

**AGENDA**  
**SPECIAL MEETING OF THE CITY OF SUISUN CITY**  
**PLANNING COMMISSION**  
**7:00 P.M., AUGUST 18, 2015**

COUNCIL CHAMBERS  
701 CIVIC CENTER BOULEVARD  
SUISUN CITY, CALIFORNIA 94585

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*Next Resolution No. PC15-14*

**1. ROLL CALL:**

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

Pledge of Allegiance  
Invocation

**2. ANNOUNCEMENTS:**

None

**3. MINUTES:**

Approval of Planning Commission minutes of July 14, 2015.

**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. REPORTS:**

Planning Commission Training: General Plan/Specific Plan Hierarchy, General Communication Guidelines and Rosenberg's Rules

**6. 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. Discussion and Direction Regarding Downtown Waterfront Specific Plan Update Policies.**

- **Adoption of Resolution No. PC15-\_\_\_\_-.**

**7. COMMUNICATION:**

**A. Staff**

**B. Commission**

**C. Agenda Forecast**

**8. ADJOURN.**

*a&m/150818pca*

**MINUTES**  
**REGULAR MEETING OF THE CITY OF SUISUN CITY**  
**PLANNING COMMISSION**  
**7:00 P.M., JULY 14, 2015**

COUNCIL CHAMBERS  
701 CIVIC CENTER BOULEVARD  
SUISUN CITY, CALIFORNIA 94585

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*Next Resolution No. PC15-13*

**1. ROLL CALL:**

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

Pledge of Allegiance  
Invocation

**2. ANNOUNCEMENTS:**

None

**3. MINUTES:**

Commissioner Pal asked that the minutes reflect that he had requested staff to provide the Commission with a listing of new Business Licenses received.

Commissioner Ramos moved to approve the Planning Commission minutes of May 26, 2015. Commissioner Adeva seconded the motion. Motion passed 7-0 by roll call vote.

**4. AUDIENCE COMMUNICATIONS:**

None

**CONFLICT OF INTEREST NOTIFICATION**

Commissioner Ramos stated that he would recused himself from the Public Hearing Item regarding 700 Main Street as he had a personal conflict of interest.

**5. PUBLIC HEARINGS:**

**A. A Resolution of the City of Suisun City Planning Commission Completing Review of Conditional Use Permit No. UP 08/9-012 700 Main Street #106, Per Condition No. 9 of Resolution PC09-06.**

John Kearns presented the staff report. Mr. Kearns explained that the existing Use Permit No. UP08/09-012 for 700 Main Street Condition of Approval No. 9 for the former Jazz Club/Entertainment Lounge states the use permit shall be reviewed by the Planning Commission upon a change in the owner/operator. Mr. Kearns stated that the City had recently become aware of a new owner/operator.

Chairperson Clemente opened the Public Hearing.

New owner Peter Ramirez, stated that he had recently purchased the former Dmitri's lounge now called The Ovation Ultra Lounge. He stated that he planned to continue to hold high standards for the dress code and bring good entertainment to Suisun.

Commissioner Pal stated that he had asked Mr. Kearns to send an email to the Police Department simply because he wanted to set expectations right for the business owner along with the Police Department. He also asked Commander White for history on calls and if calls are handled differently depending on whether it is just one resident calling or multiple residents.

Commander White gave a brief history explaining the one condition regarding the sound decibels. He explained there was one individual who repeatedly called regarding doors being open and the sound exceeding the decibel levels. Commander White stated that the issue was resolved by working with the business owner at the time and the complainant. He further stated that other types of calls included fights and an incident involving a knife.

Commander White stated that from the Police Department perspective the conditions set forth in the original CUP are appropriate.

Commissioner Osborne asked if the Commission was accepting the conditions previously approved or adopting new conditions.

Mr. Kearns explained that this was just a review of the existing conditions but that obviously should issue come up it would be brought back before the Commission.

Commissioner Osborne also asked about Condition #8 regarding rap or heavy metal music and how that would be enforced.

