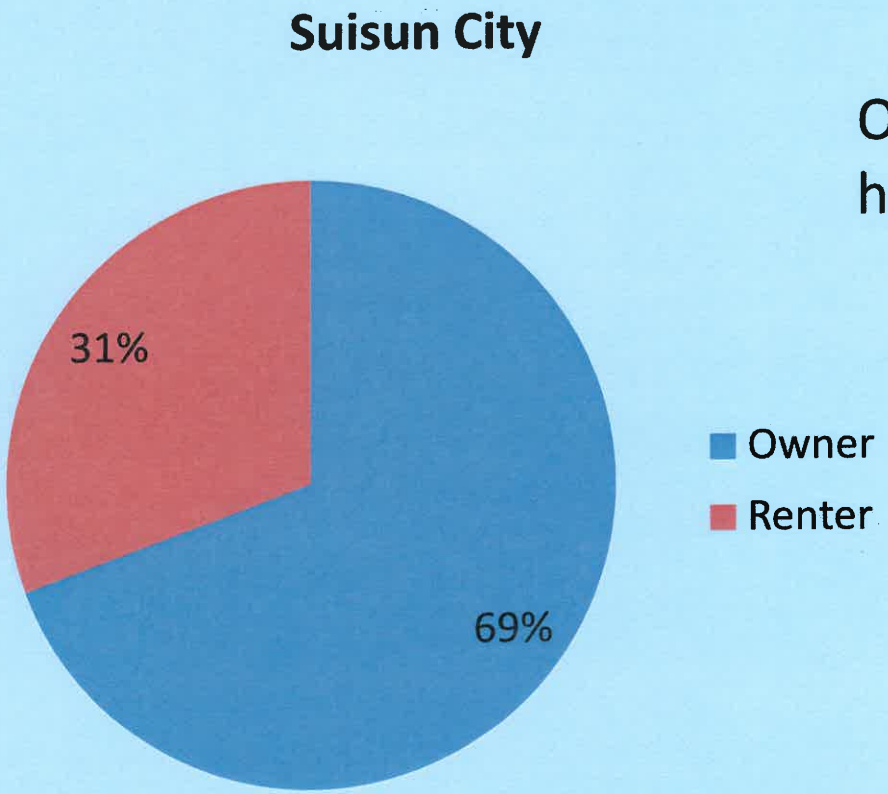
Source: ABAG Data for Bay Area Housing Elements

Jobs - Housing Projections

	2010	2020	2030	Net Change 2010-2030	Percent Increase 2010-2030
Jobs	3,080	3,810	4,090	1,010	32.8%
Households	8,918	9,450	9,970	1,052	11.8%
Jobs/ Households Ratio	0.35	0.40	0.41	--	--

Source: ABAG Data for Bay Area Housing Elements

Tenure

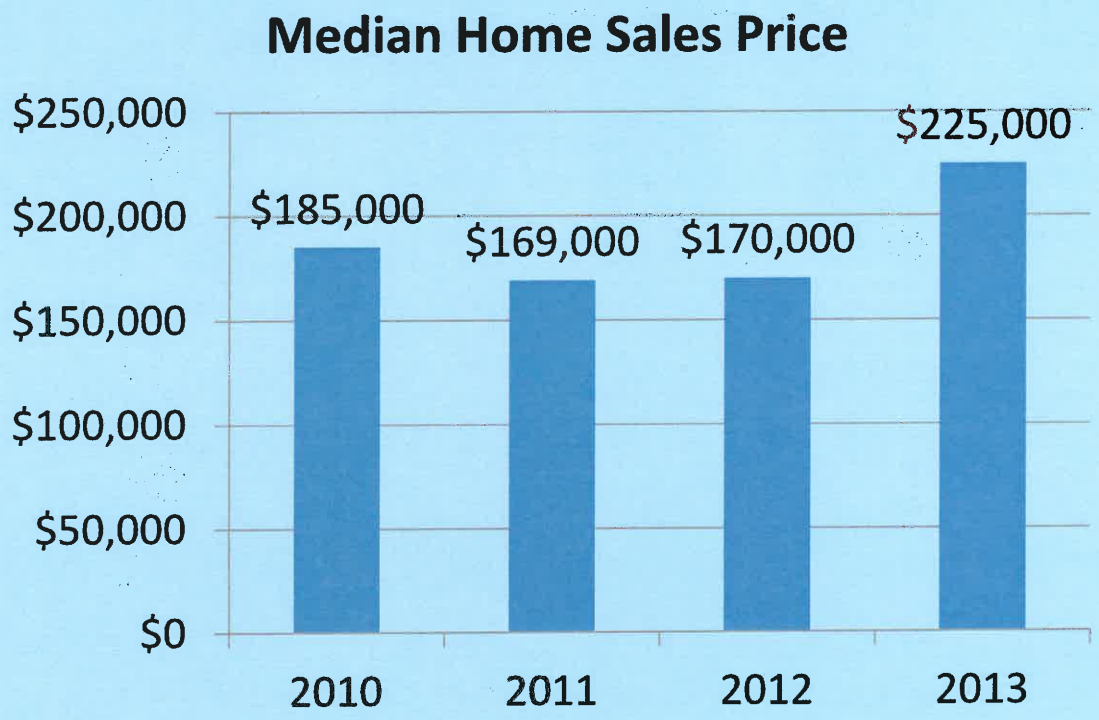


Of the 8,918 occupied households in Suisun City:

- 6,184 are owner occupied
- 2,734 are renter occupied

Source: 2010 US Census

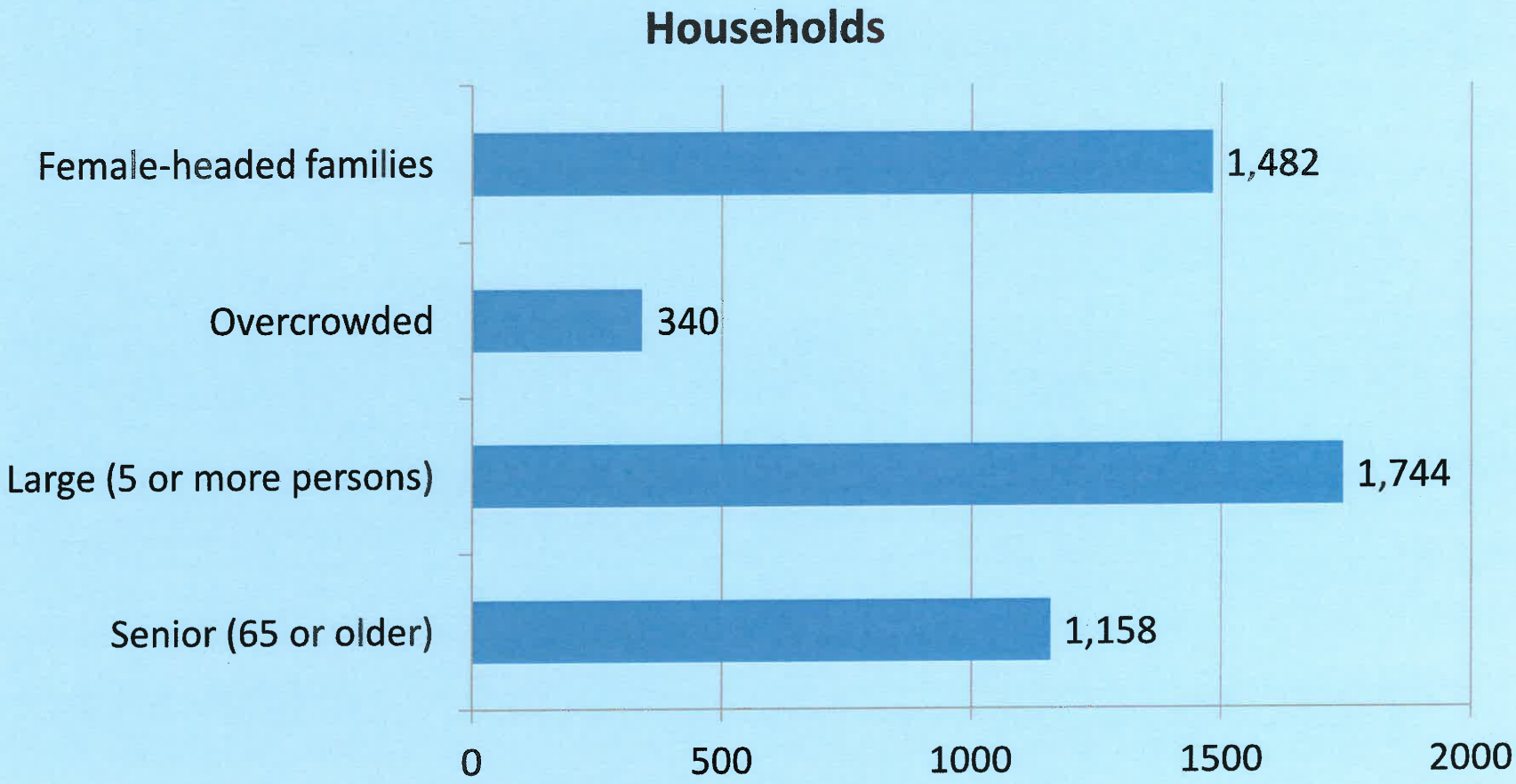
Median Home Sales Price



Source: Data Quick 2010-2013

Median Housing Sale Prices in Suisun City have seen a 32% decrease since 2012.

Special Needs Households



Source: 2010 Census, 20120 CHAS

Discussion and Next Steps

Who needs affordable housing? Who has the greatest need?

- Homebuyers
- Renters
- Large Families (5 or more persons)
- Single Persons
- Elderly
- Disabled
- Homeless
- Other

What housing types are needed in Suisun City? What types are appropriate?

