

**AGENDA**  
**SPECIAL MEETING OF THE CITY OF SUISUN CITY**  
**PLANNING COMMISSION**  
**7:00 P.M., OCTOBER 29, 2019**

COUNCIL CHAMBERS  
701 CIVIC CENTER BOULEVARD  
SUISUN CITY, CALIFORNIA 94585

---

*Next Resolution No. PC19-09*

**1. CALL TO ORDER.**

**2. ROLL CALL:**

Chairperson Clemente  
Vice-Chair Ramos  
Commissioner Borja  
Commissioner Holzwarth  
Commissioner Pal  
Commissioner Rowe  
Commissioner Thomas

Pledge of Allegiance  
Invocation

**3. APPROVAL OF AGENDA:**

Approval of Planning Commission agenda of October 29, 2019

**4. APPROVAL OF MINUTES:**

Approval of Planning Commission minutes of September 24, 2019

**5. PUBLIC COMMENT:**

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.)*

**6. CONSENT CALENDAR:**

None

**7. CONTINUED ITEMS:**

None

**8. 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.*

None.

**9. GENERAL BUSINESS:**

- A. Resolution PC19-\_; A Resolution of the City of Suisun City Planning Commission Confirming Review of Resolution No. PC17-04 for The Lounge, 700 Main Street #106.
- B. A Resolution of the Planning Commission of the City of Suisun City Clarifying that Recreational Vehicles/Boats/Vehicle Storage be a Conditional Use in the Commercial Services and Fabricating (CSF) Zoning District.

**10. REPORTS BY STAFF AND PLANNING COMMISSION:**

- A. Staff
  - a. SB 2 Planning Grant
  - b. Project Updates
- B. Planning Commission

**11. AGENDA FORECAST / FUTURE AGENDA ITEMS.**

**12. ADJOURNMENT.**

a&m/191029.pca

**MINUTES**  
**REGULAR MEETING OF THE CITY OF SUISUN CITY**  
**PLANNING COMMISSION**  
**7:00 P.M., SEPTEMBER 24, 2019**

COUNCIL CHAMBERS  
701 CIVIC CENTER BOULEVARD  
SUISUN CITY, CALIFORNIA 94585

---

*Next Resolution No. PC19-08*

**1. ROLL CALL:**

Chairperson Clemente  
Vice-Chair Ramos  
Commissioner Borja  
Commissioner Holzwarth  
Commissioner Pal  
Commissioner Rowe  
Commissioner Thomas

**2. APPROVAL OF AGENDA:**

Commissioner Ramos moved to approve the Planning Commission agenda of September 24, 2019, as is. Commissioner Rowe seconded the motion. Motion passed 7-0 by roll call vote.

**3. APPROVAL OF MINUTES:**

Commissioner Holzwarth moved to approve the Planning Commission minutes of July 9, 2019, as is. Commissioner Ramos seconded the motion. Motion passed 7-0 by roll call vote.

**5. PUBLIC COMMENT:**

None.

**CONFLICT OF INTEREST NOTIFICATION**

None.

**6. CONSENT CALENDAR:**

None.

**7. CONTINUED ITEMS:**

None.

**8. PUBLIC HEARINGS:**

- A. Resolution PC19-\_\_\_; A Resolution of the City of Suisun City Planning Commission Recommending City Council Adoption of an Ordinance of the City Council of the City of Suisun City, California, Repealing and Replacing Section 18.36.070 of Title 18 of the Suisun City Code and Amending the Waterfront District Specific Plan, Relating to Regulations for Front, Rear, and Side Yard Areas of Residential Properties.

Senior Planner, John Kearns, started with a brief timeline of events that happened to date, then went through the proposed ordinance addressing issues brought up at past meetings. He also asked for the commission to address gravel and decomposed granite for parking spaces and whether it was appropriate? He concluded with the staff recommendation, then opened the floor to the Planning Commissioners if they had any clarifying questions.

Commissioner Pal asked if all the departments (i.e. fire, police etc.) commented on the ordinance. Senior Planner John Kearns confirmed they had.

Chairperson Clemente opened the floor to the public to address the Commissioners.

Resident Jim Weiss asked that the proposed ordinance match the current parking and paving moratorium. He then suggested that the section speaking on tree replacement be reworded to specify new developments from the time the new ordinance was enacted.

Resident Steve Olry stated that he sees too much neighborhood blight. He went on to state that having less rules and restrictions is hurting Suisun City property values. He went on to say the phrase ‘grandfathering’ means having a permit and requested the word be stricken from the ordinance, and get a property disclosure statement.