Mr. Ramirez stated that they would be playing Top 40 which of course would include some rap and/or heavy metal music but he wants to keep it classy, have a dress code and has no intention of turning it into a rap club.

Mr. Garben stated that when Dimitri's was first opened there was a lot of skepticism on how it would operate but if there were issues it would give the City another avenue for review or to revoke the CUP. He further stated that Mr. Ramirez has been very proactive and has talked with surrounding businesses on the operation of the lounge.

Commissioner Smith stated that Condition No. 3 refers to adequate monitoring and asked what adequate monitoring actually meant. Commander White stated that Dimitri had a plan which he followed fairly closely. He also stated that when issues did come up like the fighting PD was able to talk with the operator to correct the issues.

Commissioner Adeva asked about the change in the hours of operation. Mr. Ramirez stated that if the venue is rented for a private event it may open earlier but would never be open past 2 a.m.

Commissioner Adeva asked Mr. Ramirez how long he had been a business owner. He replied that he had been a restaurant owner for 10 years.

Commissioner Holzwarth asked about food service. Mr. Ramirez stated that he would not have a full service dining that it would be bar type food only.

Commissioner Holzwarth stated that he had nothing against the rap music but his concerns were based on former complaints of the loud base decibels.

Commissioner Pal asked if a security analysis had been done to know how many would be needed for events. Mr. Ramirez stated that he would be meeting with PD on that subject but planned to have 3-5 security officers on site.

Hearing no further comments Chairperson Clemente closed the Public Hearing.

Commissioner Pal commended Mr. Ramirez for his outreach to surrounding businesses and his proactive approach. The Commissioners wished his luck on his new venture.

Commissioner Pal moved to approve Resolution No. PC15-13. Commissioner Smith seconded the motion. Motion passed 6-0 by a roll call vote with Commissioner Ramos having to abstain.

## **7. COMMUNICATION:**

### **A. Staff**

Mr. Kearns stated that he had provided a list of Business License issued that Commissioner Pal had requested. Mr. Kearns asked Commission availability in August as August 11th would be the next meeting.

### **B. Commission**

Commissioner Pal thanked John Kearns for providing the Business License list and thanked Commander White for attending and his time and expertise.

Commissioner Holzwarth asked if there was anything proposed at the vacant lot behind the Post Office and next to the Chevron gas station.

Mr. Kearns stated that there is a party in Exclusive Negotiating Agreement with the City which gives them the opportunity to see what type of tenants might be interested.

Commissioner Holzwarth asked about the progress for Zephyr Estates. Mr. Kearns stated that a grading permit should be issued tomorrow, July 15<sup>th</sup>.

Commissioner Holzwarth asked about the Olive Tree project. Mr. Kearns reminded the Commission that it is a project that has been approved and still hears from the developer. He stated that the project requires the realignment of Railroad Avenue before project can be started.

### **C. Agenda Forecast**

Mr. Kearns stated that at the beginning of June the City Council adopted the Preferred Land Use Alternative so now the Commission will need to take the next step in updating the Downtown Waterfront Specific Plan.

Mr. Kearns stated that we have a draft document of the Zoning Ordinance.

Mr. Kearns stated that there were some infill projects such as a self-storage expansion and the remaining lots in the Gray Hawk subdivision

Commissioner Smith asked if the Commission could close the meeting in memory of her close friend, Monica Cabellro. She stated that she would be donating her Commission pay for this meeting to the Cabellro memorial fund.

**8. ADJOURN.**

There being no further business the meeting was adjourned at 7:45 pm in memory of Monica Cabellro .