- Emergency shelter
- Transitional housing for homeless or others needing short-term housing
- Permanent Supportive housing for special needs
- Manufactured or mobile homes in single-family zones
- Affordable rental housing
- Affordable for-sale housing
- Other

Effectiveness of the existing Housing Element

- Are there programs or policies that the City should incorporate/ modify/ remove that would assist with the production of housing types for all segments of the community?

Next Steps

- Prepare the Draft Housing Element
- Planning Commission hearing to authorize draft Housing Element submittal to HCD
- Submit Draft Housing Element to HCD (60-day review)

QUESTIONS AND COMMENTS?

THANK YOU

AGENDA
REGULAR MEETING OF THE CITY OF SUISUN CITY PLANNING COMMISSION
7:00 P.M., SEPTEMBER 23, 2014

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC14-10

1. ROLL CALL:

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

Pledge of Allegiance
Invocation

2. ANNOUNCEMENTS:

None

3. MINUTES:

Approval of June 12, 2014, Special Joint Meeting of July 16, 2014 and July 22, 2014 Planning Commission Minutes.

4. AUDIENCE COMMUNICATIONS:

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

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

5. PUBLIC HEARINGS:

For each of the following items, the public will be given an opportunity to speak. After a Staff Report, the Chair will open the Public Hearing. At that time, the applicant will be allowed to make a presentation. Members of the public will then be allowed to speak. After all have spoken, the applicant is allowed to respond to issues raised by the public, after which the Public Hearing is normally closed. Comments should be brief and to the point. The Chair reserves the right to limit repetitious or non-related comments. The public is reminded that all decisions of the Planning Commission are appealable to the City Council by filing a written Notice of Appeal with the City Clerk within ten (10) calendar days.

A. Request for Site Plan/Architectural Review (AR 14/15-002) Approval for Construction of an Accessory Structure and Associated Equipment Located at the Rear of 50 Main Street, APN 0032-042-760.

- **Adoption of Resolution No. PC14-___-.**

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

A. Information Item on the San Francisco Bay Area Regional Energy Network (BayREN) Program Status in Solano County.

7. COMMUNICATION:

A. STAFF: Project Updates

B. COMMISSIONERS:

C. AGENDA FORECAST:

8. ADJOURN.

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MINUTES
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., JUNE 12, 2014

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC14-03

1. ROLL CALL:

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

Pledge of Allegiance
Invocation -

2. ANNOUNCEMENTS:

None

3. MINUTES:

Commissioner Holzwarth moved to approval of December 10, 2013 and April 8, 2014, Planning Commission Minutes. Commissioner Ramos seconded the motion. Motion passed 7-0.

4. AUDIENCE COMMUNICATIONS:

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

CONFLICT OF INTEREST NOTIFICATION
None

5. PUBLIC HEARINGS:

A. Request for Establishment of a Care Facility for Up to 28 Clients with Mental Health Disabilities at 405 Kings Way.

Mr. Kearns gave a brief history of the former uses at 405 Kings Way. He stated that the property was initially entitled as a state licensed facility for care of the elderly with an approved conditional use permit. That operation ceased in 2007. A Conditional Use Permit application to operate a youth facility for boys was submitted in October of 2008 and denied on the grounds that the proposed use would likely result in a significant increase in Police calls for services. In addition, staff was unable to recommend any conditions of approval that would allow the use to be found consistent with the neighborhood and underlying zoning district. The decision of the Planning Commission was appealed to the City Council and heard in December, 2008. The Council upheld the Planning Commission decision.

Mr. Kearns explained that the current applicant, A&R Transit, has applied to operate a facility for up to 28 clients that have permanent lifetime mental health disabilities. He stated that the on-site parking will be restricted to staff, occasional visitors and two vans used to transport the clients off-site; none of the clients would be driving. The facility will be fully staffed in compliance with State of California Community Care Licensing requirements.

Other details provided by the applicant included:

- Total of 8 staff including at least 3 staff on-site at any given time.
- A move-in of 28 clients within 90 days of beginning operation.
- Clients are either placed by the County or individual families.
- All outdoor activities take place off-site. Two buses are used to pick up clients to take them to their off-site activities.
- The clients do have social workers that will visit from time to time. These social workers will often have multiple clients in the same facility.
- Although smaller than what is proposed in the subject application, the operator does have locations throughout Solano County.

The existing dwelling is approximately 7,000 square feet and consists 15 bedrooms, a common living room/recreation area, a kitchen and four bathrooms. The applicant is planning to comply with the zoning code by providing 8 off-street parking spaces. They would be required to obtain a State of California license from Community Care Licensing. Inspections by the city Fire Marshall and the Suisun City Building Department would conduct safe inspections prior to the beginning of operation.

Mr. Kearns suggested that the Commission consider portions of Title 18 "Zoning" of the Municipal Code in the process of reviewing the applicant's proposal including the Residential Single-Family Zoning classification, parking requirements and conditional use permit provisions.

Mr. Kearns concluded that staff had prepared two resolutions for the Commission's consideration. Additionally, there were other options the Commission had including additional conditions of approval.

Chairperson Clemente opened the Public Hearing.

Commander Mattos stated that he was available to answer questions on any safety concerns.

Caroline Hegarty, 333 Honeysuckle Drive, Fairfield spoke on behalf of the applicant. She explained the request including the need for the care facility and the proposed operation.

The following persons spoke against the proposed project based on concerns regarding the incompatibility of this use with neighboring uses; the number of clients, security issues of clients leaving the facility; traffic; community safety, and staffing level ration to number of clients. Observatons were likewise made that he proposed use was not the same as the former use caring for bed-ridden elderly.

Don Spering, 503 Kings Way
Roger Smith, 503 Avalon Way
Curtis Richards, 506 Avalon Way
Annette Richards, 506 Avalon Way
Paul Wright, 405 Avalon Way
Barbara Choy, 1003 Wesley Avenue
Julia Williams, 406 Avalon Way
Ciro Castro, 404 Kings Way
John Schunzel, 409 Avalon Way

Hearing no further comments Chairperson Clemente closed the Public Hearing.

Commissioner Harris stated he was opposed to this request based on the intended use in a facility that was not designed to be a mental health facility. Safety related concerns mentioned include such things as corridors and exits not easily

observed from a central location, no covered area for drop-offs and pick-ups, type of patients (drug use, depression, alcoholics, AIDs), and a lack of doctors and counselors on site

Commissioner Holzwarth stated that he felt the applicant was presenting a great program but does not feel it should be in a residential neighborhood.

Commissioner Ramos was concerned about the age ranges of the patients indicating that behavior would be an issue. He too feels the program is a beneficial program but in the wrong location.

Commissioner Adeva had concerns as to the training of the staff in regards to any violent outbreaks. She also stated concerns about A&R Transit being a for-profit organization and if there was a cap on fees that could be charged.

Commissioner Mirador also agreed that the building was in the wrong location.

Commissioner Wade felt that the community outreach would be a way to make sure that everyone in the surrounding area would be made aware of the proposed project.

Commissioner Adeva commented that they have heard from those in attendance about the lack of outreach in the neighborhood of this facility going in and that the applicant needed more time but she did not feel it was going to make a difference and felt that action needed to be taken this evening.

Chairperson Clemente also indicated that the Commission needed to move forward.

Commissioner Harris moved to approve Resolution No. PC14-03 Disapproving a Conditional Use Permit No. UP 13/4-003 for Establishment of a Care Facility for Up to 28 Clients with Mental Health Disabilities at 405 Kings Way, APN 0037-231-030 stating that it is not adequate for the intended use. Commissioner Wade seconded the motion. Motion carried by roll call vote 7-0.

6. GENERAL BUSINESS:

None

7. COMMUNICATION:

Staff – Project Updates

John Kearns presented the Commission with a list of upcoming projects:

- General Plan is currently out for Public Review.
- City Council was selecting a consultant for the Specific Plan Update.
- Mixed use project at the corner of Walters Road and Tabor Avenue.
- 2 Pylon signs.

Commissioner Mirador asked the opening date of Wal-Mart. John stated the target date was April 2015.

Agenda Forecast

- June 24.
- July 16 Joint meeting with the Parks and Recreation Commission regarding Lawler Ranch Park.
- July 22.

8. ADJOURN:

There being no further business the meeting was adjourned at 9:04pm.

_____

Anita Skinner, Commission Secretary

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CITY OF SUISUN CITY
SPECIAL JOINT MEETING OF THE
SUISUN PARKS AND RECREATION COMMISSION
AND PLANNING COMMISSION
MINUTES OF JULY 16, 2014

A. ROLLCALL

- Parks and Recreation Commission
  - Chairperson Angel Borja
  - Vice Chairperson John Pierce
  - Commissioner Roger Begley
  - Commissioner Thomas Conely
  - Commissioner Alipio Gacosta

  Absent: None
  Staff: Mick Jessop, Cathy Dacanay-Rader

- Planning Commission
  - Chairperson Dennis Clemente
  - Commissioner Evelyn Adeva
  - Commissioner Jack Harris
  - Commissioner Kenneth Holzwarth
  - Commissioner Anthony Ramos

  Absent: Vice Chairperson Orvis Wade, Commissioner Rudy Mirador
  Staff: John Kearns
- Public: Jackie Moore, Cathy Thews, Kim Miles, Roger Miller, Deborah Wilson

B. GENERAL BUSINESS

- Lawler Ranch Park Presentation: Mick Jessop provided an update of the Lawler Ranch Master Plan that was created in May 2004 and the recent Lawler Ranch resident meetings leading up to the current Phase II vision. The Commissions and residents were given a presentation by Gates and Associates.