Resident George Guynn talked about excessive storage of vehicles on residential properties, he then concluded that standards needed to be set and enforced.

Resident Pat Matteson stated she is excited standards where there have been none before in order to improve the appearance of resident’s homes. She went on to ask for landscaping not to be grandfathered in. Ms. Matteson concluded stating that code enforcement doesn’t get done unless there is a complaint, and encouraged the public to call the non-emergency line and report complaints.

Resident Mike Zeiss asked the Commission to strike the 35% section. He then reminded the commission to remember to discuss whether driveways could be decomposed granite or gravel. He asked if the wording for ‘new developments’ could be reworded. He continued by asking how the tree section applies to apartments, and mixed use; he doesn’t want the entire city to be reprimanded because of a few bad apples. He concluded by stating that parking residential vehicles on the public right of way still needs to be addressed.

Resident Josh Russo proposed that the driveway section of the code be stricken out because it’s confusing. He also had a question if the ‘trees in the front yard’ section applies to apartments.

Resident Wilma Smith encouraged code enforcement to go out more often.

Resident Nancy Liebscher appreciated the time taken on this ordinance and how the city didn’t just force it on its residents.

Chairperson Clemente closed the public hearing. He then proceeded to go line by line asking the Commissioners if they had any clarifying questions. Some key points that were discussed: whether or not to disallow dg and gravel and where to add it in the proposed ordinance, striking the driveways section of the code, and how to reword the tree section. At the end Chairperson Clemente asked for a roll call vote on the ordinance.

Commissioner Ramos moved to approve A Resolution of the City of Suisun City Planning Commission Recommending City Council Adoption of an Ordinance of the City Council of the City of Suisun City, California, Repealing and Replacing Section 18.36.070 of Title 18 of the Suisun City Code and Amending the Waterfront District Specific Plan, Relating to Regulations for Front, Rear, and Side Yard Areas of Residential Properties, with the attached changes.

Commissioner Holzwarth seconded the motion. Motion passed 7-0 by roll call vote

**9. GENERAL BUSINESS:**

None.

**10. REPORTS BY STAFF AND PLANNING COMMISSION:**

- A. Staff
  - a. SB 2 Planning Grant
  - b. Project Updates
- B. Planning Commission

**11. AGENDA FORECAST / FUTURE AGENDA ITEMS.**

TBD

**12. ADJOURNMENT.**

*a&m/190924.pca*

THIS PAGE INTENTIONALLY LEFT BLANK



---

DATE:	10/29/2019	Files: No. PC19-09
TO:	PLANNING COMMISSION	
FROM:	Joann Martinez, Assistant Planner (707.421.7307, <a href="mailto:jmmartinez@suisun.com">jmmartinez@suisun.com</a> )	
RE:	Review of Conditional Use Permit for 700 Main Street #106: Resolution PC19- ; A Resolution of the City of Suisun City Planning Commission Confirming Review of Resolution No. PC17-04 for The Lounge, 700 Main Street #106.	

---

## SUMMARY

This is a request to review Conditional Use Permit PC17-04 per the approved conditions of approval. Specifically point 18: *The Planning Commission shall review the Conditional Use Permit at least every 3 months for compliance or at an earlier date if exigent circumstances arise.*

As with each CUP review, Development Services staff worked in close coordination with the Police Department regarding an analysis of any impacts on emergency services as a result of The Lounge operation. The outcome of that coordination was that there have been no calls for service since the last review.

**Recommendation:** Planning staff recommends adoption of Review of Conditional Use Permit for 700 Main Street #106: Resolution PC19- ; (**Attachment B**) A Resolution of the City of Suisun City Planning Commission Confirming Review of Resolution No. PC17-04 for The Lounge, 700 Main Street #106.

**Proposed Motion:** I move that the Planning Commission adopt Resolution No. 19- ; Review of Conditional Use Permit for 700 Main Street #106: A Resolution of the City of Suisun City Planning Commission Confirming Review of Resolution No. PC17-04 for The Lounge, 700 Main Street #106 based on the required findings and subject to the conditions contained therein.