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Anita Skinner, Commission Secretary

*a&m/150714.pca*



DEVELOPMENT SERVICES DEPARTMENT  
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701 CIVIC CENTER BOULEVARD  
SUISUN CITY, CA 94585

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## MEMORANDUM

**DATE:** August 18, 2015

**TO:** Planning Commission

**FROM:** John Kearns, Associate Planner

**SUBJECT:** Planning Commission Training: General Plan/Specific Plan Hierarchy,  
General Communication Guidelines and Rosenberg's Rules

Mr. Paul Junker will make a presentation to the Planning Commission titled "Planning Commission Training: General Plan/Specific Plan Hierarchy, General Communication Guidelines and Rosenberg's Rules" on the agenda. A PowerPoint presentation will be provided to the Commission the night of the meeting.

## **AGENDA TRANSMITTAL**

**MEETING DATE:** August 18, 2015

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**PLANNING COMMISSION AGENDA ITEM:** PUBLIC HEARING: Discussion and Direction Regarding Downtown Waterfront Specific Plan Update Policies.

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**BACKGROUND:** Since the inception of the Downtown Waterfront Specific Plan Update project, the following key milestones have been achieved:

- June 17, 2014, the City Council awarded a professional services contract to AECOM to prepare an update for the Downtown Waterfront Specific Plan.
- November 13, 2014, staff held a Community Involvement Meeting at the Suisun Harbor Theater to solicit input on updates of the General Plan and Downtown Waterfront Specific Plan, respectively.
- April 6, 2015, staff held a second Community Involvement Meeting at the Suisun Harbor Theater to discuss the progress of the project as well as to conduct an exercise with the attendees regarding land use alternatives in the Downtown Waterfront Specific Plan area.
- June 9, 2015, the City Council adopted a Vision Statement and Preferred Land Use Alternative for the Downtown Waterfront Specific Plan. Attached are both of these documents for reference (Attachments 1 and 2).

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**STAFF REPORT:** The update of the Downtown Waterfront Specific Plan (the “Plan”) is intended to retain its current core structure. However, there is a need for clarification and updated to the Plan as it was last amended in 1999. One of the primary objectives of the update is to increase both the function and user-friendliness of the Plan. At this point in the project, it is important to receive direction on certain key elements of the Plan, including:

- Land Use Designations;
- Streetscape;
- Urban Design;
- Signage.

Appropriate questions were posed to facilitate discussion on each of the aforementioned areas.

### **Land Use Designations**

As previously mentioned, the intent of the Plan is to retain the current core structure of the 1999 Plan. However, it was clear through the adopted Preferred Land Use Alternative that there is potential for land use change in certain areas, as well as opportunities to maximum development potential in other areas. In an attempt to address some of the key areas, staff would like the

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**PREPARED BY:**

John Kearns, Associate Planner

**APPROVED BY:**

Jason Garben, Development Services Director



Commission to focus on the table below, as well as Attachment 3 which is a map that identifies each of the proposed land use changes. The table includes information on proposed districts compared to the existing Plan and adds some comments clarifying the proposed changes, as well as specific questions in which staff feels additional direction is necessary.

**Table 1: Land Use Change**

<b>Existing Plan</b>	<b>Proposed Plan</b>	<b>Comments</b>
General Commercial	Downtown Mixed Use	Potential for Residential and maximum height change from 35 feet to 65 feet. Any thoughts?
Main Street Commercial	Main Street Mixed Use	Promote residential uses on upper floors. Provides uniform height guidelines for North and South of Morgan Street (minimum 2-stories and maximum 50 feet). Is this appropriate?
Commercial/Office/Retail	Commercial/Office/Retail	Name of district remains the same. However, direction on the vacant property along the west side of Civic Center Boulevard is for residential and a possible hotel/conference space.
Historic Limited Commercial	Historic Limited Commercial	Name of district remains the same. Staff would appreciate input from the Commission on the triangular property along West Street and how to consider it in the Plan.
Commercial Service (Northwest corner of Marina and Highway 12)	Downtown Commercial	This area is new to the Plan. The proposed maximum height is changing from 35 feet to 50 feet. The direction received for the site has been for solely commercial. Would the Commission consider an incentive zoning policy to promote commercial development?

