

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



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, JUNE 28, 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

FACE MASKS ARE RECOMMENDED WHILE IN CITY FACILITIES IF NOT FULLY VACCINATED. 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: 893 0598 5651

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 5 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 22-03)

ROLL CALL

Planning Commissioners
Pledge of Allegiance
Invocation

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

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

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 May 10, 2022 - (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:

3. Commission Adoption of Resolution PC 22-__: Finding that the Lotz Residential Project is Exempt from Further Environmental Review Pursuant to Section 15332 Class 32 (In-Fill Development Projects) Categorical Exemption and finding that the Exemption Reflects the Independent Judgement of the City as Lead Agency under California Environmental Quality Act (CEQA); and Approve the Lotz Residential Development Project Consistent with all Plans and Exhibits Provided as the Lotz Residential Development (Exhibit A), Tentative Subdivision Map (Exhibit B) and Subject to the Conditions of Approval (Exhibit C) (Assessor Parcel Number 0032-042-300, 360, 440, 460, 480, 500, 520, 540, 560, 580, 600, AND 680).

GENERAL BUSINESS: NONE**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 June 23, 2022 was posted and available for review, in compliance with the Brown Act.

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



PLANNING COMMISSION MEETING

Second and Fourth Tuesday
 Every Month

MINUTES

REGULAR MEETING OF THE CITY OF SUISUN CITY

PLANNING COMMISSION

TUESDAY, MAY 10, 2022

6:30 P.M.

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

NOTICE

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(Next Resolution No. PC 22-02)

ROLL CALL

Commissioner Enault called the meeting to order at 6:30 p.m.

Present: Commissioners: Enault, Pooni, Tewari, Adams

Absent: Commissioners: Borja

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

Pledge of Allegiance was led by Commissioner Enault.

Invocation was given by Principal Planner John Kearns.

CONFLICT OF INTEREST NOTIFICATION:

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

Conflict of Interest Notification by Roll Call:

Commissioner Enault: None

Commissioner Pooni: None

Commissioner Tewari announced a Conflict of Interest with Agenda Item 4.

Commissioner Adams: None

REPORTS: (Informational items only)

1. City Manager/Staff - None

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 March 8, 2022 – (Pock: dpock@suisun.com).

Motioned by Chairperson Adams and Seconded by Commissioner Tewari to approve the Consent Calendar. Motion carried by the following roll call vote.

AYES: Commissioners: Adams, Tewari, Enault, Pooni

ABSENT: Commissioners: Borja

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 Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City 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.)

Steve Olry commented on his concern with Suisun City's lack of economic prosperity and ability to generate revenue, we have outspent our income for the last four years. Our community is mixing in alcohol, marijuana and low income which is disastrous for the community in the long run.

George Guynn commented there is a problem with our roads; we should concentrate on getting businesses to produce revenue; and the space by the water tank which was available for business development and now going to be low-income housing.

PUBLIC HEARING None

GENERAL BUSINESS

3. Informational Report: Meridian West Subdivision Street Names – (Kearns: jkearns@suisun.com).

Presentation was given by Principal Planner Kearns.

Commissioner clarifying questions included:

- Need clarification on what exactly the action might be from the planning committee tonight.

Development Services Director Bermudez and Principal Planner Kearns responded to Commission.

Commissioner Enault requested a Roll Call vote for acknowledgement of concurrence the street names provided in the staff report are sufficient for New Meridian West final map:

AYES: Commissioner: Enault, Pooni, Tewari, Adams

ABSENT: Commissioner: Borja

4. Commission Adoption of Resolution PC22-02: Approval of Site Plan/Architectural Review (SP/AR 20/1-002) and Conditional Use Permit (CUP 21/22-001) to Construct a 1,717 Square Foot Oil Change Business Located at the Northeast Corner of Highway 12 and Walters Road (Assessor's Parcel Number 0173-830-070) – (Kearns: jkearns@suisun.com).

Commissioner Tewari left meeting due to conflict of interest.

Presentation was given by Principal Planner Kearns with applicant present.

Commissioners asked clarifying questions including:

- Page 30, PW-40, wanted to clarify on sidewalk

Associate Engineer Lozano responded to Commissioner questions.

Commissioner Enault opened the Public Hearing

George Guynn commented the material that goes with item doesn't seem clear with the difference between a small spill or a large spill. Commented cement isn't going to allow oil to seep into soil.

Steve Olry asked what is the projected revenue for the city and what is the obligated cost for the project? Does the city have to provide anything or is it on developer?