## BACKGROUND

On April 7, 2009, the Planning Commission approved Conditional Use Permit No. UP08/9-012, 700 Main Street #106, for a Jazz Club/Entertainment Lounge with conditions of approval. The Conditional Use Permit was amended on May 9, 2017 with the adoption of Resolution PC 17-04. On June 18, 2018 the new business, The Lounge, went before the Commission to review the conditional use permit because of the change in ownership, and the conditional use permit runs with the land. The Planning Commission then completed the review and approved the new owner with the same conditions. The Lounge had its grand opening on Friday October 19, 2018. On January 29, 2019 The Lounge went before the Commission for their review as stated in the conditions of approval (see **Attachment A**, Resolution No. PC17-04).

## **DISCUSSION**

Pursuant to our Downtown Waterfront Specific Plan (DWSP) Table 3.5 (Main Street Mixed Use Zone Allowed Uses), Entertainment (i.e., nightclub and bar/lounge) are conditionally allowed in the MSMU zoning district. Per the approved conditions of approval, Planning Commission shall review the CUP every three months or applicant must get a new CUP to change conditions.

## **ANALYSIS**

DWSP General Plan land use designation is intended to regulate land use and design downtown, with the intent of facilitating rehabilitation and revitalization of Old Town and the Waterfront, while preserving important elements of the historic character and protecting natural resources. The DWSP identifies residential, commercial, public, and mixed-use Land Use Districts that allow a range of uses at different densities and intensities.

The project is consistent with General Plan goals and policies that encourage neighborhood services and enhance Suisun City's long-term prosperity.

The proposal is consistent with the following General Plan goals and policies:

Policy LU-2.1: The City will facilitate expansion of commercial, cultural, and entertainment uses focused on the Suisun Channel in order to generate more visitor interest in the Downtown Waterfront Area.

## **FINDINGS FOR APPROVAL**

Conditional use permit has been approved, per the approved conditions of approval, with specific emphasis on point 18: *The Planning Commission shall review the Conditional Use Permit at least every 3 months for compliance or at an earlier date if exigent circumstances arise.* As with each Conditional Use Permit review, Development Services staff worked in close coordination with the Police Department regarding an analysis of the any impacts on emergency services as a result of the lounge operation. The outcome of that coordination was that there have been no calls for service since the last review.

## **PUBLIC CONTACT**

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this project had been received by City staff.

## **DISTRIBUTION**

### Internal

- PC Distribution
- City Manager Greg Folsom



- Senior Planner John Kearns
- Assistant Planner Joann Martinez

External

- City Website <https://www.suisun.com/planning-commission/>

**ATTACHMENTS**

- A. Resolution PC19-\_\_\_; A Resolution of the City of Suisun City Planning Commission Confirming Review of Resolution No. PC17-04 for The Lounge, 700 Main Street #106
- B. Resolution No. PC17-04

THIS PAGE INTENTIONALLY LEFT BLANK

## **RESOLUTION NO. PC17-04**

### **A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION MODIFYING THE CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. UP08/9-012**

**WHEREAS**, the Planning Commission conducted a review of Conditional Use Permit No. UP08/9-012 at its regular meeting of May 9, 2017; and

**WHEREAS**, a report by City staff was presented and made a part of the record of the May 9, 2017 meeting; and

**WHEREAS**, Conditional Use Permit No. UP08/9-012 was reviewed on July 14, 2015 with the change of operator per condition No. 8 of approved resolution; and

**WHEREAS**, Conditional Use Permit No. UP08/9-012 was approved by the Planning Commission at its regular meeting of April 7, 2009; and

**WHEREAS**, based on evidence presented at the meeting by City staff, the applicant, the Public and Commissioners, the following Findings are hereby made:

1. That the proposed location of the use was previously found to be consistent with the Goals, Objectives and Policies of the Waterfront District Specific Plan and the purposes of the district in which the site is located.
2. That the location of the Conditional Use and the proposed conditions under which it would be operated or maintained was previously found to be consistent with the General Plan.
3. That the current use was previously found not to be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, and not detrimental to properties or improvements in the vicinity or to the general welfare of the City.
4. That the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, new construction or conversion of small structures.
5. The need has arisen to modify the prior conditions that were provided in Conditional Use Permit No. UP08/9-012 to protect the public health, safety and welfare.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby adopt Resolution PC17 - 04; A Resolution of the City of Suisun City Planning Commission Modifying the Conditions of Approval for Conditional Use Permit No. UP08/9-012, to include the following conditions of approval:

