

PLANNING COMMISSION
Anthony Adams, Chair
Angel Borja
Albert Enault
Jessie Pooni
Vinay Tewari
Vacant
Vacant



PLANNING COMMISSION MEETING

Second and Fourth Tuesday
Every Month

A G E N D A

REGULAR MEETING OF THE CITY OF SUISUN CITY

PLANNING COMMISSION

TUESDAY, JANUARY 11, 2022

6:30 P.M.

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

NOTICE

Pursuant to Government Code Section 54953, subdivision (b), and in accordance with the provisions of SB 361 (2021), the following Planning Commission meeting includes teleconference participation by Commissioners Angel Borja, Albert Enault, Jessie Pooni, Vinay Tewari and Chair Anthony Adams. Teleconference locations are on file at City Hall, 701 Civic Center Blvd., Suisun City, CA 94585

PER CITY POLICY, MEMBERS OF THE PUBLIC ARE REQUIRED TO WEAR FACE MASKS WHILE IN CITY FACILITIES. IF YOU DO NOT HAVE A FACE MASK, ONE WILL BE PROVIDED FOR YOU.

THE PLANNING COMMISSION HAS RESUMED IN-PERSON MEETINGS IN ADDITION TO ZOOM. A LIMITED NUMBER OF SEATS ARE AVAILABLE, TO RESERVE A SEAT PLEASE CONTACT THE CITY CLERK AT clerk@suisun.com OR 707 421-7302.

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

MEETING ID: 811 0765 2374

CALL IN PHONE NUMBER: (707) 438-1720

TO VIEW TONIGHT'S MEETING ON SUISUN WEBSITE, LIVESTREAM
(URL: <https://www.suisun.com/government/meeting-video/>)

REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING
BY EMAILING CLERK@SUISUN.COM (PRIOR TO 6 pm) OR
VIA WEBSITE OR PHONE APPLICATION, ZOOM

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Resolution No. PC 22-01)

DEPARTMENTS: AREA CODE (707)

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

ROLL CALL

Planning Commissioners
Pledge of Allegiance
Invocation

CONFLICT OF INTEREST NOTIFICATION

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

REPORTS: (Informational items only.)

1. City Manager/Staff

PRESENTATIONS/APPOINTMENTS**CONSENT CALENDAR**

Consent calendar items requiring little or no discussion may be acted upon with one motion.

2. Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on December 14, 2021 - (Pock: dpock@suisun.com).

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

PUBLIC HEARING NONE**GENERAL BUSINESS**

3. Planning Commission Study Session on Housing and Safety Element Updates of Suisun City General Plan – (Kearns: jkearns@suisun.com).

REPORTS: (Informational items only.)

4. a. Commission Members
b. Commission Chairperson

ADJOURNMENT

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

PLEASE NOTE:

1. The City Council/Agency/Authority/Commission hopes to conclude its public business by 10:00 P.M. Ordinarily, no new items will be taken up after the 10:00 P.M. cutoff and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:
 - Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;
 - Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA;
 - Joe Nelson Center, 611 Village Drive, Suisun City, CA;
 - Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda for the meeting of January 11, 2022 was posted and available for review, in compliance with the Brown Act.

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Planning Commission Agenda Report

Meeting Date 1/11/2022

<p>DATE: 1/11/2022</p> <p>TO: PLANNING COMMISSION</p> <p>FROM: John Kearns, Senior Planner (707.421.7335, jkearns@suisun.com)</p> <p>RE: GENERAL BUSINESS: Planning Commission Study Session on Housing and Safety Element Updates of Suisun City General Plan.</p>	Files:
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SUMMARY

It has become time for the City to update both its Housing and Safety Elements of the General Plan. As a first step, staff and the consultant (PlaceWorks) will be holding a study session with the Planning Commission. The intent is to provide background on what these elements are, why they need to be updated, and overall timeline of the update.

Recommendation: Receive the presentation and hold study session discussion with staff and consultant.

BACKGROUND

The existing City Housing Element was adopted by the City Council on May 19, 2015. The City of Suisun City agreed to be part of the County Collaborative effort (including Solano County and several of the other Solano cities) to put out a Request for Qualifications (RFQ). PlaceWorks was selected as the consultant to prepare updates to both the Housing and Safety Elements of the General Plan.

DISCUSSION

1. Housing Element Update

The Housing Element is one of the eight required elements of the City's General Plan. Because housing affordability and availability is a critical issue with statewide implications, State law requires Housing Elements to be updated on a regular basis.

The City of Suisun City is currently part of an 8-year update cycle (2023-2031) and is working to update the Housing Element which is due January 31, 2023. The Housing Element Update must be reviewed and certified by the State Department of Housing and Community Development (HCD).