Applicant and Staff responded to public comments/questions.

Commissioner Enault closed the Public Hearing

Commissioner Enault opened the meeting for any comments from commissioners on this project

Commissioners commented on the project and asked clarifying questions.

Public Works Director Vue and Applicant Todd Abbott, Take 5 Oil Change Franchisee, responded to comments and questions.

Principal Planner Kearns asked for clarification on the tubular steel fence.

Commission Adams asked for the motion to include any adjustments being proposed to the Conditions?

Development Services Director Bermudez recommended:

- Metal fence – amend PW Condition 42 to ensure it states it is tubular steel.
- Check valves and trash enclosure – add condition to ensure that both of those are called out specifically to have some form of vegetation. Will create a new condition for that.
- Lighting – create a condition that essentially states that lighting for the parking lot and all lighting in general will be controlled and abide to the California Building Code.

This allows us to have more conversation about trees in the future and would not be a condition of approval

Commissioner Adams moved to approve with recommendations stated from Development Services Director Bermudez. Commissioner Pooni seconded motion. Motion carried by the following roll call vote.

AYES: Commissioners: Enault, Pooni, Adams

ABSENT: Commissioners Borja, Tewari (due to conflict of interest)

REPORTS: (Informational items only)

Commissioner Tewari rejoined the meeting.

5. a. Commission Members -No Reports
- b. Commission Chairperson – No Reports

ADJOURNMENT

There being no further business the meeting was adjourned 8:00 p.m.

Donna Pock, CMC
Deputy City Clerk



Planning Commission Agenda Report

June 28, 2022

<p>DATE: June 28, 2022</p> <p>TO: PLANNING COMMISSION</p> <p>FROM: Jim Bermudez, Development Services Director</p> <p>RE: Lotz Residential Development – Public Hearing to Consider the development of Sixteen (16) Single Family Residences fronting Lotz Way between Civic Center Boulevard and Alder Street (APN: 0032-042-300, 360, 440, 460, 480, 500, 520, 540, 560, 580, 600, 680)</p>	Files:
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SUMMARY

Recommendation: Staff recommends that the Planning Commission adopt Resolution PC 22-____ Finding that the Lotz Residential project is exempt from further environmental review pursuant to Section 15332 Class 32 (In-Fill Development Projects) Categorical Exemption and finding that the Exemption reflects the independent judgement of the City as lead agency under California Environmental Quality Act (CEQA); and approve the Lotz Residential Development project consistent with all plans and exhibits provided as the Lotz Residential Development (Exhibit A), Tentative Subdivision Map (Exhibit B) and subject to the Conditions of Approval (Exhibit C) (Assessor Parcel Number 0032-042-300, 360, 440, 460, 480, 500, 520, 540, 560, 580, 600, AND 680).

Proposed Motion: I move that the Planning Commission adopt Resolution PC 22-____ finding that the Lotz Residential project is exempt from further environmental review pursuant to Section 15332 Class 32 (In-Fill Development Projects) Categorical Exemption and finding that the Exemption reflects the independent judgement of the City as lead agency under CEQA; and approve the Lotz Residential Development project consistent with all plans and exhibits provided as the Lotz Residential Development (Exhibit A), Tentative Subdivision Map (Exhibit B) and subject to the Conditions of Approval (Exhibit C).

OWNER/APPLICANT

Ashria, LLC
 Camran Nojoomi
 9700 Village Center Drive, Suite 120
 Granite Bay, CA 95746

BACKGROUND

The proposed project site is located in the Waterfront District Specific Plan (WDSP) area on the north side of Lotz Way between Civic Center Boulevard and Alder Street. Detailed planning for this area began with the adoption of the Downtown Waterfront Specific Plan in 1983. The Specific Plan implemented policies of the 1979 Suisun City General Plan, which called for special treatment of

the historic downtown and waterfront through the preparation and adoption of a Specific Plan for Old Town and the waterfront.