1. Final Plan and use shall be similar in the design of those conceptual plans attached in the staff report for Conditional Use Permit No. UP08/9-012.
2. The owner/operator shall ensure that the business does not cause excessive noise outside the Premises which would be deemed a nuisance. 90 (ninety) decibels (dB) shall be used as a threshold in determining if such noise constitutes a nuisance. Should the City receive complaints from occupants of neighboring properties concerning excessive noise generated by the business, the City shall measure the levels of such noise emanating from the Premises

by using a professional noise metering device. The readings shall be measured at the location of the property from which the complaint was received while the doors to the Premises are closed. If the noise generated by the business is found to be above 90dB as measured by means of the above manner, then the owner/operator shall take appropriate measures to mitigate the noise to levels below 90dB. Should the owner/occupant fail to mitigate the noise to levels below 90 dB, then the City may review this use permit and add or change conditions to abate the nuisance.

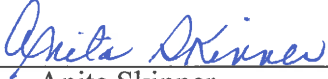
3. The owner/operator shall provide adequate monitoring, supervision and security inside and outside the Premises. The intent of this requirement is to ensure adequate supervision of customers at all times. Following the occurrence of two or more service calls within any consecutive thirty-day period to police or any other law enforcement personnel resulting in such personnel issuing a verbal warning, citation or arrest to any employee or patron of the business, the City shall have the right to require the owner/operator to reasonably add or increase its number of security personnel.
4. All windows and doors shall remain closed at all times except for reasonable ingress and egress during musically related operation of Premises.
5. The operator shall keep the immediate area outside the building, including the sidewalks clean and litter free.
6. No alcohol shall be served on “youth nights.” Alcohol shall be stored in a safe and secure location during such events.
7. This use permit shall be reviewed by the Planning Commission upon a change in the owner/operator.
8. No music or performance that is likely to incite acts of violence inside or outside of the Premises shall be permitted at any time, subject to the limitations of *Brandenburg v. State of Ohio*, 395 U.S. 44 (1969) and subsequent law.
9. Dress code for men shall include slacks, nice jeans, a collared shirt, button down shirts, designer T-shirt, and no Flip Flops, no shorts, no tank tops, and no hoodies/sweatshirts. Dress code for women shall be reasonable evening attire.
10. Operator shall provide a minimum of two uniformed security personnel to monitor the perimeter of the Premises including front and rear parking lots from 9:45 pm to 2:15 am on Fridays and Saturdays.
11. Operator has volunteered to purchase and donate a public safety camera to the City. For said camera, Operator agrees to voluntarily donate payment to the City of up to \$5,000 for the actual costs of the camera for purchase by the City and for costs of installation of the same.
12. Operator shall provide its staff with RBS (Responsible Beverage Service) training.
13. Operator shall employ an individual to promptly clean up all sidewalks and other exterior areas surrounding the Premises on Saturday and Sunday mornings.
14. Operator shall provide the name and schedule of all performing artists to the person designated by the City at least 48 hours in advance of any performance so that preparations can be made for any additional crowds or traffic caused by the artist’s presence.
15. Operator shall pay all business license taxes and false alarm fees within thirty (30) days of notice of the same.

16. Operator shall comply with all applicable provisions of the municipal code and all applicable laws, subject to a 30 day cure period after a notice of a violation by the City, except where there are exigent circumstances.
17. Operator shall provide a mailing address that can accept certified and regular mail 6 days a week.
18. The Planning Commission shall review the Conditional Use Permit at least every 3 months for compliance or at an earlier date if exigent circumstances arise.

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

AYES: Commissioners: Borja, Clemente, Holzwarth, Osborne  
NOES: Commissioners: None  
ABSENT: Commissioners: Pal, Ramos, Thomas  
ABSTAIN: Commissioners: None

WITNESS my hand and the seal of said City this 9<sup>th</sup> day of May 2017.

  
\_\_\_\_\_  
Anita Skinner  
Commission Secretary



## **RESOLUTION NO. PC19-**

### **A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION CONFIRMING REVIEW OF RESOLUTION NO. PC17-04 FOR THE LOUNGE, 700 MAIN STREET #106.**

**WHEREAS**, the Planning Commission conducted a review of Resolution No. PC17-04 at its Regular Meeting of October 29, 2019; and

**WHEREAS**, a report by City staff was presented and made a part of the record of the October 29, 2019 meeting; and

**WHEREAS**, the Planning Commission conducted a review of Resolution PC17-04 at its regular meeting of November 14, 2017; and

**WHEREAS**, the Planning Commission conducted a review of Resolution PC17-04 at its regular meeting of July 25, 2017; and