  - Gates and Associate staff present were Linda Gates, Kelly Gates, and Todd Young. Linda recapped the 3 workshops scheduled in March, April, and June 2014 that were offered to the Lawler Ranch residents. Linda and Todd referred to the display boards which were presented at Workshop #1, Alternate layouts that were presented at Workshop #2 and a summary presented at Workshop #3 (power point presentation attached.) The 2014 Conceptual Plan was presented that included lighting, mile markers, dog amenities, drinking fountain, shade structure, trash/recycling receptacle, marsh staging area, and individual picnic area. Lawler Ranch resident Roger Miller stated that he was against the basketball court but willing to go forward if there were provisions that if it brought disruptive or illegal activity, the basketball court can be taken out/demolished. Mick stated that the Maintenance Assessment District and/or the Police Department will need to recommend to City Staff of any issues causing a disturbance and then discuss on best way to resolve. Taking out the court would probably be a last resort. Chairperson Angel Borja stated that he would look into the provisions on what initiates a review process.

Lawler Ranch resident Kim Miles commended that Gates and Associates did a fantastic job with the project, is happy with the outcome and would like to see Phase II move forward. Commissioner Tom Conley asked if there would be lighting at the basketball courts and Mick stated that there will be no lights for the court since City Parks are open to the public from sunrise to sunset and closed from sunset to sunrise. Todd Young stated that there will be some light sensor security lighting on pathways and pointed them out on the display boards.

Commissioner Evelyn Adeva asked what kind of trees would be planted and Todd responded that the plant list with Public Works has been set. Todd added that high canopy structures are being looked at to prevent any concealment of activity. Evelyn said that she was concerned the abundance of leaves for park maintenance to clean up and Todd stated that a mixture of evergreen and deciduous trees are being looked at. Commissioner Tony Ramos inquired about the diameter of the tree trunks, how long for the tree to grow for shade and hoped it would not take 10 years for the residents to enjoy. Tony asked if there were trees that will provide shade in a shorter period of time. Todd stated that budget and longevity with smaller trees will need to be assessed and will be decided in the construction document phase. Tony asked how many years will a tree need to grow to provide shade and Todd answered from 4 to 5 years depending on the type of tree.

Angel also commended Gates and Associates for good job on the Lawler Ranch Park Phase II process. Angel asked what type of shade coverage will be provided and Todd stated that a single post soft shade cover is planned and showed a photo of a model that may be used. Todd added that the shade coverage should last approximately 30 years and the fabric 10 years. Todd stated that it would be less expensive to replace the fabric versus the entire structure. Commissioner Roger Begley asked if the fabric will withstand the Suisun winds and Todd stated that the fabric on the shade structure is hurricane rated.

Commissioner Jack Harris asked how many residents actually utilize the park. Chairperson Angel Borja stated that he has seen many residents use the park for their daily walks and Lawler Ranch resident Kim Miles said that 10 - 30 residents walk the park plus there are children playing in the park every day. Angel added that Lawler Ranch Park would be utilized more if there were shade structures. Jack asked about parking for non-residents and Mick stated that street parking will be available for anyone to use and that the residents voted against a parking lot in the 2004 Master Plan to try to keep Lawler Ranch Park a neighborhood park. A Lawler Ranch resident said that most residents walk to the park instead of parking. Jack asked if Lawler Ranch residents pay into the Lighting and Landscape Maintenance Assessment District (LLMAD) and both Mick and Angel said that residents pay yearly fees into the LLMAD fund. Jack asked if the City will maintain the park or will be contracted out and Mick said that maintenance is contracted out at this time. Commissioner Jack Harris asked what does Lawler Ranch Park offer to the seniors. Todd replied that the new shade coverage would be a welcome addition to seniors, the trail, dog park and riding bikes could be other activities. Lawler resident Roger Miller says that he used to walk the park at least 3 times a week but walks less now that he is 76 years old.

Chairperson Dennis Clemente asked about security cameras and Todd stated that cameras were not included in the Lawler Ranch Park Phase II vision but added that security lighting was added to the pathways. Todd added that the pathways are designed so that police cars and maintenance vehicles can drive on them when needed. Commissioner Ken Holzwarth asked if the playground equipment will be updated and Todd stated that the existing structures will stay and a kinetic play structure will be added, an example of the play structure was shown and the playground having the added feature will be resurfaced. Ken asked how the 4 acres would be maintained and kept green and Todd stated that the 1 acre and dog parks is designed to be publicly self-maintained with a low maintenance surface, the grass would be kept green and maintained and currently the 4.2 acres will be non-irrigated grassland. Commissioner John Pierce asked Todd to explain the small dog area and the large dog area. Todd stated that the small and large dog areas will be fenced in and are segregated with a staging area plus there will be a 150ft – 180ft run area both with DG surfacing that will be weed abated as the underdeveloped area is currently maintained and pick up bags.

John Kearns for an explanation on design of the enclosure on the port-a-potties and Todd showed an example of the enclosure and added that it will be raised so that feet are visible for security reasons and screened for visibility. Mick Jessop added that LLMAD committee would determine if one or two port-a-potties are needed, a maintenance schedule, and a winter schedule since they help staff determine the LLMAD's annual budgets. Commissioner Jack Harris asked if the choice to do nothing is an option and Mick stated that it is an option and City Council can also vote to do nothing but funds are budgeted for a build out from the 2004 Master Plan. John Kearns added that the money is available and the community has expressed a need for this completed recreation area. John Kearns stated that the Planning and Parks and Recreation Commission will need to be informed what the rest room structure will look like, fencing for the dog enclosure, basketball court and other amenities for approval before going to City Council. Lawler resident Roger Miller stated that he and other residents have been paying MAD fees all these years and will not receive any monies back and would like to go forward he the Phase II vision. Mick Jessop asked each commissioner for a yes or no vote to go forward with Gates and Associates Lawler Ranch Park Phase II. The Planning Commission voted to go forward with Lawler Ranch Park Phase II with a 5-0 vote, motion to approve was made by Commissioner Tony Ramos, and seconded by Commissioner Evelyn Adeva. The Parks and Recreation Commission voted to go forward with Lawler Ranch Park Phase II as presented by Gates and Associates with a 5-0 vote, motion to approve was made by Commissioner Roger Begley but with the recommendation that the area labeled dog area on the plans will not be labeled a dog park, seconded by Commissioner Tom Conley.

C. ADJOURN JOINT MEETING

There being no further business the Joint Meeting of the Planning Commission and the Parks and Recreation Commission was adjourned at 8:00 p.m. by a unanimous vote of both Commissions.

_____
Planning Commission Chairperson

_____
Parks and Recreation Commission Chairperson

_____
Recreation Program &
Administrative Coordinator

MINUTES
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., JULY 22, 2014

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC14-05

1. ROLL CALL:

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

Commissioner Harris was absent.

City Manager, Suzanne Bragdon was present on behalf of John Kearns.

Pledge of Allegiance
Invocation was given by Suzanne Bragdon.

2. ANNOUNCEMENTS:

None

3. MINUTES:

Commissioner Adeva moved to approve the June 24, 2014, Planning Commission Minutes. Commissioner Holzwarth seconded the motion. Motion passed 6-0.

4. AUDIENCE COMMUNICATIONS:

None

CONFLICT OF INTEREST NOTIFICATION

None

5. PUBLIC HEARINGS:

A. Request for Planning Commission Consideration of Site Plan/Architectural Review Application AR 13-4-010 to Construct an Above Ground Valve Enclosure for Pacific Gas and Electric (PG&E) on a Portion of the Existing Central County Bikeway and Assessor's Parcel Number 0032-230-290. (Continued from June 24, 2014).

Dan Kasperson, Building and Public Works Director, presented the staff report. He explained that this application is for a PG&E facility that needs to be upgraded. The location is just north of the Main Street off ramp near the water tank. The gas line runs underneath the bike path along that exit and there are existing valves. The CPUC is requiring PG&E to upgrade the valves. There are two parts to the project upgrade. One is a real estate issue that will go before the City Council. The other is the appearance and the layout of the project. Installing some valves that will be remotely controlled so that in the case of emergency the valves can be shut off quickly. After review of the project plans staff feels that a masonry wall with stone veneer would be best. Along the wall facing Highway 12 there would

be a back lit sign indicating the Downtown Waterfront District, landscaping around the perimeter, concrete benches that will match those along Grizzly Island Trail, new light posts along the bike path that currently does not have them, new security cameras. PGE will be depositing funds to cover the landscaping which will be done with the development of the 30 acre site and the security cameras.

Amit Pal, Government Relations Representative for PGE was present to answer questions.

Mirador asked about the barbed wire on top of the fence and if it would still be in place with the masonry wall. Dan stated the masonry wall will surround the barbed wire fence making it hidden from view. Commissioner Mirador also questioned how graffiti would be handled. Ms. Bragdon asked Mr. Kasperson if it would be PGE responsibility to clean. Mr. Pal stated that it would be PGE responsibility

Commissioner Adeva clarified that PGE would be solely responsible for the remote access to the facility in case of emergencies.

Tim Conroy stated that this was a section of an existing 8 mile long pipeline. He stated that this valve lot location fit the criteria for properly isolating the pipeline in case of a rupture. Mr. Conroy also stated that there are 6 existing valves and two pipelines which they would be adding equipment for the maintenance of this project.

Chairperson Clemente opened the Public Hearing. Hearing no comments the Public Hearing was closed.

Commissioner Adeva moved to approve Resolution No. PC14-05. Commissioner Ramos seconded the motion. Motion passed 6-0.

B. Application submitted by the Schwartz Development Company for Site Plan/Architectural Review No. 13/14-005, General Plan Amendment No. 13/14-001, Tentative Subdivision Map No. TSM13/14-001, Rezone No. 13/14-002 and Planned Unit Development No. PD 13/14-001 for a 59-lot residential subdivision and 1.5 acres of General Commercial land located east of Walters Road and south of East Tabor Avenue (APN 0174-120-230).

Chairperson Clemente presented a statement from Commissioner Harris who was not present.

Suzanne Bragdon presented the staff report. She stated that a slightly modified staff report was presented to the Commission prior to the meeting along with PowerPoint presentations from the applicant and staff. She stated that two additional comments were received from the City of Fairfield and the Mosquito Abatement District.