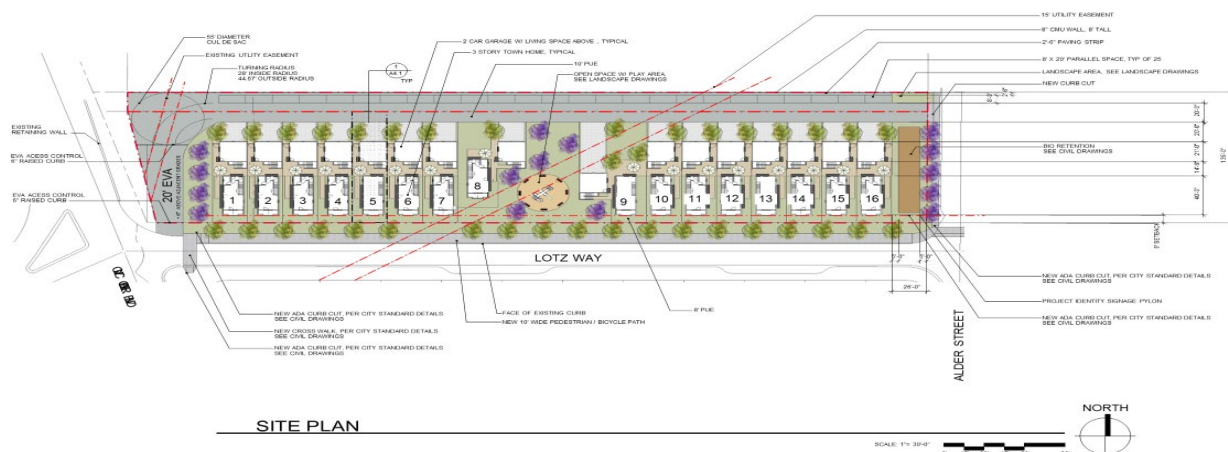
In 2015, the City Council adopted a comprehensively revised General Plan. The 2035 General Plan provides updated policy guidelines for urban development's overall character, location, preservation, natural resource conservation, economic development, transportation, safety, public facilities and services, and housing. Subsequently, following the approval of the General Plan, the WDSP was updated in 2016 through funding from the Solano Transportation Authority (STA). A key takeaway of the WDSP update was to continue identifying specific areas of the plan as Priority Development Areas (PDA).

PDAs are opportunity areas in the Bay Area, locally adopted by cities or counties to facilitate growth and infill development near fixed transportation facilities. PDAs are designed to provide housing, community amenities, and services for residents in a pedestrian-friendly environment. Along with the concept of PDAs, the WDSP offers a vision to strategically develop vacant and underutilized infill land throughout the city. The proposed Lotz Residential project is located within a PDA. Therefore, the objective and vision of the developer are to set out and develop a vacant and underutilized parcel while following the objectives of the PDA.

Project Description

The proposed project consists of sixteen (16) single-family lots and a bio-retention lot on 1.58 acres (Figure 1 – Site Plan). The single-family residences are three-story with a detached garage structure and a second floor that could be used as a living space. The primary residence totals 2,186 square feet of habitable space, and the two-car garage second floor consists of 441 square feet of livable space. Each home will have 670 square feet to use as a private yard.

(Figure 1 – Site Plan)



Access to the infill site will be from a new 30-foot alley connecting to Alder Street. The public alley will include 25 parallel parking spaces and allow emergency vehicular access from Alder Street and Lotz Way. The project proposes significant landscaping at the intersection of Civic Center Boulevard and Lotz Way. All public improvements within the subdivision will be

maintained via the formation of a Maintenance District. A bioretention basin system on the project site will capture runoff water from the project, gutters, and underground stormwater lines. A City of Vallejo water main easement crosses the center of the project site, and to not interfere with the water main, a public pocket park will be placed in the center of the project site. Due to the easement, the single-family lots adjacent to the park will have a modified layout. The project will be constructing a new pedestrian and bicycle path along Lotz Way.

DISCUSSION/ANALYSIS

Entitlements requested for the proposed project include a Tentative Subdivision Map (TSM) and Site Plan/Architectural Review. The project would retain its current zoning designation of Residential Medium Density (RMD) as established under the WDSP, and the Site Plan/Architectural Review would further define the qualities and character of the project.

In addition to the Site Plan/Architectural Review, the applicant is also seeking approval of a TSM. The map divides land into individual residential lots, street right of way, and public facilities (park and water quality basins). Exhibits associated with the TSM include the subdivision map itself, a Preliminary Grading Plan, a Preliminary Utility Plan, and a Storm Water Control Plan. Detailed Conditions of Approval have been prepared to guide the project through the process of Final Map recordation and ultimate construction. They are provided in Exhibit C of the attached resolution.