**WHEREAS**, the Planning Commission conducted a review of Conditional Use Permit No. UP08/9-012 and modified the conditions of approval by adopting Resolution PC17-04 at its regular meeting of May 9, 2017; and

**WHEREAS**, Conditional Use Permit No. UP08/9-012 was reviewed on July 14, 2015 with the change of operator per approved conditions of approval; and

**WHEREAS**, Conditional Use Permit No. UP08/9-012 was approved by the Planning Commission at its regular meeting of April 7, 2009; and

**WHEREAS**, based on evidence presented at the meeting by City staff, the applicant, the Public and Commissioners, the following Findings are hereby made:

1. That the proposed location of the use was previously found to be consistent with the Goals, Objectives and Policies of the Waterfront District Specific Plan and the purposes of the district in which the site is located.
2. That the location of the Conditional Use and the proposed conditions under which it would be operated or maintained was previously found to be consistent with the General Plan.
3. That the current use was previously found not to be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, and not detrimental to properties or improvements in the vicinity or to the general welfare of the City.
4. That the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, new construction or conversion of small structures.

**WHEREAS**, the Planning Commission conducted a review of Resolution PC17-04 at its regular meeting of January 29, 2019; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby adopt Resolution PC19 - \_\_\_; A Resolution of the City of Suisun City Planning Commission Confirming Review of Resolution No. PC17-04 for The Lounge, 700 Main Street #106., and retain the following conditions of approval:

1. Final Plan and use shall be similar in the design of those conceptual plans attached in the staff report for Conditional Use Permit No. UP08/9-012.
2. The owner/operator shall ensure that the business does not cause excessive noise outside the Premises which would be deemed a nuisance. 90 (ninety) decibels (dB) shall be used as a threshold in determining if such noise constitutes a nuisance. Should the City receive complaints from occupants of neighboring properties concerning excessive noise generated by the business, the City shall measure the levels of such noise emanating from the Premises by using a professional noise metering device. The readings shall be measured at the location of the property from which the complaint was received while the doors to the Premises are closed. If the noise generated by the business is found to be above 90dB as measured by means of the above manner, then the owner/operator shall take appropriate measures to mitigate the noise to levels below 90dB. Should the owner/occupant fail to mitigate the noise to levels below 90 dB, then the City may review this use permit and add or change conditions to abate the nuisance.
3. The owner/operator shall provide adequate monitoring, supervision and security inside and outside the Premises. The intent of this requirement is to ensure adequate supervision of customers at all times. Following the occurrence of two or more service calls within any consecutive thirty-day period to police or any other law enforcement personnel resulting in such personnel issuing a verbal warning, citation or arrest to any employee or patron of the business, the City shall have the right to require the owner/operator to reasonably add or increase its number of security personnel.
4. All windows and doors shall remain closed at all times except for reasonable ingress and egress during musically related operation of Premises.
5. The operator shall keep the immediate area outside the building, including the sidewalks clean and litter free.
6. No alcohol shall be served on “youth nights.” Alcohol shall be stored in a safe and secure location during such events.
7. This use permit shall be reviewed by the Planning Commission upon a change in the owner/operator.
8. No music or performance that is likely to incite acts of violence inside or outside of the Premises shall be permitted at any time, subject to the limitations of *Brandenburg v. State of Ohio*, 395 U.S. 44 (1969) and subsequent law.
9. Dress code for men shall include slacks, nice jeans, a collared shirt, button down shirts, designer T-shirt, and no Flip Flops, no shorts, no tank tops, and no hoodies/sweatshirts. Dress code for women shall be reasonable evening attire.



10. Operator shall provide a minimum of two uniformed security personnel to monitor the perimeter of the Premises including front and rear parking lots from 9:45 pm to 2:15 am on Fridays and Saturdays.
11. Operator has volunteered to purchase and donate a public safety camera to the City. For said camera, Operator agrees to voluntarily donate payment to the City of up to \$5,000 for the actual costs of the camera for purchase by the City and for costs of installation of the same.
12. Operator shall provide its staff with RBS (Responsible Beverage Service) training.
13. Operator shall employ an individual to promptly clean up all sidewalks and other exterior areas surrounding the Premises on Saturday and Sunday mornings.
14. Operator shall provide the name and schedule of all performing artists to the person designated by the City at least 48 hours in advance of any performance so that preparations can be made for any additional crowds or traffic caused by the artist's presence.
15. Operator shall pay all business license taxes and false alarm fees within thirty (30) days of notice of the same.
16. Operator shall comply with all applicable provisions of the municipal code and all applicable laws, subject to a 30 day cure period after a notice of a violation by the City, except where there are exigent circumstances.
17. Operator shall provide a mailing address that can accept certified and regular mail 6 days a week.
18. The Planning Commission shall review the Conditional Use Permit at least every 3 months for compliance or at an earlier date if exigent circumstances arise.