Ms. Bragdon explained that this is an 8.6 acre site at the end of East Tabor and Walters Road. The property was originally part of the Peterson Ranch Development Agreement which has since expired. It was proposed as a mix of general commercial and high density residential. The delay in developing this property was tied to the relocation of the Aero Club use. The current application was initiated in 2013. The request is to change the mix of general commercial and residential to 1.5 acres and 7.1 acres medium density which triggered the City's revenue land use policy which had to go before the CC. The policy looks at rezoning of commercial lands.

Rob Wood of SCO Planning and Engineering summarized the proposed project including the existing and proposed zoning. He clarified the economics of the proposed 1.5 acres of general commercial use. He also described the layout, size and aesthetics of the residential element of the project.

Chairperson Clemente opened the Public Hearing.

Robert Mitchell, Peterson Ranch subdivision resident, had concerns including the maintenance of the water basin at the end of the Peterson Ranch subdivision where the new Zephyr Estates was being proposed, the rear yard setbacks, questioning the need for another gas station in the general commercial zone with the existence of 4 stations already on Walters Road, starting selling price, and compatibility of materials and colors of the new homes to the existing surrounding area.

Mr. Wood explained that a Maintenance Assessment District would be formed for maintenance of the new subdivision; the rear yard setbacks of a minimum of 15', no specific commercial uses are proposed at this time and the medium density is a lower density that the project site is currently zoned.

Hearing no further comments Chairperson Clemente closed the Public Hearing.

The Commissioners voiced concerns about the timing of approvals by outside agencies, the number of existing vacant homes throughout the city and the proposed project adding 59 new homes, the residents' concern of the narrow streets, and the medium density of the project rather than the current high density zoning.

Commissioner Holzwarth moved to approve the Zephyr Estates resolutions with the two additional Tentative Subdivision Map Conditions including 1) Coordinate with the City of Fairfield to obtain the relative permits and approvals as the project moves forward and 2) The Applicant agrees to install new fences in the areas of shared fencing. Commissioner Ramos seconded the motion. Motion passed 6-0.

- Resolution No. PC14-06 - A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of General Plan Amendment NO. GP 13/14-001, Thus Redesignating APN 0174-120-230 from 6 Acres of General Commercial and 2.6 Acres of High Density Residential to 7.1 Acres of Medium Density Residential and 1.5 Acres of General Commercial for the Zephyr Estates Project.

- Resolution No. PC14-07 - A Resolution of the City of Suisun City Planning Commission Recommending Adoption of an Ordinance of the City Council of the City of Suisun City, CA, Rezoning and Amending the Suisun City Zoning Map for APN 0174-120-230 for the Zephyr Estates Project.

- Resolution No. PC14-08 - A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of Tentative Subdivision Map No. SM 13/14-001 Creating a Total of 59 Residential Lots and a 1.5 Acre General Commercial Parcel, Planned Unit Development No. PD 13/14-001 Providing Deviations From Zoning Regulations in the Medium Density Residential Zoning District, and Site Plan/Architectural No. 13/14-005 APN 0174-120-230.

- Resolution No. PC14-09 - A Resolution of the City of Suisun City Planning Commission Recommending Acceptance by the City Council of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Exhibit A, for the Zephyr Estates Project.

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

None

7. COMMUNICATION:

A. Staff – Ms. Bragdon stated Staff is reviewing the Administrative Draft of the General Plan Update and the EIR as well as the Housing Element and Specific Plan Update.

B. Commission

C. Agenda Forecast

8. ADJOURN.

There being no further business the meeting was adjourned.

_____

Anita Skinner, Commissioner Secretary

a&m/140722.pca

AGENDA TRANSMITTAL

MEETING DATE: September 23, 2014

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING: Request for Site Plan/Architectural Review (AR 14/15-002) Approval for Construction of an Accessory Structure and Associated Equipment Located at the Rear of 50 Main Street, APN 0032-042-760.

ENVIRONMENTAL REVIEW: The subject Site Plan/Architectural Review application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under Section 15301 (e) Existing Facilities.

BACKGROUND: The building at 50 Main Street has existed for several years and has been the home of a number of auto-related businesses over the years. The site was once configured differently prior to the existing configuration of Highway 12 which required the geometry of the site to change creating an irregularly shaped parcel. In the past, the site has also been identified with Highway 12 addressees.

STAFF REPORT:

Location

The site is located on the north side of Highway 12, toward the far north end of Main Street directly adjacent to the westbound on-ramp to Highway 12. At the eastern end of the site is a turn-around for Main Street. Surrounding the southern and western boundaries of the property is State of California right-of-way.

Existing Conditions

The existing building has an approximate 1' setback along the western property line which includes an addition to the rear in the 1980's. A majority of the existing building's exterior is masonry with the exception of the existing addition to the rear which is wood-framed, however was properly permitted. The rear of the property is currently primarily unobstructed, but is available to locate vehicles when they aren't being worked on (or are in queue). Customer parking for the site is located along the Main Street side.

Proposal

The applicant has requested Planning Commission consideration of an approximate 20' x 30' structure and associated equipment on the rear of the property to house specialized business activities. The applicant has provided a proposed site plan as well as some options of what the structure might be able to look like. The applicant's request is to continue the 1' setback which is consistent with the existing building. In addition to the proposed structure, the applicant is requesting to locate a piece of equipment that requires an area of about 4' x 11' and stands about 14' high.

Land Use Regulations

Per the Suisun City Municipal Code, Title 18 "Zoning", the Planning Commission has the authority to determine the setbacks in this commercial zoning district. Additionally, there are certain criterion that needs to be considered when reviewing a project which include:

PREPARED BY: John Kearns, Associate Planner

- For an addition (or accessory structure), compatibility with existing buildings on-site. This includes both materials and colors.
- Screening of mechanical equipment from public view.
- Height and/or scale of addition in relation to existing structures.

Staff Analysis

Planning

The Planning Department position is that if any expansion is allowed to this property than the expansion must be found compatible with the existing building. The most obvious way to accomplish this would be to tie the expansion into the existing building (connect it) and to require the addition/accessory structure to be constructed with the same materials and color as the existing building. Further, all mechanical equipment must be completely screened from public view. In total, it is staff's belief that once the project is completed, the entire site appears architecturally uniform. Please find the conditions of approval prepared in the attached resolution for more information.

Building

The Building Official has concluded that any expansion to this property will require the entire building to be fire sprinklered. This has been included as a proposed condition of approval in the attached resolution.

Proposed Findings for Planning Commission Consideration

1. Notice has been given in the time and in the manner required by State Law and City Code because a public notice was published on September 13, 2014 in the *Daily Republic* newspaper and notices were mailed on September 11, 2014 to surrounding property owners located within 300 feet of the proposed project.

2. That the proposed project, when subject to the conditions, will not conflict with the Goals, Objectives, and Policies of the General Plan and the purposes of the zoning district in which the site is located.

3. That the proposed project and its uses, when subject to the conditions 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 because the project's design makes use of buffers as well as exterior treatments of the building to soften the impact of the proposed construction.

4. That the proposed project and its uses have been considered through a Site Plan /Architectural Review process.

5. The City of Suisun City Community Development Department has found the project is exempt from the California Environmental Quality Act, per Section 15301 (e) Existing Facilities.

STAFF RECOMMENDATION: Adopt Resolution PC14-___; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review Application No. AR 14/15-002 for

Construction of an Accessory Structure and Associated Equipment to the Rear of 50 Main Street, APN 0032-042-760.

ATTACHMENTS:

1. Resolution PC14-___; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review Application No. AR 14/15-002 For Construction of an Accessory Structure and Associated Equipment to the Rear of 50 Main Street, APN 0032-042-760.

2. Application Materials

RESOLUTION NO. PC14-

A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION APPROVING SITE PLAN/ARCHITECTURAL REVIEW APPLICATION NO. 14/15-002 FOR CONSTRUCTION OF AN ACCESSORY STRUCTURE AND ASSOCIATED EQUIPMENT TO THE REAR OF 50 MAIN STREET, APN 0032-042-760

WHEREAS, the Planning Commission at a regular meeting on September 23, 2014 did review Site Plan/Architectural Review Application No. 14/15-002 for construction of an accessory structure and associated equipment to the rear of 50 Main Street, Suisun City, CA; and

WHEREAS, the public notice was published in the Daily Republic on September 13, 2014; 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 Site Plan/Architectural Review application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under Section 15301 (e) Existing Facilities; and

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

In order for the Planning Commission to approve the Site Plan/Architectural Review application, the following findings must be made:

1. Notice has been given in the time and in the manner required by State Law and City Code because a public notice was published on September 13, 2014 in the *Daily Republic* newspaper and notices were mailed on September 11, 2014 to surrounding property owners located within 300 feet of the proposed project.

2. That the proposed project, when subject to the conditions, will not conflict with the Goals, Objectives, and Policies of the General Plan and the purposes of the zoning district in which the site is located.

3. That the proposed project and its uses, when subject to the conditions 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 because the project's design makes use of buffers as well as exterior treatments of the building to soften the impact of the proposed construction.