The Housing Element is required to address the following:

- Assess and address constraints to housing development.
- Provide an assessment of housing needs.
- Analyze progress toward implementing the previous Housing Element.
- Guide future housing development.

2. Regional Housing Needs Allocation

One of the primary purposes of the Housing Element update is to demonstrate that the City can meet its Regional Housing Needs Allocation (RHNA). HCD provides an allocation to the Association of Bay Area Governments (ABAG). ABAG then determines the RHNA for the individual jurisdictions within its planning area. Table 1 provides the City's RHNA allocation for the 2023-2031 planning period.

Table 1: Regional Housing Needs Allocation by Income Group

Income Category	Income Range	RHNA	Applicable Zoning
Very Low Income (31%-50% of Median Income)	≤ \$48,550	156	RM, Medium Density Residential (10.1-20 du/acre) RH1, High density residential (20.1 – 30 du/acre) RH2, High density residential (20.1-45 du/acre) RMU, Residential Mixed Use (10-45 du/acre) CMU, Commercial Mixed Use (10-40 du/acre)
Low Income 51%-80% of Median Income)	\$48,550 - \$77,600	90	
Moderate Income (81%-120% of Median Income)	\$77,660 – \$119,150	101	RL, Residential Low Density (4-10 du/acre) RM, Medium Density Residential 10.1-20 (du/acre) RMU, Residential Mixed Use (10-45 du/acre) CMU, Commercial Mixed Use (10-40 du/acre)
Above Moderate Income >120% of Median Income	≥ \$119,150	264	RL, Residential Low Density (4-10 du/ac)
Total		611	(du/acre = dwelling units per acre)

3. Recent Changes in State Law

Recent changes in State Housing Element law require additional analysis and programs to be included as a part of the Housing Element update.

AB 879 and AB 1397 – require substantial additional analysis to justify sites as suitable and available for development within the planning period. Additional analysis is required for the following:

- Non-vacant sites, small sites (<0.5 acres), and large sites (>10 acres)
- Vacant sites included in the prior two housing elements to accommodate lower income households, or non-vacant sites included in the prior element, cannot be used in future housing elements unless zoning allows for development by-right if at least 20% of units are affordable to lower income households.
- Site capacity calculations must be based on the following factors: a) land use controls and site improvements; b) realistic capacity of site; c) typical densities; and d) environmental and infrastructure constraints.

SB 166 – “No Net Loss” Law requires enough sites be maintained to meet the RHNA for all income levels throughout the planning period. This also prevents downzoning or reduction in density, requiring the jurisdictions ensure there is sufficient allowable density to meet the RHNA and without a reduction in the total allowable units.

AB 686 – requires the City to conduct an analysis of indicators of fair housing issues, access to opportunity and resources such as employment opportunities and safe housing conditions and analyze whether the sites inventory combats existing patterns of fair housing issues and fosters an inclusive community moving forward. The Assessment of Fair Housing required under AB 686 must identify specific actions the City will take to combat fair housing issues throughout the planning period.

SB 9 – requires jurisdictions to ministerially approve up to two units on all lots in existing single-family zones and/or allow urban lot splits. Jurisdictions may not require development standards that prevent the construction of two units on either of the parcels resulting from an urban lot split that conforms with SB 9 criteria; however, SB 9 allows jurisdictions to prohibit more than two units on the resulting parcels, including ADUs, Junior ADUs, and primary dwelling units.

SB 35 – requires streamlined approval processes in jurisdictions where the number of building permits issued is less than the share of the RHNA by income category for the planning period. If the jurisdiction has not met the above moderate-income RHNA, projects in which 10 percent of units are for low-income households are eligible for streamlining. If the low-income RHNA has not been met, projects in which 50 percent of the units are for low-income households are eligible for streamlining. Jurisdictions must establish their own SB 35 application process or rely on the process provided by HCD.

SB 330 – is intended to reduce approval time for housing developments in California. Under this bill, jurisdictions must remove barriers to development and prohibits downzoning that results in a loss of allowable residential density in the jurisdiction. Developers may submit an preliminary application under SB 330 that must be deemed complete if all required items are included. Once deemed complete, the project is only subject to the ordinances, policies, and standards and place at the time the preliminary application was submitted. Under both SB 35 and SB 330, jurisdictions must have objective standards in place for review of projects.

CEQA Review

This discussion and acceptance of Housing Element Status Report is exempt from the California Environmental Quality Act (CEQA) because it is not a project and does not have potential for resulting in either a direct, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378. The full scope of the General Plan Update process includes a Mitigated Negative Declaration (MND) which is scheduled to commence shortly.