### **Streetscape**

Since Main Street is a primary roadway through the Specific Plan area, staff has chosen to focus discussion on the streetscape design along this roadway. Treatment of this area is significant, due to the fact that many commercial establishments are located on (or in close proximity) to Main Street. Furthermore, Main Street is the face of the Specific Plan area due to its geographic location in relation to where City events are located (Waterfront and Harbor Plaza). Below is a table of existing streetscape conditions along Main Street for reference.

**Table 2: Existing Streetscape Conditions**

<b>Streetscape Component</b>	<b>West</b>	<b>East</b>
Sidewalk	11 feet	13 feet
Trees	Sporadic, mixed species	Uniform spacing, London Plane/Sycamores
Parking	On-street	On-street and surface lot

The following questions/comments are intended to focus the Planning Commission on certain key items that require input:

- Benches, newspaper racks, bicycle rack design guidance?
- Overall consistency would require substantial improvements over time
  - Is there any need for more consistency on certain topics (i.e street tree types, street tree location, sidewalk widths, etc.? If so, on which topics?
- Alternative to tree grates: pervious landscape planter treatments that may also be traversed by pedestrians.
- Flexibility to expand the sidewalk into the parking zone (outdoor cafes/dining)?
- Tree wells should be 6 feet, minimum, for larger canopy trees.
- For street tree palette, what characteristics are important?
  - Color? Where?
  - Drought tolerance?
  - Maintenance?
  - Is there a particular preference of street tree?
  - What about height of canopy vis-à-vis business signage?

### **Urban Design**

Urban design and architectural components of the Specific Plan are not the focus of this update. However, as a part of the Specific Plan it is important that this area be consistent with the rest of the Plan. The following comments and questions are posed as a means of discussing policies of the 1999 Plan and whether they are still appropriate:

- Any fundamental change needed related to urban design / architectural guidelines?
- There has been a definite interest in balancing the historic character with maximizing development flexibility (i.e use of forensic architecture, preserving certain components of building or reusing certain materials, etc.). How can this best be stated as a policy in the Plan?
- Should there be stylistic character or development themes? Or focus on characteristics of traditional building form and design elements (as in current DWSP), allowing variety, so long as new development blends in?

#### Along Main Street and North of Morgan Street

- The range of building heights are 16 to 40 feet in the 1999 Plan.
  - Should there be an increase to 50, 60, or 65 feet to reflect current economics & encourage development?
- Additionally, the 1999 Plan states “Scale of new construction should be “harmonious with that of adjacent buildings” – is there a need to revise or clarify?
- Guidance on architectural details for historic character, continuous storefronts.
  - Any other changes needed?

#### Along Main Street and South of Morgan Street

- The maximum building height is 35 feet in the 1999 Plan.
  - Should this be increased?
- Building setbacks from all property lines.
  - Should the front setbacks be relaxed?
  - Setback “should approximate that of adjacent residential buildings on the block, with a minimum setback of 10 feet”
    - Should more flexibility be considered in this area?
- Guidance on details: pitched roof, entries, windows, eaves, etc.
  - Any other changes needed?

#### Urban Design and Historic Character

- Various approaches that allow development, while preserving character
  - Re-use building elements.
  - Document important historic elements and re-create some of them.
  - Require certain key architectural features in new construction in certain specific locations.
    - Agree? Other options?

#### **Signage**

The City is undertaking significant revisions to the signage provisions of the Title 18 “Zoning” update. With that said, the Downtown Specific Plan is more explicit and the 1999 Plan specifies types of signage that is prohibited, for example. It is important to raise questions about some of the policy language in the Plan, which is primarily the result of attempting to implement it over the past 16 years.

#### Existing Specific Plan Guidance:

- Simple, bold graphics.
- Lettering in keeping with historic character.
- Pedestrian oriented.
- Interior illuminated signs are not permitted (page VII-25).
- A-frame signs are prohibited.
- Freestanding signs are not allowed, except for a “specific development,” district, multi-district complex.
  - Define or delete “specific development?”
  - Recommend prohibiting inflated and moving signs, flag signs, and other freestanding banner signs.