General Plan / Waterfront District Specific Plan

This section includes a general discussion of the project's adherence to all applicable local requirements, specifically, the General Plan, WDSP, and Zoning Code. The General Plan guidance for the project site is relatively limited. The General Plan and the WDSP identify the land use designation of the site as Residential Medium Density (RMD). The RMD designates areas for a wide variety of residential development between 12.1-20 dwelling units per gross acre, including detached and attached single-family and multifamily dwellings and secondary dwelling units. The gross density calculation for the proposed project is 20 du per acre. This calculation factors the primary residence and the living space above the garage. The proposed project is consistent with the General Plan and Waterfront District Specific Plan land use designation. In addition, the following General Plan/Specific Plan principles and policies apply to the project:

- *Strategically develop vacant, underutilized, and infill land throughout the City and especially in the downtown.*
- *Strategically develop the Priority Development Area to provide convenient, attractive housing, shopping services, and employment in the downtown neighborhood.*
- *Provide transportation alternatives to the automobile, especially capitalizing on the location of the train station.*

The site is located in a PDA area, and one objective is to facilitate growth on infill development sites near transit centers. The project site is in a more than ideal location to utilize and meet the objectives of the PDA, given the proximity and the walking distance to the Train Depot. Providing future residents an opportunity to utilize alternative transportation achieves one of the objectives of a PDA. Based upon the above analysis and evidence, staff has determined that the proposed project is consistent with the goals, objectives, and policies of the General Plan and WDSP.

Tentative Subdivision Map

The applicant requests approval of a Tentative Subdivision Map that subdivides the 1.58-acre parcel into seventeen (17) properties. This action creates sixteen (16) single-family residential lots and a bio-retention lot. The primary residential parcel size is 2,698 square feet, with two larger parcels totaling 3,646 and 4,623 square feet. These two larger residential parcels are sized to avoid impacts on an existing City of Vallejo water line easement. The bio-retention lot totals 2,732 square feet. The Zoning Code and the California Subdivision Map Act require that findings be made to approve a Tentative Subdivision Map. The necessary findings are listed below in italicized bold print and are followed by an evaluation of the map concerning each finding. The Planning Commission shall deny approval of a map if it makes any of the following findings:

- A. ***That the map design or improvement of the proposed division is not consistent with applicable general and specific plans or this code. A land division is not so consistent unless it is compatible with the objectives, policies, general land uses and programs specified in such a plan. A report as to conformity to the general plan, which is required pursuant to Section 65402 of the Government Code as the result of a proposed division of land, may be included as part of and at the same time as the action taken by the planning commission on such division of land;***

Discussion: The proposed project is located within the WDSP, which includes vision statements and guiding principles for new development. Identified as a project within a PDA, the site's physical condition, project density, and proximity to the Train Depot are consistent with the objective, policies, and general land use principles within the WDSP. Furthermore, the Planning Commission must find that the subdivision map and its design conform to all applicable requirements of Title 17 and 18 of the Suisun Municipal Code. As supported by the Conditions of Approval and this staff report, the proposed subdivision map and its design conform with the requirements of Title 17 and 18 of the Suisun City Municipal Code and the Suisun City General Plan and WDSP.

- B. ***That the site is not physically suitable for the type of development proposed;***

Discussion: The project site is located within the WDSP area and is a vacant infill lot. Based on the standards, goals, and policies established in the WDSP, the infill site is suitable for medium-density single-family residential development. The site is currently vacant, and the proposed subdivision will ensure the building pad height complies with the FEMA Flood Zone standards by adding fill material. This would bring the residences to a proper flood zone elevation. The site includes the construction of a public alley to act as the primary access for residents and the public. Additionally, the alley will serve as an emergency vehicle access under emergency conditions. City public utility services will be constructed onsite, located within the alley, and service connections will occur by utilizing existing public utility services on Lotz Way and Alder Street. After careful planning and creative design solutions, the development of the infill site is suitable for the type of development proposed.

- C. ***That the site is not physically suitable for the proposed density of development;***

Discussion: The site totals 1.58 acres and is considered an infill site. The WDSP identifies the site as RMD, which provides for a wide variety of residential development between 12.1-20 dwelling units per gross acre. As previously stated, the PDA encourages a higher density when project areas are near transit. The proposed project density is 20 du. acre includes the primary residence and the living space units above the garage. The proposed residential lots meet the lot standards per the WDSP, and the site complies with the minimum parcel size and complies with the maximum density for the applicable zone. Infill development refers to the construction of buildings or other facilities on underutilized land located within an existing urban—or otherwise developed—area. This type of development is meant to encourage density and accommodate environmentally sustainable urban growth by using existing utility and transportation infrastructure. The site is suitable for the proposed density of development.