4. That the proposed project and its uses have been considered through a Site Plan /Architectural Review process.

5. The City of Suisun City Community Development Department has found the project is exempt from the California Environmental Quality Act, per Section 15301 (e) Existing Facilities.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby adopt Resolution PC14- ; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review Application No. 14/15-002 for construction of an accessory structure and associated equipment to the rear of 50 Main Street, Suisun City, CA subject to the following Conditions and all other applicable Suisun City Codes and Ordinances:

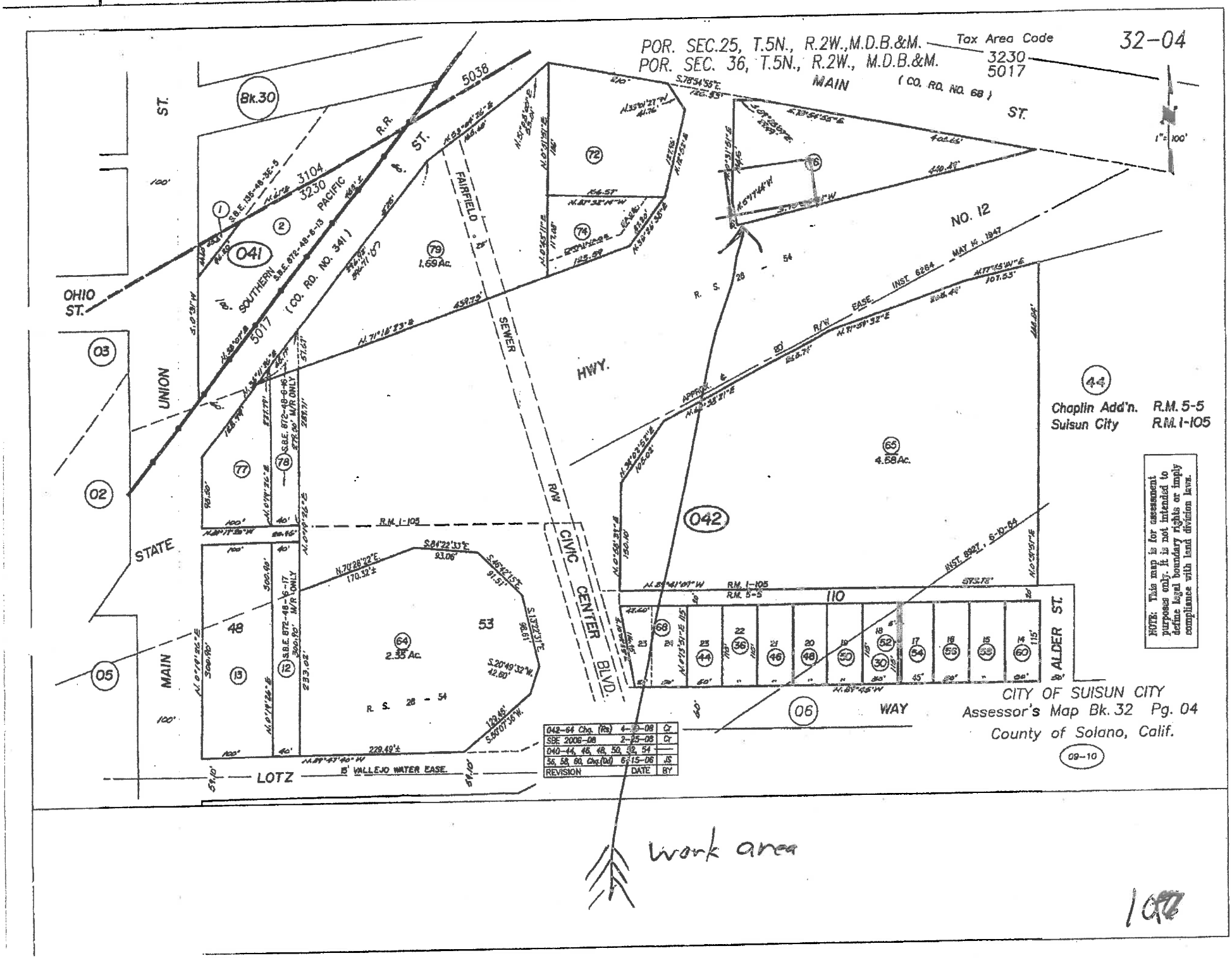
1. The uses shall be constructed in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of Suisun City Code including but not limited to the Uniform Building Code as adopted by the City of Suisun City.
2. Approval of this permit will be effective, provided no appeals are received within 10 calendar days of the Planning Commission meeting date of September 23, 2014 and that the property owner and the applicant signatures are obtained affirming that they have read and understand the Conditions of Approval for Site Plan/Architectural Review No. 14/15-002 and agree to comply with the conditions.
3. All mechanical equipment shall be screened from public view.
4. Applicant shall use complementary materials and colors for the exterior of the accessory structure and to screen any equipment from public view.
5. A fire sprinkler plan must be approved and fire sprinklers installed throughout the building prior to issuance of any permit associated with the accessory structure or associated equipment.

The forgoing motion was made by Commissioner ____ and seconded by Commissioner ____ and carried by the folowing vote:

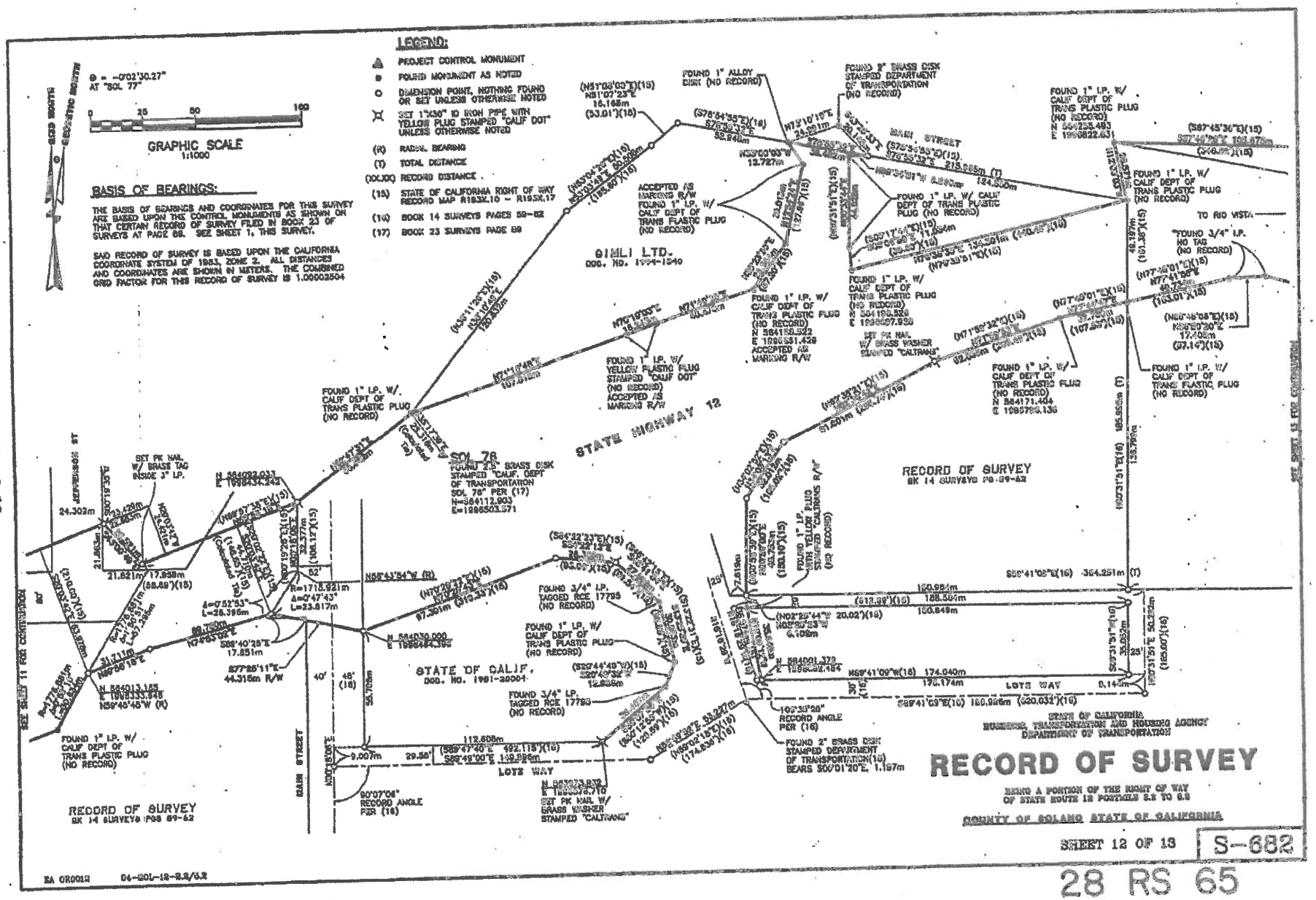
AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