- Under canopy signs and signs painted on canvas awnings are permitted.
  - Should awnings and signage on awnings be permitted, considering maintenance issues?
- 1 square foot of sign per linear square foot of frontage, 40 square foot max (6 by 6) (1/2 square foot for 2<sup>nd</sup> story).
  - Increase 2nd story allotment?
- First floor business may have pedestrian sign below a canopy of 3 square feet – does not count against maximum.
- 30-day temporary signs, 25% maximum window area.
- Permanent sign content: name, logo, service, brands, and street address.
  - What about website, twitter address, where to find parking, name of district?
- Should guidance be different for core historic area and more flexible for other parts of Downtown?
  - Any other questions or direction?

There have been recurring issues over the last decade with implementation of the signage provisions of the Plan. The Plan does clearly prohibit A-Frame signs, however many business utilize this type of advertisement, especially at the pedestrian scale. Window signage has also become an issue in particular cases as there is a limitation on percentage of window coverage. Is the stated policy of 25% adequate? Lastly, interiorly lit signs are not permitted. The intent of the current plan was to focus more on indirect lighting such as “goosed necked” light fixtures. Is there an interest to retain this policy?

### **Next Steps**

A discussion and direction is tentatively scheduled for the City Council on September 1, 2015, which will include input received from the Planning Commission. A draft of the Specific Plan document is expected to be complete for Planning Commission and City Council consideration in late 2015. The Specific Plan must be completed and adopted by the City Council by May of 2016, pursuant to the requirements of the grant that is funding this effort.

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### **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission:

- Receive Staff Presentation; and
- Open the Public Hearing; and
- Take any Public Comments; and
- Close Public Hearing; and
- Provide Staff with Discussion, Direction, and Comments.

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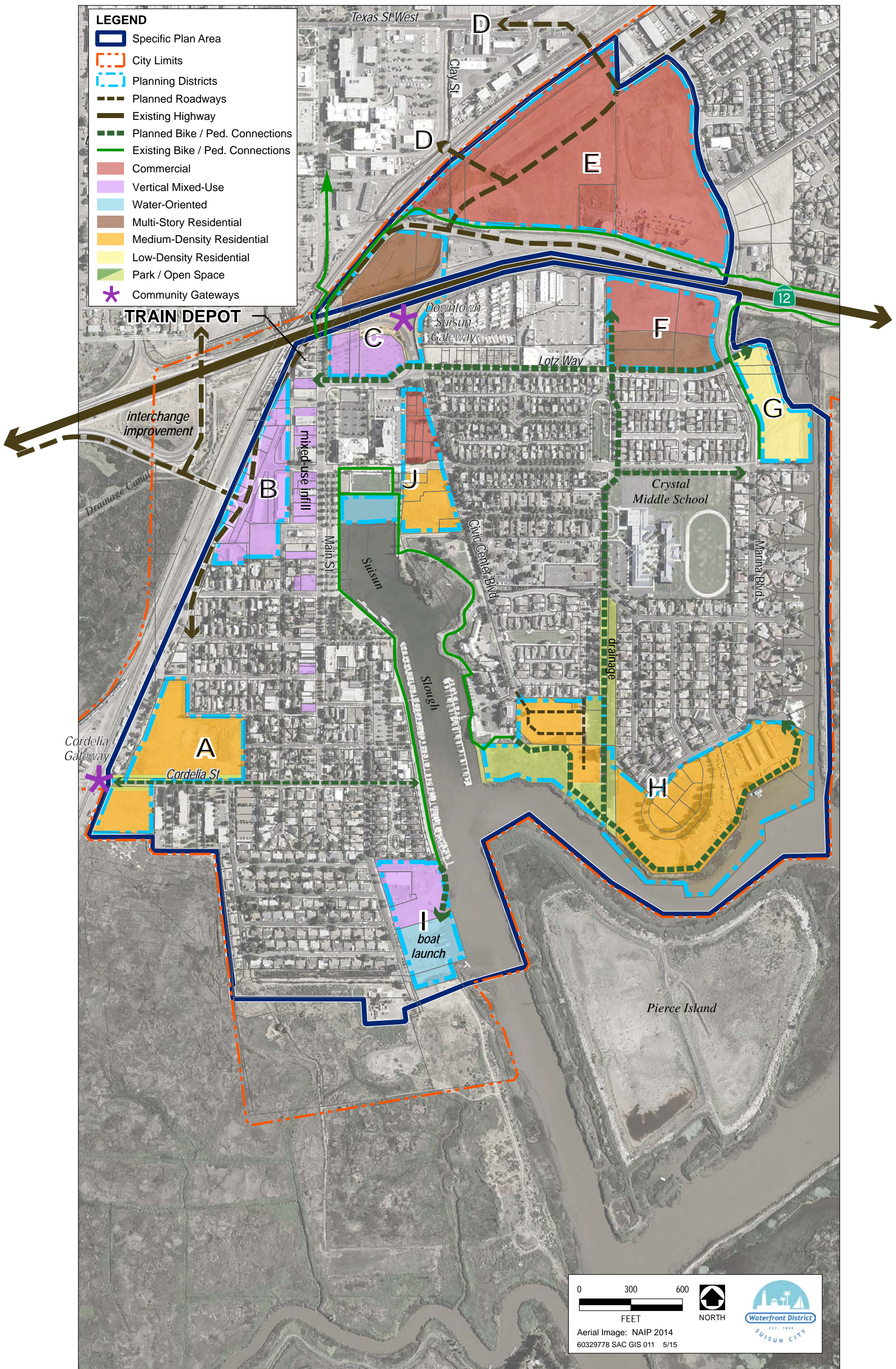
### **ATTACHMENTS:**