The forgoing motion was made by Commissioner \_\_\_\_ and seconded \_\_\_\_ by Commissioner and carried by the following vote:

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

**WITNESS** my hand and the seal of said City this 29<sup>th</sup> day of October 2019.

---

Joann Martinez  
Commission Secretary

THIS PAGE INTENTIONALLY LEFT BLANK



---

DATE:	10/29/2019	Files:No.PC19-10
TO:	PLANNING COMMISSION	
FROM:	John Kearns, Senior Planner (707.421.7337, <a href="mailto:jkearns@suisun.com">jkearns@suisun.com</a> )	
RE:	Clarification of Outdoor Storage of Vehicles in Commercial Services and Fabricating (CSF) Zoning District.	

---

### SUMMARY

Recently, staff has been approached by a property owner looking at potentially adding outdoor storage of Recreational Vehicles/Boats/and vehicles on a property in the Commercial Services and Fabricating Zoning District. For several years, this specific use was handled as a Conditional Use Permit at the discretion of the Planning Commission. Unfortunately, the update to the Zoning Ordinance (Title 18), which was adopted in 2017, no longer lists the use. Staff is seeking direction from the Planning Commission in how to classify the proposed use under the current zoning regulations.

**Recommendation:** Planning staff recommends adoption of Resolution No. PC19-\_\_\_, A Resolution of the Planning Commission of the City of Suisun City Clarifying that Recreational Vehicles/Boats/Vehicle Storage be a Conditional Use in the Commercial Services and Fabricating (CSF) Zoning District.

**Proposed Motion:** I move that the Planning Commission adopt Resolution No. PC19-\_\_\_, A Resolution of the Planning Commission of the City of Suisun City Clarifying that Recreational Vehicles/Boats/Vehicle Storage be a Conditional Use in the Commercial Services and Fabricating (CSF) Zoning District.

### BACKGROUND/DISCUSSION

“Recreational Vehicle Storage Yard” was formerly listed as a Conditional Use in the City’s Zoning Ordinance, subject to a discretionary use permit which was considered by the Planning Commission. Common conditions of approval included how these vehicles would be sited on the property (minimize view from a public right of way), perimeter fencing requirements, additional landscaping requirements, and assuring that certain measures were taken to avoid properties becoming junkyards such as making sure all vehicles were currently registered. Since the zoning code no longer lists this use, staff has no direction to provide prospective applicants and thus is seeking direction from the Planning Commission.

### ANALYSIS

Per Section 18.73.060 – “Use Permits for Uses Not Otherwise Provided For”, the Planning Commission is given this responsibility as “The City Council is aware that from time to time

persons in possession of property desire to use property for purposes which are not specifically provided for in this title. In order to carry out the intent of this chapter and to promote the general welfare of the community, the City Council authorizes the granting authority to grant use permits for uses which are not provided for in this chapter subject to the following:

- A. A finding by the granting authority that the use is substantially similar in characteristics, intensity and compatibility to a use or uses within the zoning classification applicable to the property.
- B. A finding by the granting authority that the use would be appropriate in the zoning classification applicable to the property as permitted or conditional use. Each such use shall conform to all regulations and conditions of approval applicable to similar described uses specified in the provisions of the applicable zone, as well as the standards and provisions applicable to the similar uses in this title.”

Additionally, the intent of the Commercial Services and Fabricating (CSF) Zoning District is applicable to parcels where a mix of retail, services, wholesale, warehousing, light assembly, and manufacturing uses are desirable. Uses in this zone are subject to the density and intensity standards identified in Section 18.20.060 and the development standards defined in Section 18.32. The CSF zone is consistent with the commercial land use designation in the general plan. Staff believes that the proposed use is consistent with the intent of the CSF Zone.

Further, staff believes that this is use that should be considered in the Commercial Services and Fabricating (CSF) Zoning District; however, as a conditional use versus a permitted use (see **Attachment B** for list of uses in Commercial Districts). This would allow the Planning Commission to consider each request on its own merits. Again, if deemed a conditional use, the regulations would be anticipated to be much the same as they were previously including an emphasis on screening the use from the public right of way.