WITNESS my hand and the seal of said City this 23rd day of September 2014

_____
Anita Skinner
Commission Secretary

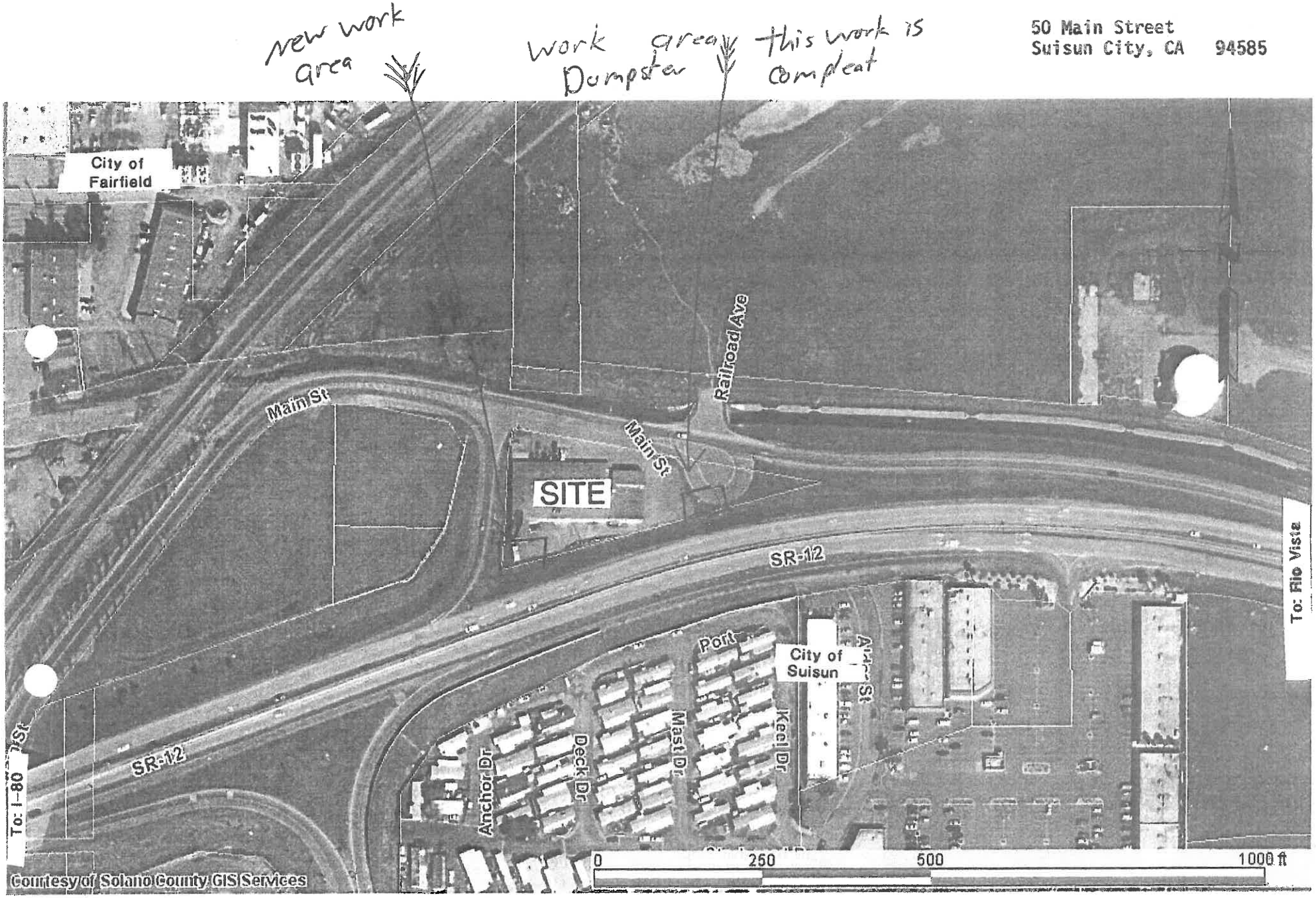

POR. SEC.25, T.5N., R.2W.,M.D.B.&M.
POR. SEC. 36, T.5N., R.2W., M.D.B.&M.
Tax Area Code
3230
5017
32-04
MAIN ST.
(CO. RD. NO. 68)
OHIO ST.
UNION ST.
STATE
MAIN
LOTZ
WAY
ALDER ST.
SOUTHERN PACIFIC R.R.
(CO. RD. NO. 341)
FAIRFIELD SEWER
R/W
CIVIC CENTER BLVD.
HWY.
NO. 12
Chaplin Add'n. R.M. 5-5
Suisun City R.M. 1-105
NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.
CITY OF SUISUN CITY
Assessor's Map Bk. 32 Pg. 04
County of Solano, Calif.
09-10
042-64 Chg. (Rs) 4-[illegible]-08 Cr
SBE 2008-08 2-25-08 Cr
040-44, 46, 48, 50, 52, 54
56, 58, 60, Chg.(Dd) 6-15-06 JS
REVISION DATE BY
work area

Description: Solano,CA Record # 28.54 Page: 12 of 13
Order: 504-20382 Comment:

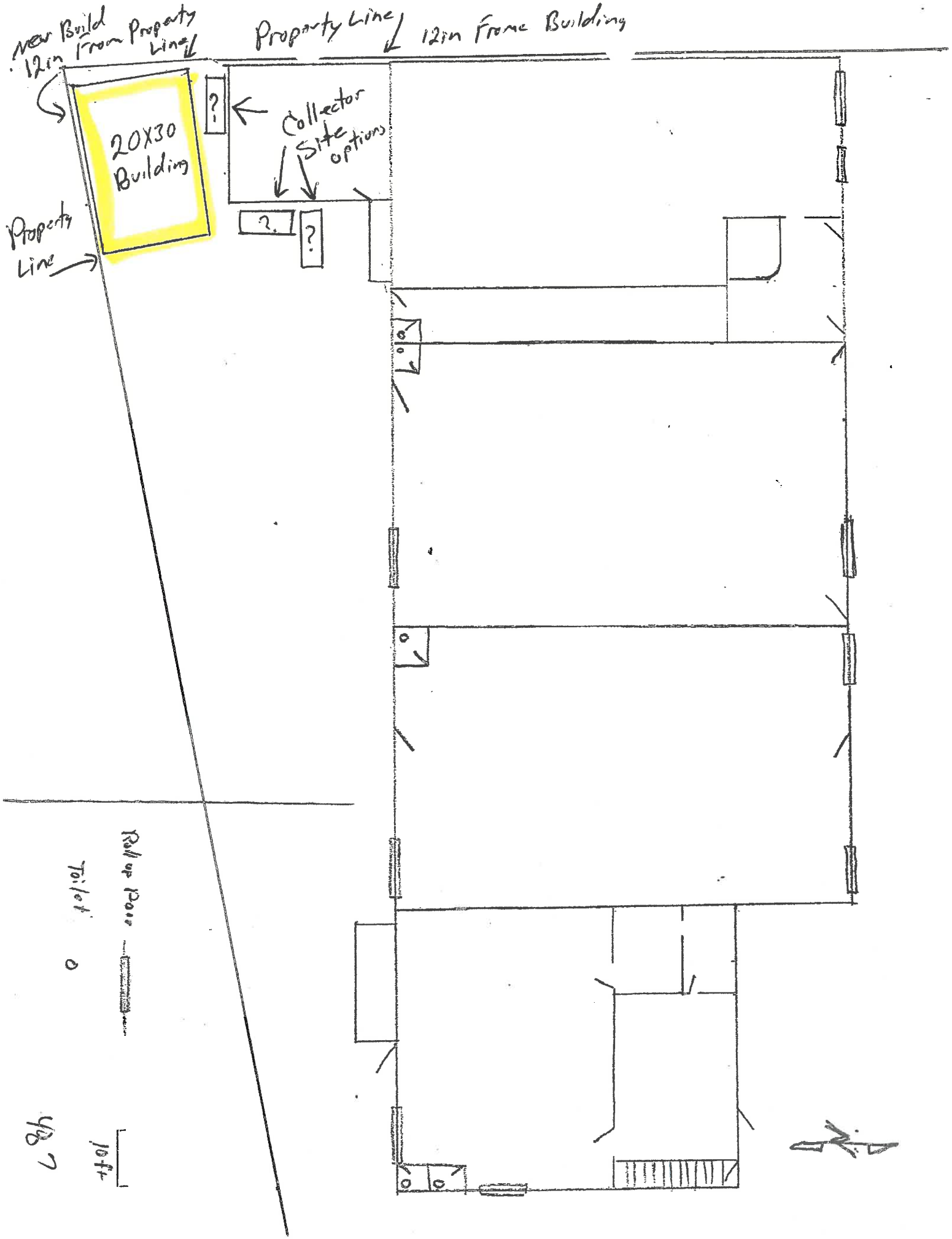


247

50 Main Street
Suisun City, CA 94585



3 of 7


New Build 12in From Property Line
Property Line
12in Frome Building
20X30 Building
?
Collector Site options
?
?
Property Line
Roll up Door
Toilet
10ft

NW Custom Structures

Roof + Wall colors to be similar to main building

Metal Building Types

The building styles are shown to the left. Metal Buildings are constructed of two basic types, the classical or the vertical. To see actual pictures of the different building types **click here**.

Metal Building Types

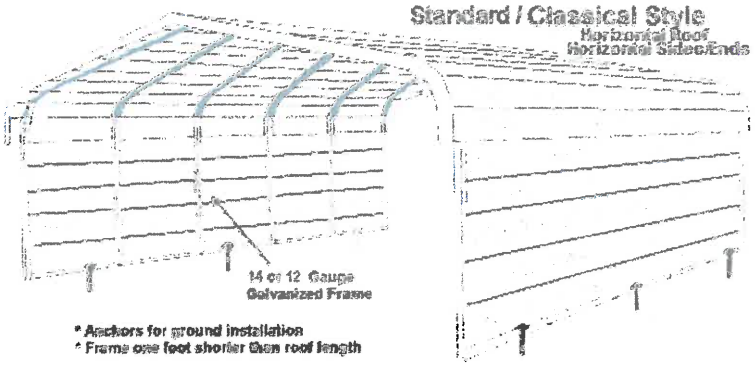
Residential (R) - A building that has a vertical roof with *horizontal sides and ends*

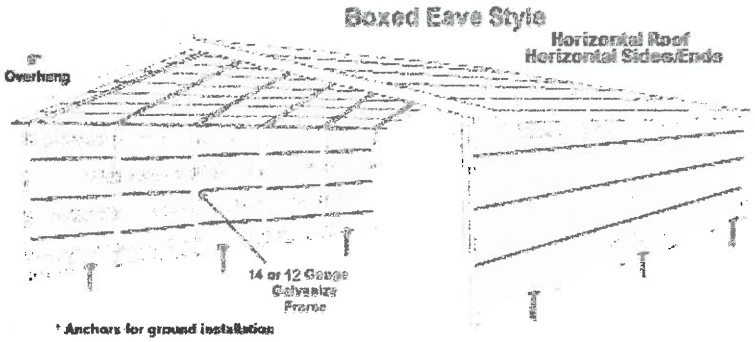
Vertical (V) - A building that has a vertical roof with *vertical sides and ends*

Standard/Classical - A building that has a *horizontal roof with horizontal sides and ends and rounded corners*

Boxed Eave *- A Frame roof with horizontal ribs and siding. It has an overhang of 6" on both the sides and the ends.*

Gable Ends *- A horizontal panel with the same cure as the truss on either end of the structure that extends from the top of the legs*





888-536-1585

Building Style options

closed in Back

Rollup Door on Frt

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Call Oscar at 888-798-8794 x503 to price your metal building. He can give you a quote immediately!