1. Adopted Vision Statement, City Council June 9, 2015
2. Adopted Preferred Land Use Alternative, June 9, 2015
3. Land Use Change Exhibit

### **Downtown Waterfront Specific Plan “Vision Statement”**

1. Historic Downtown Waterfront Suisun City is a unique waterfront community with a marina; traditional Downtown commercial main street and historic residential neighborhoods within “Old Town,” and a South Waterfront district under development, west of the marina; and a civic center area and the Whispering Bay and Victorian Harbor residential neighborhoods, east of the marina.
2. Historic Downtown Waterfront Suisun City is pleasant to live in and at the same time serves as a local and regional destination, supporting shopping, entertainment, hospitality, tourism, and recreation. The changes in the region around Suisun City have created the opportunity for the Downtown to evolve and develop into a place that attracts new residents, jobs, businesses, and shoppers.
3. The entire Historic Downtown Waterfront needs to be focused on maximizing waterfront access on the Suisun Channel, which is its major and central feature and on improving public access to the train depot, another key asset in Historic Downtown Suisun City.
4. The Waterfront should maintain its extraordinary mix of natural wetlands and urban edge.
5. The historic Suisun City train depot and Amtrak station, on the north end of Main Street, should serve as a transit gateway into Historic Downtown Suisun City.
6. The circulation system should be enhanced to support safer and more convenient access between homes and destinations and between Historic Downtown Waterfront Suisun City and Downtown Fairfield – for pedestrians, cyclists, transit users, and motorists.
7. The Historic Downtown Waterfront needs a cohesive Open Space system that enhances the pedestrian experience and supports community access.
8. Gateways to the Historic Downtown Waterfront area, including from Highway 12 and from the Amtrak station should be enhanced to ensure a positive visual first impression.
9. Development adjacent to the historic residential area should be compatible in scale and architectural themes.
10. Where feasible and consistent with building codes, existing buildings should be repurposed with more economically viable uses that contribute to Downtown vibrancy.