- D. *That the design of the division or the type of improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat and cause serious public health problems;***

Discussion: The creation of 17 lots and the infrastructure to serve the proposed residences will result in minimal environmental damage consisting of grubbing and clearing of the site, such as removing weeds and grading soil, including adding fill to the site. The project site is an infill development project surrounded by residences to the north and south of the site. The development of the project site will not result in any danger to fish, wildlife, or habitat and is suitable for residential development.

- E. *That the design of the division or the type of improvements will conflict with easements of record or established by judgment, acquired by the public at large for access through or use of property within the proposed division. The planning commission or city council may approve a map if it finds that alternate easements and improvements thereon, for access or for use, have been provided, and that these will be substantially equivalent to one previously acquired by the public;***

Discussion: Development of the site will require necessary public improvements such as water, sewer, and storm drain. The City has been in contact with Solano Irrigation District to ensure infrastructure meets their standards. A 30-inch City of Vallejo main water bisects the project site between Lots 8 and 9, and staff and the applicant have been in discussions with the City of Vallejo to avoid impacts on the water line. The applicant completed potholing to verify the water line depths to establish the appropriate foundation depths during construction. The agency approved the play area's placement with the condition that maintenance and construction could result in the removal of play equipment. Per the easement provisions, the agency would be required to replace any construction damage at their expense.

- F. *That the design and proposed improvements of the division are inconsistent with local guidelines relating to implementation of the California Environmental Quality Act of 1970;***

Discussion: The proposed residential project must comply with the California Environmental Quality Act (CEQA). Based on CEQA Guidelines, the proposed project is exempt from further

environmental review according to Section 15332 Class 32 (In-Fill Development Projects) Categorical Exemption. The staff did not identify any significant environmental impacts associated with the development of the project site as an infill residential development.

G. *That the design of the division or the proposed improvements is likely to cause substantial damage to a known site of historical or archaeological significance;*

Discussion: The WDSP approval included adopting a Draft Environmental Impact Report (DEIR). The analysis within DEIR included evaluating cultural resources consisting of tribal consultations and a review of historical records. Based on the findings of the cultural research, the project site is not a known site of historical or archaeological significance. While this information is sensitive, the developer, per Conditions of Approval, would follow appropriate protocols should construction artifacts are unearthed.

H. *That waste discharged from the land division would result in violation of existing requirements of the California Regional Water Quality Board;*

Discussion: The proposed project will consist of site construction activity when creating individual lots. As stated in the Condition of Approval, the applicant must follow all stormwater and water quality requirements during the creation of the lots and construction.

I. *If the division fronts on a public waterway, river or stream, that it does not provide or have available, reasonable public access by fee or easement from a public street to that portion of the bank of the waterway bordering or lying within the proposed division; or that it does not provide for dedication of a public easement along a portion of the bank of the waterway bordering or lying within the division; provided that disapproval of the map is not required if reasonable public access is found to be available within a reasonable distance from the division and such finding is set forth on the face of a tentative map or final map.*

Discussion: The proposed infill development does not front a public waterway, river, or stream. The site is suitable for residential development.

Site Plan and Architectural Review

A Site Plan and Architectural Review are required to ensure that the function, character, and appearance of the physical environment are consistent with the goals, objectives, policies, and standards of the WDSP. When reviewing project plans, the Planning Commission shall refer to the WDSP development standards and guidelines. Standards are specific and measured and must be followed. Conversely, guidelines are design principles that are generally expected to be followed unless an applicant can demonstrate an alternative that would still accomplish the intent of the guidelines to the same degree or better.

The proposed project consists of 16 single-family homes. Each home is three stories and includes a detached two-car garage with an upstairs living space. The project site is zoned Residential Medium Density (RMD), which provides established residential development standards.

WDSP Residential Medium Density Development Standards
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	Required	Proposed
Lot Coverage	80% max	Lot 8 - 28%, Lot 9 - 25% Lots 1-7, 10-16 – 43%
Density	10-20 du. acre	20 du. acre
Lot Area	1,500 sf min	2,678 sf
Lot Width	25 feet min	26 feet
Lot Depth	55 feet min	103 feet
Front Setback	5 feet-min15 feet max	10 feet
Side Setback	5 feet min/15min (three story)	
Rear Setback	5 feet min	22 feet
Height Limit	35 feet max	33 feet

The site is considered an infill site in the WDSP, but the plan falls short of specific design standards for infill development. Although staff sees this as an infill site, applying the RMD standards can create challenges and conflicts when using medium-density design principles. As demonstrated in the above screening, the applicant has achieved the standards for a conventional residential development project while designing and infill development project.