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Building Examples

Building progression picture books

Our customers occasionally send in pictures of their building installation. See how they did it:

30 x 60' building erected in California (PDF)
Steel building showing steel structure (PDF)
Two bay building with gutters and a 4/12 pitch roof (PDF)
Steel home with garage and stone facade (PDF)

» Setting the Standard » Steel Building Benefits » Benefits of DIY » Why Choose Us » Financing

Policy & Procedures | Customer Support | About Us | Builder Information | Employment Opportunities | Photo Gallery | Site Map

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687

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967

High Point of Roof

14ft to top of Sign

12ft to Top of Build.

13ft To Top of New Build.

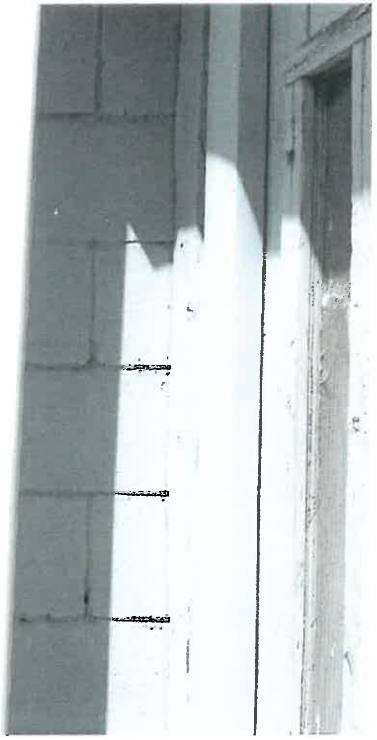
Camera 5ft above ground

Camera 4ft Above Ground

Jy 9

Foot Print of new Building

387



Building next to Property Line

On Road

582

Page 3 site Drawing
shows 3 options
For Location

14 ft to Top of motor

12 ft to Top of Box

Collector

11 ft wide
4 ft Deep

equipment to be located inside new building

7 of 7

AGENDA TRANSMITTAL

MEETING DATE: September 23, 2014

PLANNING COMMISSION AGENDA ITEM: Information Item on the San Francisco Bay Area Regional Energy Network (BayREN) Program Status in Solano County.

FISCAL IMPACT: There would be no fiscal impact. Funds to cover the program activities are payable through BayREN billings.

BACKGROUND: In 2012, the California Public Utilities Commission (CPUC) approved a portfolio of energy-efficiency programs and budgets for calendar years 2013 and 2014. To better leverage energy-efficiency expertise at the local government level, the CPUC created Regional Energy Networks to complement the utility programs.

BayREN is made up of public agencies representing all nine counties within the Bay Area. BayREN draws on the experience and expertise of Bay Area local governments and is led by the Association of Bay Area Governments (ABAG). Suisun City serves as the lead agency representing the cities of for Solano County and the unincorporated areas of Solano County.

STAFF REPORT:

Program Overview:
The BayREN energy efficiency program has three subprograms currently operating in Solano County: (1) Residential Single Family Energy Rebates; (2) Residential Multi-Family Energy Rebates and; (3) Energy Codes and Standards Training for the local jurisdictions.

Single-family Building Enhancements:
"Energy Home Upgrade" is the residential single family energy efficiency program of BayREN. When an Energy Home Upgrade application is received, the applicant is referred to an "Energy Home Advisor" who visits the applicant's home and assists the applicant in identifying what upgrades would be beneficial and creates a scope of work. Once a scope of work is completed, the Home Adviser assists the applicant in obtaining contractor bids and making a selection of the contractor who will perform the work. Upon completion of the work, the local city's building department completes its inspections, an energy efficiency rating testing is completed and the applicant completes the rebate paperwork.

Rebates through the "Energy Home Upgrade" program can be between $1,000 to $3,000. The current project status for single-family projects in the BayREN project pipeline that are currently being processed by the Energy Home Advisors is 41 homes located in various cities within Solano County. To date, 46 homes have completed their building enhancements and received their rebates.

PREPARED BY: Trishia Pascobillo, Assistant Planner

Multi-family Building Enhancements:
The residential multi-family energy rebate program is the first energy efficiency upgrade program to be offered to owners of multi-family properties in California. Once an application is received the applicant is referred to an "Energy Home Advisor" who visits the applicant's multi-family property and assists the applicant in identifying what upgrades would be beneficial and creates a scope of work. Once a scope of work is completed, the Home Adviser assists the applicant in obtaining contractor bids and making a selection of the contractor who will perform the work. Upon completion of the work, the local city's building department completes its inspections, an energy efficiency rating testing is completed and the applicant completes the rebate paperwork.

Rebates for Multi-Family projects are $750 per unit. The current project status for multi-family projects in the BayREN project pipeline is 3 projects with a total of 106 units. The multi-family projects are located in Suisun, Fairfield and Vacaville.

Codes and Standards subprogram:
The Codes and Standards subprogram is for building and planning staff for local jurisdictions. The program provides assistance in interpreting and streamlining the requirements of the new energy codes (2013 Title 24, Part 6 of the Energy Code). Through this subprogram, regional forums are held by the Association of Bay Area Governments (ABAG) on a variety of energy related topics impacting the greater Bay Area. Additionally energy code training workshops conducted by BKI (building code consultant for ABAG) are held in the local jurisdictions to provide training to all city staff impacted by the changes in the energy codes. The City of Suisun City will be hosting a workshop, Building Code Submittal Requirements for Small Cities on Thursday, October 30th from 12 to 5pm in the Suisun City Council Chambers. Additional training workshops will be hosted by Suisun City as the trainings become available.

Local Partnerships:
The BayREN program encourages local partnerships with all programs that promote energy efficiency. At this time, partnerships have been established by Suisun City with the Solano County Energy Watch and Sustainable Benicia.

STAFF RECOMMENDATION: Planning Commission action is not required as this is an information item discussing the progress of the BayREN program in Solano County.

ATTACHMENTS:

1. BayREN Advanced Home Upgrade Flyer
2. BayREN Home Upgrade Flyer
3. BayREN Multifamily Flyer
4. BayREN Multifamily Interest Form
5. Energy Code Training Workshop for Small Cities, October 30th Flyer

energy upgrade CALIFORNIA Home Upgrade

BAY AREA Regional Energy Network

Energy Upgrade California™ Home Upgrade

Get incentives from $1,000 to $3,150

Now through December 2014

Upgrade to an energy-efficient home that is more durable and contributes to your health and safety through improved indoor air quality. You'll reduce energy use, increase comfort, and add value to your home—plus get cash incentives from the Bay Area Regional Energy Network!

Home Upgrade combines multiple improvements to increase your home's overall energy efficiency, saving you energy and money. Eligible home improvements include:

- Air sealing
- Duct sealing
- Insulation
- High-efficiency furnaces
- High-efficiency air conditioners
- High-efficiency water heaters

Are You Eligible?

Pacific Gas and Electric Company (PG&E) customers* who own a single-family home (1 to 4 units) are eligible for Home Upgrade incentives.

More Upgrades Mean Higher Incentives

All base and flex upgrade measures are worth a pre-determined number of points that count toward your Home Upgrade incentive. You must choose at least one base upgrade measure and a minimum of three total upgrade measures (base or flex). The more points you earn by combining upgrades, the higher the incentives you can receive.

Incentives are awarded at $10 per point up to a maximum of $3,000. An additional $150 incentive is available to offset combustion safety testing costs of completed projects. There is a minimum of 100 points for a $1,000 rebate.

Points to Incentives
1 Point = $10 in incentives

Visit **BayAreaEnergyUpgrade.org** for more details or to find a participating contractor. Or call **866-878-6008** today to speak with a free Home Upgrade Advisor and get started.

*PG&E gas and PG&E electricity: All electricity and gas related upgrades
PG&E electricity and propane: Electricity related upgrades only
PG&E gas and Alameda Power, Silicon Valley Power, or Healdsburg electricity: Gas related upgrades only
City of Palo Alto: Not eligible; no PG&E utilities

The Bay Area Regional Energy Network is a collaboration of public agencies representing all nine counties within the San Francisco Bay Area. BayREN draws on the experience and expertise of Bay Area local governments to design and implement effective energy savings programs.

EUC-BR-030614

Energy Upgrade California™ Home Upgrade

Single Family Program

Home Upgrade Measures and Points

Category	Home Upgrade Measure	Technical Specifications *Please discuss with your participating contractor to learn more.*	BayREN Point Value
Base Measures (1 or more)	Duct Sealing	Seal to ≤ 10% for existing systems	25
	Duct Replacement	Seal to ≤ 6% for replacement ducts	65
	Building Air Sealing	≥ 15% leakage reduction from vintage table defaults	25
	Building Air Sealing	≥ 30% leakage reduction from vintage table defaults	45
	Attic Insulation & Air Sealing	Insulation ≥ R-30 (≥ R-38 in climate zones 1 & 11-16)	55
Base Measure Kickers	2nd Base Measure	2nd base measure selected	15
	3rd Base Measure	3rd base measure selected	20
Flex Measures	Wall Insulation	Insulate ≥ R-13	50
	Floor Insulation	Insulate ≥ R-19	55
	Duct Insulation	Insulate ≥ R-8	40
	Furnace	≥ 92% AFUE	60
	Air Conditioner	≥ 14 SEER/12 EER	65
	Gas Storage Water Heater	EF ≥ 0.62	20
	Gas Storage Water Heater	EF ≥ 0.67	35
	Gas On-Demand Water Heater	EF ≥ 0.82	90
	Electric Storage Water Heater	EF ≥ 0.93	40

Call **866-878-6008** to speak to a free Home Upgrade Advisor if you have questions about upgrade measures and points.
Go to **BayAreaEnergyUpgrade.org** to learn more and get started.