Source: AECOM, 2015

June 2015

**Downtown Suisun Waterfront Specific Plan  
Preferred Land Use Alternative Diagram**



### Preferred Land Use Alternative Direction

Planning District A	
This area contains approximately 10 acres of land including the former Crystal Middle School site and vacant property south of Cordelia Street. The district is largely surrounded by the Historic Residential neighborhood and high-density housing South of Cordelia Street.	
<b>General Plan Designation</b>	Residential Medium; EIR Analyzed
<b>1999 Specific Plan</b>	Public Facility/Open Space
<b>Development Concepts</b>	1. Gateway from Cordelia; Medium-Density single-family homes similar to Old Town & Harbor Park; green-space.

Planning District B	
This area contains approximately 6 acres of land including area west of Main Street that largely consists of tilt-up buildings and/or yard space and parking (commonly referred to as Benton Ct.	
<b>General Plan Designation</b>	Mixed-Use/High-Density Housing to support Housing Element
<b>1999 Specific Plan</b>	Commercial Service
<b>Development Concepts</b>	1. Four to six stories, vertical Mixed-Use with housing above retail/service/artisan-crafters; public parking garage.

Planning District C - North	
This area contains approximately 6 acres of land. The <u><b>northern portion</b></u> includes undeveloped property (commonly referred to as "Denver Curve"). The southern portion includes the Park 'n Ride property; currently owned by CalTrans, the development of this property would require maintaining the current parking spaces (here or elsewhere) to support the Train Depot.	
<b>General Plan Designation</b>	Mixed Use; EIR Analyzed
<b>1999 Specific Plan</b>	N/A; area added to updated Specific Plan
<b>Development Concepts</b>	1. Three to four story condominiums/townhouses; public parking garage.
Planning District C - South	
This area contains approximately 6 acres of land. The northern portion includes undeveloped	

property (commonly referred to as “Denver Curve”). The <u>southern portion</u> includes the Park ‘n Ride property; currently owned by CalTrans, the development of this property would require maintaining the current parking spaces (here or elsewhere) to support the Train Depot.	
<b>General Plan Designation</b>	Mixed Use/High Density Housing to support Housing Element
<b>1999 Specific Plan</b>	Public Facility/Open Space
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. Three to four story Mixed Use Development above public parking including residential and a mix of other uses (i.e., visitor-serving lodging, retail, service and/or office uses.)</li> </ol>

<b>Planning District D</b>	
Identified as a potential at-grade connection between the downtowns of Fairfield and Suisun City (Union Avenue to Main Street.) Vehicular connection would improve development viability of vacant and underdeveloped parcels within the PDA.	
<b>General Plan Designation</b>	N/A
<b>1999 Specific Plan</b>	N/A
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. At-grade vehicular, pedestrian and bicycle crossing.</li> <li>2. At-grade pedestrian and bicycle crossing.</li> <li>3. No change. Maintain pedestrian/bicycle overpass.</li> </ol>
<b><u>*Further Discussion Needed</u></b>	

<b>Planning District E</b>	
This area encompasses 30+/- acres. Owned by the City’s Housing Authority, this site is commonly referred to as “the thirty acre site.” A majority of the site is developable, with the exception of the far western portion. Future circulation includes the extension of Railroad Avenue from Marina Boulevard to Main Street.	
<b>General Plan Designation</b>	Mixed Use Commercial; EIR analyzed 100% commercial
<b>1999 Specific Plan</b>	N/A; area added to update Specific Plan
<b>Development Concepts</b>	<ol style="list-style-type: none"> <li>1. Lifestyle Center;</li> <li>2. Priority uses – boutique grocery, restaurants, independent movie theater; or</li> <li>3. “Big Box” (sales tax focus).</li> </ol>



Planning District F	
This area includes approximately 10 acres of land at the southwest corner of Highway 12 and Marina Boulevard; adjacent to the Marina Center and across from medium density residential.	
General Plan	Mixed Use/High Density Residential to support Housing Element
1999 Specific Plan	General Commercial
Development Concepts	1. Two to three stories, Horizontal Mixed Use (i.e., High-Density Housing. with design transition consistent with look of houses south of Lotz Way, and retail/service.