The applicant proposes a three-story structure. The WDSP standards call for a side setback of 15 feet when the primary structure is three-story. The proposed project proposes minimum side setbacks of 3.0 and 7.5 feet. The applicant's proposal for reduced side setbacks is an alternative development standard considered a minor amendment per the WDSP. The Development Services Administrator (Director) approves minor amendments. Given the circumstances, the Director has determined the reduced side setback is suitable for the type of development. Reductions from this standard are not uncommon for infill projects. While the applicant has made great strides to achieve medium density principles while designing an infill project, the characteristics of the lot, vacant and narrow, are driving the type of design. While the intent of the development standard of five and fifteen feet between structures seems rational for medium-density projects, it is unreasonable when applying the standard to infill development. When assessing the intent of the 15-foot side setback, it appears this standard is more applicable when new development is adjacent to existing residences where creating a buffer is critical for privacy. In this particular instance, the existing context is a vacant lot in which all structures are designed in the same manner and consistently, where limited privacy and a smaller buffer between units are standard, and future new neighbors accept this design principle.

Circulation and Parking

A 30-foot public alley with a 55-foot diameter turnaround and Emergency Vehicle Access (EVA) that connects to Alder Street is the direct access to the proposed infill project (Figure 2 – Parking and Circulation). The 30-foot wide alley consists of a 20-foot wide travel lane, 8 feet wide parallel parking spaces, and a 2-foot planter area. When evaluating whether the alley would connect to Lotz Way at the intersection of Civic Center Boulevard and Lotz Way, Public Works determined that egress at this intersection conflicted with the existing four-way stop. This scenario created a five-way stop condition which proved to be a safety concern. Due to this condition, the project added the turnaround for travelers and service vehicles. The Fire Department also requested full access to the front and back of structures. Given the described

condition, a design solution was created by creating an EVA connector to the alleyway. The EVA will include an acceptable drivable raised curb to prohibit vehicular access for non-emergency vehicles. The EVA area will have appropriate signage prohibiting the use of the area.

(Figure 2 – Parking and Circulation)



The project includes 25 parallel public parking spaces within the public alley and additional parking in garages and driveway areas. Total parking for the proposed infill development, when factoring two parking spaces in the garage and two parking spaces in the driveway area (16 lots/4 spaces) and including public parking, totals 89 parking spaces. The standards in the WDSP require that residential projects include one covered and uncovered parking space. The residential standards do not require guest parking. Balancing the need for additional street parking and an existing no-parking condition on the north side of Lotz Way, the applicant designed the alley to provide 25 parking spaces. The proposed infill project satisfies the parking requirement with four parking spaces available on each residential lot.

Landscaping

While the WDSP seeks a community design approach, the plan lightly touches on the importance of landscaping for new development. Since the proposed project is an infill site located and surrounded by a built environment, the importance of blending and complementing the existing context of the surrounding neighborhood is critical. The landscape plans prepared for the project are conceptual and will be subject to refinement as project improvement plans are ready. While some refinement is anticipated, the preliminary plan establishes a high standard of quality for landscaping that will enhance the project and contribute to an overall improvement of the surrounding neighborhood. The proposed landscaping for the project is categorized as private and public, depending on the ultimate responsible party for the ongoing care. Areas located within the individual lots will be landscaped and maintained by the private property owners, and locations outside the private lots will be supported by the City through the Facilities District.

More specifically, each lot in the front will be landscaped and have fruitless Olive trees present. Shrub planning around the homes will feature a variety of complimenting plants such as Crimson Spot Rockrose, Fortnight Lily, Trailing Lantana, English Lavender, Heavenly Bamboo, African Daisy, and Rosemary. Trees will be planted along the bike/pedestrian path, leaving intervals open for fire department access. The Public utility easement that runs through the pocket park will have no tree plantings. The bioretention basin will have Yarrow, Sedge, and Deer Grass plants.

Architectural Character Colors and Materials:

The WDSP states that new residential neighborhoods should reflect elements of historic residential styles in modern context. New develop should maintain compatibility in building layout, height, scale, and massing with existing residential development. Garages should be tucked back into the house with limited exposure on the street or placed at the rear of the lot when alleys are part of the project.

The architecture of the project is inspired by the architectural heritage of the Old Town and surrounding neighborhoods. The primary material for the exterior siding of the homes will be cement plaster painted in colors that are harmonious with the existing houses. The colors used within this project are natural tones and blend well with the surrounding environment. Double glazed windows will feature painted wood trimming around the exterior and roofing material will be charcoal asphalt shingles. The colors and some of the architectural features; roof pitch, brackets, bays, railing style, exterior materials were borrowed from the homes across the street which are more classic California “craftsman” bungalow.