Energy Upgrade California™ Home Upgrade provides assistance and incentives for home improvement projects that can reduce energy use and make homes more comfortable. This statewide program is managed locally by utilities and regional energy networks and directed by the California Public Utilities Commission in collaboration with the California Energy Commission. Funding comes from utility customers under the auspices of the California Public Utilities Commission. Incentives are offered on a first-come, first-served basis and are effective until funding is expended or the program is discontinued. Programs may be modified or terminated without prior notice.
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energy upgrade CALIFORNIA
Advanced Home Upgrade

BAY AREA Regional Energy Network

Energy Upgrade California™ Home Upgrade

Advanced Home Upgrade Assessment Incentive

Get an extra $300 now through December 2014

Make energy efficient improvements customized for your single-family (1 to 4 units) Bay Area home and you can be eligible for incentives up to $4,500. Now, you can get an additional $300 incentive from the Bay Area Regional Energy Network toward the cost of a home energy assessment.

The Savings Start with a Home Energy Assessment

A participating contractor will perform a home energy assessment to help you identify ways to save energy. You can be eligible for a $300 rebate on the cost of the home energy assessment when you complete the recommended improvements.

Are you a Bay Area single-family homeowner? You could be eligible within these counties:

- Alameda
- Contra Costa
- Marin
- Napa
- San Francisco
- San Mateo
- Santa Clara
- Solano
- Sonoma

Customized Savings

Your participating contractor will use special software to model your home and calculate your projected energy savings. The calculated energy reduction from your project determines how much you'll receive in rebates. You must reach a minimum 10% energy savings according to the modeled prediction to participate. You could be eligible for $1,000–$4,500 in incentives for projects that result in a 45% increase in energy efficiency.

Save This Much Energy	Get These Incentives
10%	$1,000
15%	$1,500
20%	$2,000
25%	$2,500
30%	$3,000
35%	$3,500
40%	$4,000
45%	$4,500

Visit **BayAreaEnergyUpgrade.org** for more details or to find a participating contractor. Or call **866-878-6008** today to speak with a free Home Upgrade Advisor and get started.

Energy Upgrade California™ is a state initiative to educate residents and small business consumers about energy management. The initiative helps Californians take action to save energy and conserve natural resources, reduce demand on the electricity grid, and make informed energy management choices at home and at work. It is supported by an alliance of the California Public Utilities Commission, the California Energy Commission, utilities, regional energy networks, local governments, businesses, and nonprofits to help communities meet state and local energy and climate action goals. Funding comes from investor-owned utility customers under the auspices of the California Public Utilities Commission. ©2014 Energy Upgrade California. Trademarks are property of their respective owners. All rights reserved.

energy upgrade CALIFORNIA
Multifamily

Bay Area Multifamily Building Enhancements

Rebates & Free Consulting for Energy Savings

Streamlined and Flexible

Tailor Made for Multifamily Buildings

- SAVE money on utility bills
- UPDATE to modern energy systems
- ENHANCE your investment by reducing operating costs

Make Improvements and Get Cash Rebates

- Choose your own contractors
- In-unit and common area improvements eligible
- Whole-building rebates at $750 per dwelling unit

Free Energy Consulting

Provided by the Association for Energy Affordability

- Free energy usage analysis and site visit
- Know your options and energy savings potential before you commit
- One-stop-shop to connect with all available incentives and programs

Get started today. Enroll online at

Multifamily.EnergyUpgradeCA.org

Contact program staff: (855) 213-2838 | multifamily@BayREN.org

Program Quick Facts

Cash Rebates for Property Improvements

Install multiple improvements and earn $750 per unit in rebates

An energy consultant will work with you to customize a package of improvements that matches your property's needs and meets a minimum of 10% whole building energy savings (estimated by using building simulation software). Select your own licensed contractors and manage your installation.

The rebate is available after the work is complete and the program staff visits your site to confirm the installation. Rebates are designed to help bring down the cost of an upgrade project, and may cover 20 – 40% of the upgrade. Calculate your rebate by multiplying the number of units times $750.

For example, a 40 unit project would receive $30,000:

Units	Per Unit Rebate		Total Rebate
40	x $750	=	$30,000

Free Energy Consulting

Get started today: Enroll online at Multifamily.EnergyUpgradeCA.org, call (855) 213-2838 or email multifamily@BayREN.org to express your interest in the program. An energy consultant will discuss your priorities and your property or portfolio's condition, and will customize an assistance plan for the project that will help you:

- Evaluate potential cost-effective green and energy improvements
- Analyze your utility bills
- Find all available incentive programs from utilities, government, financing and other resources
- Identify green label options for your building
- Verify installed enhancements with an on-site visit
- Utilize additional assistance as requested

Projects that pursue these program rebates also receive free on-site verification of installed measures.

Property Eligibility

- 5 or more attached dwelling units
- Located in 9-county Bay Area
- Affordable housing, market rate rentals, condominiums, other ownership configurations eligible
- Program services and funds available to eligible participants on a first-come, first-served basis[1]

5 Simple Steps to Participate

1. Enroll Online
2. Get your Free Energy Consulting
3. Reserve Rebates
4. Install Property Enhancements
5. Claim Rebates

[1] The program runs from July 2013 through December 2014. To be sure to receive the rebate, you must complete construction and submit a Rebate Claim Form by December 15, 2014.

energy upgrade CALIFORNIA Multifamily

Interest Form

Bay Area Multifamily Building Enhancements

Rebates & Free Consulting for Energy Savings

CONTACT INFORMATION			
Contact Person, Title		Company	
Email		Phone	
This person represents:	☐ Building Owner ☐ Property Management ☐ Other:		
How did you hear about this program?		Date interest form submitted	
PROPERTY INFORMATION			
Property Name			
Property Address, City			
Number of Units		Year Built	
Number of Floors		Space Heating System	☐ Central ☐ Individual In-Unit
Number of Buildings (if multiple)		Primary Heating Fuel	☐ Electric ☐ Natural Gas Other:
Square Footage		Water Heating System	☐ Central ☐ Individual In-Unit
AFFORDABILITY			
Deed Restricted Affordable Housing?		Subsidized or Section 8 Tenants? (#)	

UTILITY INFORMATION					
Utility Providers	Electricity		Natural Gas		Water
Who pays for each utility?	**Utility:**	In-unit Electricity	In-unit Gas	In-unit Water	Water Heating
	Owner/Manager	☐	☐	☐	☐
	Tenant	☐	☐	☐	☐

ENHANCEMENTS			
Which types of improvements are you interested in? (check all)	☐ Heating system	☐ Windows	☐ Appliances
	☐ Water heating	☐ Insulation	☐ Lighting
	☐ Cooling	☐ Other:	

Email your completed interest form to: multifamily@BayREN.org

Bay Area Multifamily Building Enhancements Steps

1. **Complete & Submit Interest Form**
   Fill in a paper interest form or go online to Multifamily.EnergyUpgradeCA.Org to complete an online interest form. The program staff will contact you about your potential eligibility within 3 business days and if applicable will set up an initial consultation with the free energy consulting providers.

2. **Get Free Energy Consulting**
   During an initial consultation, you and your advisor will shape the type of consulting that will help you meet your upgrade goals. The free services can include: Program referral, utility bill analysis, advice on improvements to consider, prioritization and cost effectiveness advice. The energy consulting providers will utilize energy simulation software to define a package of enhancements to achieve 10% or more energy savings and qualify for the cash rebate. The services also include a free site visit to confirm the existing conditions and appropriateness of the improvements.

3. **Reserve Your Rebate**
   Once the site visits are completed, and your enhancements have been approved, you may reserve your rebate by creating an online account. You will reserve a total amount that is equal to $750 x the number of units in your building. For example:

Number of Units	Rebate Amount
5	$3,750
20	$15,000
50	$37,500
100	$75,000

   You will receive notification confirming that your rebate is reserved.

4. **Install Property Enhancements Using Your Own Contractors**
   When installing property enhancements you may hire any contractor that is properly licensed and abiding by all applicable laws. Keep the energy consulting providers updated on your installation timeline and progress. At certain key points, they will coordinate with you to arrange the free on-site verification of installed equipment

5. **Claim Your Rebate**
   Once you have completed construction and the site visits, you can log onto your account and submit a rebate claim. Approved claims are processed within 90 days and you will receive a check.

Contact program staff: (855) 213-2838 | multifamily@BayREN.org

BAY AREA Regional Energy Network

TRAINING WORKSHOP: IMPLEMENTATION & ENFORCEMENT OF THE ENERGY CODE IN SMALL CITIES

FOR LOCAL AGENCY BUILDING & PLANNING STAFF

Thursday, October 30th

Suisun City Council Chambers

701 Civic Center Blvd in Suisun City

1:00 PM to 5 PM

- Identify what 2013 compliance documentation is required on permit applications
- Determine which building features are most likely to affect energy code compliance
- Focus plan review and field verification efforts on those building energy features
- Identify what 2013 compliance documentation is required on permit applications
- Determine which building features are most likely to affect energy code compliance
- Focus plan review and field verification efforts on those building energy features

Pre-Registration Required—Free for all participants
Refreshments Provided

Register by October 22nd

Trishia Pascobillo, Assistant Planner
Solano BayREN Representative
707-421-7336
tpascobillo@suisun.com

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF SUISUN CITY
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CA 94585

(707) 421-7337 PHONE
(707) 429-3758 FAX

MEMORANDUM

DATE: September 23, 2014

TO: Planning Commission

FROM: John Kearns, Associate Planner

SUBJECT: Project Updates

In an effort to keep the Commission updated on Planning-related activities, staff will discuss projects and related topics at each Commission meeting. Below is a list of projects that staff will provide the Commission with updates on at the September 23 meeting:

- General Plan/Zoning Ordinance;
- Downtown Waterfront Specific Plan;
- Housing Element;
- Zephyr Estates;
- Walmart;
- Lawler Ranch Park.

Staff would appreciate the input of the Commission regarding any other types of items the Commission would appreciate updates on.