Planning District G	
This area includes approximately 6 acres of land east of Marina Boulevard and between Highway 12 and Driftwood Drive.	
General Plan Designation	Single-Family Residential; EIR Analyzed
1999 Specific Plan	Low-Density Residential
Development Concepts	1. Single-Family Residential.

Planning District H - West	
This area includes approximately 22 acres south of the terminus of Civic Center Boulevard, Whispering Bay Boulevard, and Marina Boulevard. Currently, there is a mix of undeveloped property ( <u>west-side</u> ) and underutilized (i.e. storage) on the eastern-side.	
General Plan Designation	Medium-Density Residential; EIR Analyzed
1999 Specific Plan	Low-Density Residential
Development Concepts	1. Three-story Medium-Density Residential to maximize water views; extension of public promenade.
Planning District H - East	
This area includes approximately 22 acres south of the terminus of Civic Center Boulevard, Whispering Bay Boulevard, and Marina Boulevard. Currently, there is a mix of undeveloped	

property (west) and underutilized (i.e. storage) on <u>eastern edge</u> . Opportunity to support City's "Bay Area Water Trail" designation.	
<b>General Plan Designation</b>	Medium-Density Residential/Destination Tourism; EIR Analyzed
<b>1999 Specific Plan</b>	Low-Density Residential
<b>Development Concepts</b>	1. Three-story Medium-Density "higher end" Residential to maximize water views; extension of public promenade.

<b>Planning District I</b>	
This area includes 6 acres south of the Delta Cove Subdivision and west of the Suisun Slough. The land includes the boat launch parking lot. Opportunity to support "Bay Water Trail" designation.	
<b>General Plan Designation</b>	Destination Tourism; EIR Analyzed
<b>1999 Specific Plan</b>	Waterfront Commercial and Public Facilities/Open Space
<b>Development Concepts</b>	1. Mix of restaurants and services catering to those launching vessels; facilities to expand leisure enjoyment of the water (i.e., fishing docks, facilities for non-motorized boat uses, showers, etc.); and extension of public promenade. Lodging also works if destination draw.

<b>Planning District J – North (east of current hotel)</b>	
This area includes approximately 5 acres of land south of Lotz Way and west of Civic Center Boulevard. <u>North side</u> is east of Hampton Inn hotel and south side is directly adjacent to waterfront. The area also includes the north basin.	
<b>General Plan Designation</b>	Mixed Use; EIR Analyzed
<b>1999 Specific Plan</b>	Commercial/Office/Retail
<b>Development Concepts</b>	1. Full-Service Hotel with Conference/ Meeting Space. Commercial/Office/Retail if supporting above.

<b>Planning District J – South (east of water)</b>	
This area includes approximately 5 acres of land south of Lotz Way and west of Civic Center Boulevard. North side is east of Hampton Inn hotel and <u>south side</u> is directly adjacent to waterfront. The area also includes the north basin.	

<b>General Plan Designation</b>	Mixed Use; EIR Analyzed
<b>1999 Specific Plan</b>	Commercial/Office/Retail
<b>Development Concepts</b>	1. Medium-Density residential.

<b>Planning District J – Water/North Basin</b>	
This area includes approximately 5 acres of land south of Lotz Way and west of Civic Center Boulevard. North side is east of Hampton Inn hotel and south side is directly adjacent to waterfront. The area also includes the north basin.	
<b>General Plan Designation</b>	N/A
<b>1999 Specific Plan</b>	Marina Berths
<b>Development Concepts</b>	1. Any of the following: Visitor dock to support non-motorized boating; expand leisure uses of the water, Expansion of Marina Berths, “Boat Lodging.”

# Land Use Changes:

## Major Themes

- Minor changes to existing Specific Plan
- Allow uses directed by City Council (5/5/2015)
- Add 30-acre parcel north of SR 12
- Add flexibility to encourage development
- Marina becomes Public Facilities