## **FINDINGS FOR APPROVAL**

### Use Permit Findings

For the reference of the Planning Commission, staff has provided the required findings for the granting of the Conditional Use Permit:

#### **18.73.080 - Findings required to grant—General.**

In granting a use permit, the Planning Commission shall find the following general conditions to be fulfilled:

- A. That the establishment, maintenance or operation of a use or building applied for are in conformity to the general plan for the city with regard to circulation, population densities and distribution, design, and/or other aspects of the general plan considered by the development services director to be pertinent;
- B. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided;

- C. That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.
- D. That the proposed use conforms with all relevant federal, state, and local laws and regulations.

## **PUBLIC CONTACT**

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

## **DISTRIBUTION**

### Internal

- PC Distribution
- City Manager Greg Folsom
- Senior Planner John Kearns
- Assistant Planner Joann Martinez

### External

- City Website <https://www.suisun.com/planning-commission/>

## **ATTACHMENTS**

- A. Resolution PC19-\_\_\_; A Resolution of the City of Suisun City Planning Commission Clarifying that Recreational Vehicles/Boats/Vehicle Storage be a Conditional Use in the Commercial Services and Fabricating (CSF) Zoning District.
- B. Section 18.20.070 – Allowable Uses.

THIS PAGE INTENTIONALLY LEFT BLANK

**RESOLUTION NO. PC19-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY CLARIFYING THAT RECREATIONAL VEHICLES/BOATS/VEHICLE STORAGE BE A CONDITIONAL USE IN THE COMMERCIAL SERVICES AND FABRICATING (CSF) ZONING DISTRICT**

**WHEREAS**, the Planning Commission has been granted the authority by the City Council to grant Conditional Use Permits for uses not specifically provided for in Title 18 “Zoning” of the Municipal Code; and

**WHEREAS**, the Planning Commission at a regular meeting on October 29, 2019 considered how to classify the use of outdoor vehicles storage in the CSF Zoning District; and

**WHEREAS**, the Planning Commission did consider the staff report and additional information provided by staff and members of the public in making their determination; and

**WHEREAS**, the Planning Commission did conclude that the use of outdoor vehicle storage in the CSF Zoning District shall be classified as a Conditional Use.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Planning Commission of the City of Suisun City does hereby adopt Resolution PC19-\_\_; A Resolution of the Planning Commission of the City of Suisun City Clarifying that Recreational Vehicles/Boats/Vehicle Storage be a Conditional Use in the Commercial Services and Fabricating (CSF) Zoning District.

The forgoing motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and carried by the following vote:

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

**WITNESS** my hand and the seal of said City this 29th day of October 2019.

\_\_\_\_\_  
Joann Martinez  
Commission Secretary

THIS PAGE INTENTIONALLY LEFT BLANK



18.20.070 - Allowable uses.

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer to Special Use Section
<b>Residential Use Types</b>					
Accessory buildings	P	P	P	P	
Community care facility, small	—	—	P	—	
Community care facility, large	—	—	P	—	
Dwelling, single-family	—	—	—	—	
Dwelling, duplex	—	—	—	—	
Dwelling, multi-family	—	—	P	—	18.30.120
Dwelling, second or accessory	—	—	P	—	18.30.170
Emergency shelters	CUP	P	CUP	CUP	
Family day care, small	—	—	P	P	
Family day care, large	—	—	CUP		
Home occupations	—	—	P	—	18.50
Live-work units	—	A	P	P	18.52
Mobile home, single	—	—	—	—	18.54
Mobile home, park	—	—	—	—	18.54
Rooming and boarding house	—	—	A	—	
Single-room occupancy units	—	—	P	—	

Supportive housing	—	—	P	—	18.30.190
Transitional housing	—	—	P	—	18.30.190
<b>Retail Use Types</b>					
Alcoholic beverage establishment	CUP	CUP	CUP	—	
Auto, motorcycle, RV, sales or rental	P	P	CUP	—	
Auto parts, sales without repair	P	P	P	—	
Auto repair and service	CUP	P	CUP	—	
Building materials, garden supplies, >40,000 sq. ft.	P	P	—	—	
Building materials, garden supplies, <40,000 sq. ft.	P	P	P	—	
Convenience market	CUP	CUP	CUP		
Farm equipment and supplies	P	P	—	—	
Furniture sales	P	P	P	—	
Food sales, specialty	P	A	P	—	
Food sales, full service grocery	P	—	P	—	
Gasoline service station	P	P	—	—	
Nightclub	CUP	CUP	CUP	—	18.30.080
Nursery (plants)	P	P	A	—	
Restaurant, drive-through	P	A	—	—	18.42.080 (drive-through facilities)
Restaurant, full service	P	P	P	—	
Restaurant, accessory to primary use	P	P	P	P	