As for the pop out / articulation there are bays on both the front and the side as well as recessed balconies creating articulation. Permeable pavers will be installed in the courtyard in place between the detached garage and home, pavers allow stormwater management by reducing runoff volume and rate, filtering pollutants, and keeping water on site. Utilizing the alley access, the placement of the garages is at the rear of the lots.

CEQA REVIEW

The project qualifies for the Class 32 In-fill Development Project exemption of the California Environmental Quality Act. Categorical exemptions are classes of projects determined by the State Resources Agency to generally not significantly affect the environment. A categorical exemption exempts a project from having to prepare an initial study or an environmental impact report.

A Class 32 exemption is provided for in-fill development projects that:

- **Are consistent with the General Plan and zoning regulations.**
The project is consistent with the Waterfront District Specific Plan land use designation, and zoning regulations.
- **On a site of 5 acres or less within City limits, substantially surrounded by urban uses.**
The project site is 1.58 acres in a developed neighborhood and is surrounded by residential and urban uses.
- **On a site that has no value as habitat for endangered, rare, or threatened species.** The project site is vacant and has no known habitat.

- **Will not result in significant impacts relating to traffic, noise, air quality, or water quality.**
Infill housing will not have significant noise, air quality or water quality impact on a neighborhood. During construction, the project will be required to adhere to all City ordinances regarding noise. For traffic, the Public Works Transportation Division determined the project did not meet thresholds for requiring traffic analysis based on the anticipated trips per day.
- **The site can adequately be served by all required utilities and public services.**
The project satisfies this criteria because of its infill location, utilities and public services exist in the area. The project conducted the necessary studies to indicate water, sewer, electrical, gas, and other services would be adequately provided for the development.

The City Council, by Resolution No. 2015-46, which became effective on May 8, 2015, certified an Environmental Impact Report (EIR) for the City of Suisun City General Plan. On November 11, 2016, the City Council adopted the WDSP and certified the EIR. The WDSP designates the project site as Residential Medium Density (RMD). No new potential impacts related to the project have been identified that would necessitate further environmental review beyond the effects and issues already disclosed and analyzed in the WDSP EIR. Existing development surrounds the proposed project within an urban area of the City. No increase in development density beyond what the WDSP anticipated for the project site occurs. No other circumstances exist that would create a reasonable possibility that the proposed project will significantly affect the environment. Therefore, the proposed project qualifies for the exemption. No additional information has been provided that would change the staff's recommendation that the project qualifies for the Class 32 infill exemption.

NEXT STEPS

The Planning Commission is the approving body for the project's entitlements. Once the Planning Commission has taken action, there is a 10-day appeal period. If an appeal has been filed, the City Council must hear the appeal within 60 days of its filing. Alternatively, a Call for Review (per Section 18.84.060) can be filed by two Councilmembers within 10-days of the Commission's decision. Again, the City Council would need to take action within 60 days of its filing.

PUBLIC CONTACT

The agenda was posted on the Suisun City website and the Daily Republic. 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

External

- City Website <https://www.suisun.com/planning-commission/>
- Applicant - Ashria, LLC, Camran Nojoomi

ATTACHMENTS

1. Resolution PC22-___; A Resolution of the City of Suisun City Planning Commission Finding that the Lotz Residential Project is Exempt from Further Environmental Review Pursuant to Section 15332 Class 32 (In-Fill Development Projects) Categorical Exemption and finding that the Exemption Reflects the Independent Judgement of the City as Lead Agency under California Environmental Quality Act (CEQA); and Approve the Lotz Residential Development Project Consistent with all Plans and Exhibits Provided as the Lotz Residential Development (Exhibit A), Tentative Subdivision Map (Exhibit B) and Subject to the Conditions of Approval (Exhibit C) (Assessor Parcel Number 0032-042-300, 360, 440, 460, 480, 500, 520, 540, 560, 580, 600, AND 680).