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

External

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

ATTACHMENTS

1. PowerPoint Presentation.



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Agenda



Housing Element Overview/Contents



Regional Housing Needs Allocation (RHNA)



Key Changes to State Housing Law



Safety Element Overview



Schedule

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Housing Element Overview

» Adoption Deadline: January 15, 2023

- 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
- 5th Cycle Planning Period: January 31, 2015 – January 31, 2023

» Required element of the General Plan

» State-mandated update schedule

» Reviewed and certified by State (HCD) for compliance with State law

» Plan for accommodating a jurisdiction's "fair share" of the regional housing need

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Housing Element Contents

- » Analysis of existing and projected housing needs (regional effort)
- » Fair Housing Assessment (regional effort)
- » Inventory of available land for housing
- » Analysis of potential constraints on housing
- » Evaluation of the previous housing element
- » Goals, policies, and programs



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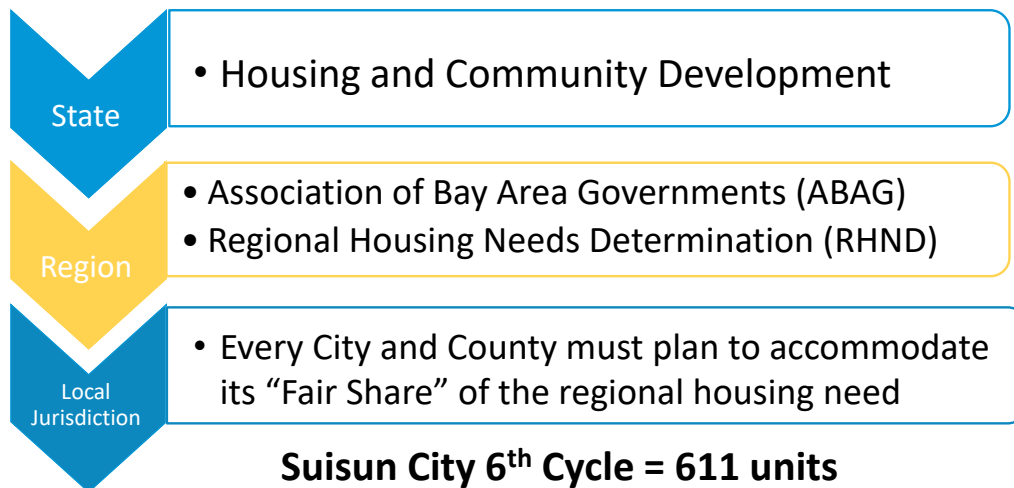
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Regional Housing Needs Allocation (RHNA)



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Regional Housing Needs Allocation (RHNA)



Suisun City 6th Cycle = 611 units
5th Cycle = 505 units

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Solano County RHNA Breakdown

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Benicia	203	117	135	351	806
Dixon	91	53	57	146	347
Fairfield	778	447	508	1,314	3,047
Rio Vista	127	73	76	197	473
Suisun City	156	90	101	264	611
Unincorporated Solano	237	137	149	385	908
Vacaville	487	279	305	791	1,862
Vallejo	724	416	501	1,297	2,938
Total	2,803	1,612	1,832	4,745	10,992

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Accommodating the RHNA

- » Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level
- » Default density standard for lower-income housing (Section 65583.2(c)(3)(B)):

Type of Jurisdiction	Default Density
Metropolitan jurisdictions	30 units per acre
Suburban jurisdictions	20 units per acre
Nonmetropolitan jurisdictions with a micro-metropolitan area	15 units per acre
Nonmetropolitan jurisdictions	10 units per acre

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Suisun City 2023-2031 Allocation

Income Category	Income Range	RHNA	Applicable Zoning
Very Low Income (31%-50% of Median Income)	≤ \$48,550	156	RM, Medium Density Residential (10.1-20 du/acre) RH1, High density residential (20.1 – 30 du/acre) RH2, High density residential (20.1-45 du/acre) RMU, Residential Mixed Use (10-45 du/acre) CMU, Commercial Mixed Use (10-40 du/acre)
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Above Moderate Income >120% of Median Income	≥ \$119,150	264	RL, Residential Low Density (4-10 du/ac)
Total		611	

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Building Progress During the 5th Cycle