Retail store, general merchandise (such as art and crafts, antiques & collectables, books, clothing, florist, pharmacy) <5,000 sq. ft.	P	P	P	—	
Retail store, 5,000—40,000 sq. ft.	P	P	P	—	
Retail store, 40,000—100,000 sq. ft.	CUP	CUP	CUP	—	
Retail store, accessory to primary use	P	P	P	P	
Wholesale, <10,000—40,000	CUP	P	—	—	
Wholesale, 40,000—100,000	—	P	—	—	
<b>Commercial Service Use Types</b>					
Adult business					18.48
Automated teller machine	P	P	P	P	
Bank, teller	P	—	P	P	
Bank, drive-through	P	—	P	P	18.42.080 (drive-through facilities)
Bed and Breakfast	—	—	A	—	
Business support services	P	P	P	P	
Car wash, full service	P	P	CUP	—	
Car wash, self-service	P	P	A	—	
Catering	P	P	P	P	
Circus, fair, revival	T	T	T	—	18.30.050
Community social service	P	P	P	P	
Drive-in or outdoor theater	—	CUP	—	—	

Educational services, tutoring, art/dance/music schools	P	P	P	P	
Health club, gym spa	P	P	P	A	
Hotel/motel	P	A	P	—	
Kennel, animal boarding	CUP	P	CUP	—	
Landscaping service	—	P	—	—	
Laundry and dry cleaning	P	P	A	A	18.30.030
Medical, clinic/lab	—	P	P	P	
Medical, extended care	—	CUP	P	—	
Medical, office	—	P	P	P	
Medical, health care facility	—	CUP	P	P	
Medical, hospital	—	CUP	CUP	CUP	
Mortuary, funeral home	—	P	P	—	
Office, professional	—	—	P	P	
Office, accessory	P	P	P	P	
Parking facility	P	P	P	P	
Personal services	P	P	P	P	
Veterinary clinic, animal hospital	—	P	P	CUP	18.30.020
<b>Manufacturing, Processing, and Warehousing</b>					
Contractor's and corporation yard	—	P	—	—	
Food processing, bakery, creamery	—	P	—	—	18.30.030

General services and repair (auto repair, cabinet shop, plumbing, welding)	—	P	—	—	
Junk yard, wrecking yard	—	CUP	—	—	
Manufacturing/ processing, light	—	P	—	—	
Mini-storage	—	P	CUP	—	
Recycling collection facility (small)	—	A	A	A	
Recycling collection facility (large)	—	CUP	—	—	
Research and development	—	P	P	A	
Warehousing and distribution	—	P	—	—	
<b>Public/Quasi-Public/Other</b>					
Amusement center	CUP	CUP	CUP	—	18.30.010
Auditorium and meeting halls	—	P	P	—	18.30.180
Childcare facility		CUP	CUP	A	
Community center	A	A	P	P	
Educational facility		P	P	CUP	
Health/fitness club	P	P	P	P	
Indoor amusement/ entertainment center	CUP	P	CUP	—	
Library	—	—	P	P	
Lodges, fraternal groups, and clubs	CUP	P	P	P	
Museum	—	—	P	P	

Outdoor recreation center	—	CUP	—	—	18.30.180 (stadiums)
Park	P	P	P	P	
Public safety and fire substations	P	P	P	P	
Religious facility	CUP	P	CUP	P	
Theater, live entertainment	P	P	P	—	
Theater, motion picture (1—3 screens)	P	—	P	—	
Theater, motion picture (4+ screens)	CUP	—	CUP	—	
Communications and Transportation					
Bus station, train station	P	P	P	P	18.30.150
Roadway and utility easements	P	P	P	P	
Power generating facilities, on-site power use primary	P	P	P	P	
Power generating facilities, off-site power use primary	A	A	A	A	
Truck stop	CUP	P	—	—	
<b>Key:</b> P Permitted A Administrative Review CUP Conditional Use Permit T Temporary Use Permit — Not Permitted					

(Ord. No. 743, § 3, 3-21-2017)