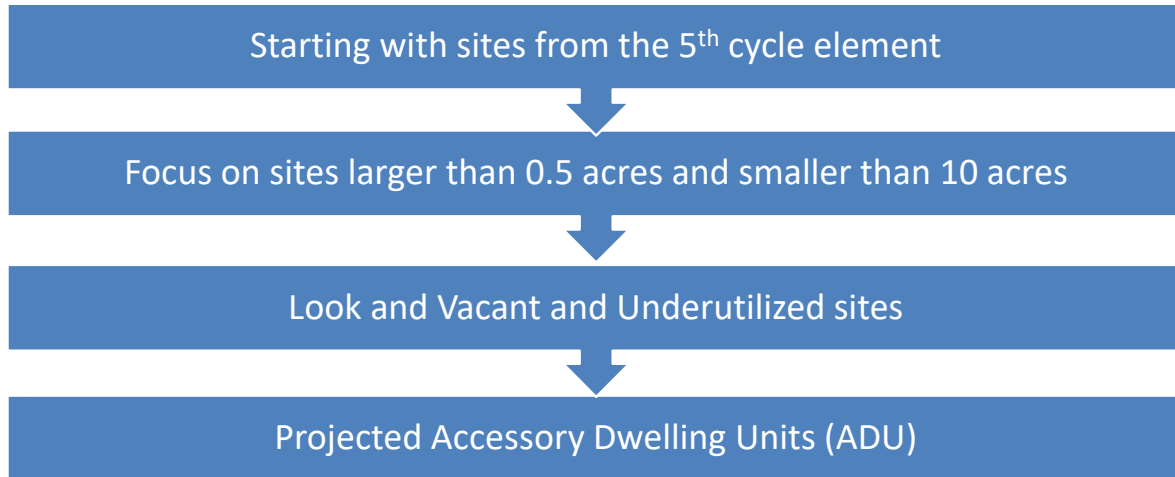
» Building Permits Issued by year: 2015 – 2020

	2015	2016	2017	2018	2019	2020	Total Building Permits	5 th Cycle RHNA Goal
Very Low-Income Units	0	0	0	0	0	0	0	147
Low-Income Units	0	0	0	0	0	0	0	57
Moderate-Income Units	0	0	0	0	0	0	0	60
Above Moderate-Income Units	8	60	19	5	5	1	98	241
Total Production	8	60	19	5	5	1	98	505

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Strategies to meet the 6th Cycle RHNA



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Key Changes to State Housing Law



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New Laws

» SB9: Housing Development Approvals

- Streamlines the process for a homeowner to create a duplex or subdivide an existing lot
- A parcel must meet a specific list of qualifications that protects historic districts, preserves the environmental quality of communities, and prevents tenants from being displaced
- Provides options for homeowners and does NOT require any demolition

» AB215: Housing Element Violations

- Requires a 30-day public review prior to submittal to HCD
 - Additional 10 days if public comment is received
- HCD initial review period changes from 60-days to 90-days

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New Laws

» AB 1398: Rezone Timeframe

- Requires jurisdictions to adopt a compliant Housing Element within 120 days of the deadline
 - If not in compliance by deadline, rezones must be completed within one year of the beginning of the planning period – if not completed, compliance may be revoked
 - If the Housing Element is adopted more than one year from the element due date, the element cannot be found in compliance until rezones are complete
- Removes the 4-year update consequence if adopted outside of the 120-day deadline

» AB 72: Accountability and HCD Enforcement

- HCD may revoke housing element compliance for failure to complete housing element rezone obligation (or any other act or failure to act that is inconsistent with the housing element)
- HCD may report to the Attorney General violations of no net loss statute, housing accountability act, density bonus law, and fair housing law

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New Laws

» AB 686 Affirmatively Furthering Fair Housing:

- Assess fair housing issues in the community
- Analyze areas of opportunity and access to resources
- Identify housing sites that foster an inclusive community and provide equitable access to resources
- Identify strategies to address barriers to fair housing and combat discrimination
- Include a program to implement these strategies

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New Laws

» AB 1397: Identification of Realistic Sites

- If more than 50% of high-density sites are non-vacant, the law assumes that the existing use will prevent redevelopment unless additional analysis is made
- Sites smaller than 0.5 acres or larger than 10 acres are presumed inappropriate for lower-income housing unless there is a track record of similar development
- Requires by-right development for sites that include a 20% affordable component and have been included in the previous two cycles.

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New Laws

» SB 166: No Net Loss Zoning

- If a project is approved on a housing element site with fewer units or a different income category, cities must either:
- Make a written finding that other housing element sites are adequate to meet the RHNA for lower- or moderate-income housing; or
- Identify and make available within 180 days other sites zoned at a density suitable for lower- or moderate-income housing

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Safety Element



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What is a Safety Element?

- » **Mandatory part of a General Plan.**
- » **Identifies hazards of concern.**
- » **Helps protect the city against natural disasters and other hazards.**
 - Sea level rise
 - Flooding
 - Fire and smoke
 - Emergency evacuations
 - Earthquakes
 - Other topics of concern

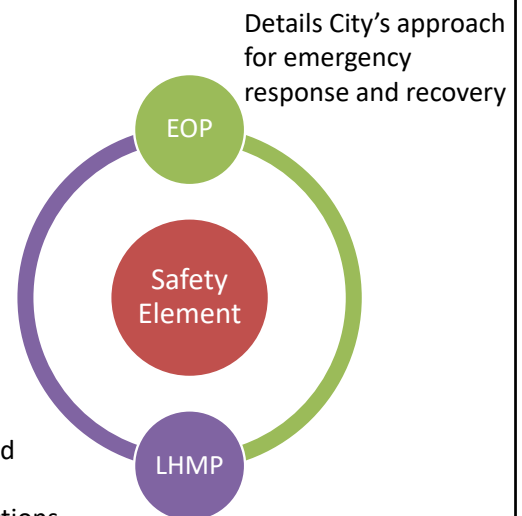
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Why Update the Public Health and Safety Element?

- » **Update background information and policies**
- » **Syncing with the Housing Element.**
- » **Incorporation of the LHMP.**
- » **Consistency with other documents.**
- » **Eligibility for grant funding.**

Short-term, focused
plan with detailed
implementation actions



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Safety Element Update per State Law

- » **SB 1241: Increased requirements for flood and wildfire sections.**
 - Identify responsible agencies for protecting against these hazards and ensure continued coordination.
 - Refine current policies to minimize the risk for new buildings and essential facilities.
- » **SB 379: Requires a Safety Element to address climate change adaptation and resilience.**
 - Prepare vulnerability assessment to identify the risks from climate change hazards.
 - Develop adaptation and resilience goals, policies, and implementation actions to increase community adaptation and build resilience.
- » **SB 2140: Incorporation of the LHMP.**
- » **SB 99 / AB 747: Show and assess evacuation routes and evacuation-constrained areas.**

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Climate Change Vulnerability Assessment

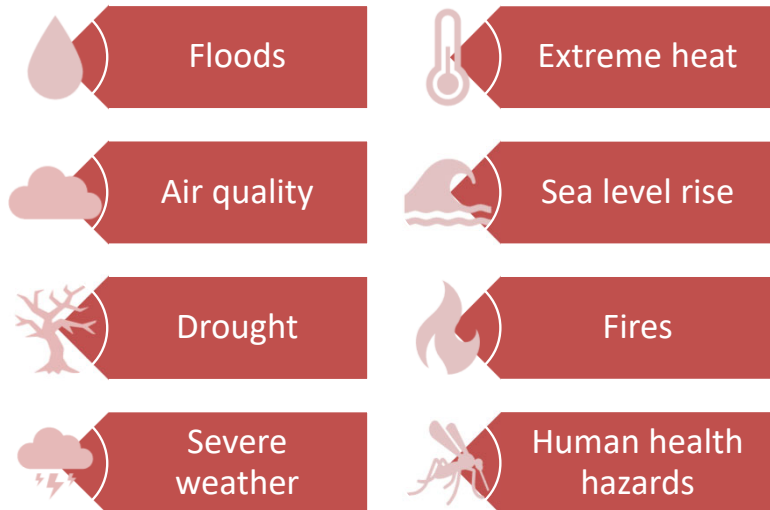
- » **Identifies how people and key community assets may be affected by climate change.**
- » **Evaluates availability of existing policies or programs to help people avoid or recover from impacts.**
- » **Expected local impacts of climate change:**
 - Sea level rise and increased coastal flooding
 - More frequent and intense regional wildfires.
 - Increases in intense rainfall and drought conditions.
 - More frequent extreme heat events.

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Hazards in Suisun City

» The official hazards in the city and the populations and assets they impact, will be determined through the Vulnerability Assessment. Some preliminary ones include:



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Schedule

We are here

Task	Proposed Timeline
2021	
Project Kick off Meeting	October 18
Service Provider Interviews	November/December
2022	
Planning Commission Study Session	January 11
Prepare Administrative Draft	End of February
Prepare Public Draft Housing Element	End of March
Planning Commission and City Council Meetings	April
Release Public Review Draft (30-days)	April
Submit Draft Housing Element to HCD (90-Day Review)	May– July
Submit Draft Housing Element to HCD (2 nd review 60-days) – if needed	August - September
Planning Commission and City Council for Adoption hearings	October/November
Submit Final Adopted Housing Element to HCD – Review and Certification (Up to 60 Days)	December – January 2023

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