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RESOLUTION NO. PC 22-__

A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION FINDING THAT THE LOTZ RESIDENTIAL PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15332 CLASS 32 (IN-FILL DEVELOPMENT PROJECTS) CATEGORICAL EXEMPTION AND FINDING THAT THE EXEMPTION REFLECTS THE INDEPENDENT JUDGEMENT OF THE CITY AS LEAD AGENCY UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AND APPROVE THE LOTZ RESIDENTIAL DEVELOPMENT PROJECT CONSISTENT WITH ALL PLANS AND EXHIBITS PROVIDED AS THE LOTZ RESIDENTIAL DEVELOPMENT (EXHIBIT A), TENTATIVE SUBDIVISION MAP (EXHIBIT B) AND SUBJECT TO THE CONDITIONS OF APPROVAL (EXHIBIT C). (ASSESSOR PARCEL NUMBER 0032-042-300, 360, 440, 460, 480, 500, 520, 540, 560, 580, 600, 680)

WHEREAS, Ashria, LLC. (hereinafter referred to as Applicant) filed an application with the City of Suisun City for a 17 lot Tentative Subdivision Map and Site Plan/Architectural Review for the Lotz Residential Development (hereinafter referred to as Project) located in the Waterfront District Specific Plan (WDSP) area on the north side of Lotz Way between Civic Center Boulevard and Alder Street (Assessor's Parcel Number: 0032-042-300, 360, 440, 460, 480, 500, 520, 540, 560, 580, 600, and 680); and

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this development plan and tentative subdivision map; and

WHEREAS, the Planning Commission is required to review and make a recommendation to the City Council for final action on this Project; and

WHEREAS, the Planning Commission of the City of Suisun City did conduct on June 28, 2022 a properly noticed public hearing pursuant to Government Code Section 65090 and has considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY does hereby make the following findings and approvals.

- A. The Planning Commission determine that the Project has been adequately analyzed under the provisions of the California Environmental Quality Act (CEQA) and that no further review of the Project under CEQA is required or appropriate.

Finding. The Project is exempt from further environmental review pursuant to Section 15332 Class 32 (In-Fill Development Projects). Categorical exemptions are classes of projects determined by the State Resources Agency to generally not significantly affect the environment. A categorical exemption exempts a project from having to prepare an initial study or an environmental impact report.

A Class 32 exemption is provided for in-fill development projects that:

- **Are consistent with the General Plan and zoning regulations.**
The project is consistent with the Waterfront District Specific Plan land use designation, and zoning regulations.
 - **On a site of 5 acres or less within City limits, substantially surrounded by urban uses.**
The project site is 1.58 acres in a developed neighborhood and is surrounded by residential and urban uses.
 - **On a site that has no value as habitat for endangered, rare, or threatened species.** The project site is vacant and has no known habitat.
 - **Will not result in significant impacts relating to traffic, noise, air quality, or water quality.**
Infill housing will not have significant noise, air quality or water quality impact on a neighborhood. During construction, the project will be required to adhere to all City ordinances regarding noise. For traffic, the Public Works Transportation Division determined the project did not meet thresholds for requiring traffic analysis based on the anticipated trips per day.
 - **The site can adequately be served by all required utilities and public services.**
The project satisfies this criteria because of its infill location, utilities and public services exist in the area. The project conducted the necessary studies to indicate water, sewer, electrical, gas, and other services would be adequately provided for the development. The proposed Project is consistent with the policies, development standards and designations of the General Plan and the Waterfront District Specific Plan (WDSP). An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046). Analysis of the Project has determined that: the Project would not result in any new potentially significant impacts that were not discussed in the General Plan EIR; no aspects peculiar to the project or the parcel would result in new effects; and, the Project would not substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.
- B. The Planning Commission approve, based on compliance with all applicable development standards of Title 17 and 18, the Lotz Residential Development Site Plan/Architectural Review, as depicted on plans and exhibits provided as Exhibit A of this Resolution and subject to Conditions of Approval provided as Exhibit C of this Resolution.
- C. The Planning Commission, based on the following findings, approve the Lotz Residential Development Tentative Subdivision Map, as depicted on plans and exhibits provided as Exhibit B of this Resolution and subject to Conditions of Approval provided as Exhibit C of this Resolution.

Findings:

- 1) That the map design or improvement of the proposed division is not consistent with applicable general and specific plans or this code. A land division is not so consistent unless it is compatible with the objectives, policies, general land uses and programs specified in such a plan. A report as to conformity to the general plan, which is required pursuant to Section 65402 of the Government Code as the result

of a proposed division of land, may be included as part of and at the same time as the action taken by the planning commission on such division of land.

- 2) That the site is not physically suitable for the type of development proposed.
- 3) That the site is not physically suitable for the proposed density of development.
- 4) That the design of the division or the type of improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat and cause serious public health problems.
- 5) That the design of the division or the type of improvements will conflict with easements of record or established by judgment, acquired by the public at large for access through or use of property within the proposed division. The planning commission or city council may approve a map if it finds that alternate easements and improvements thereon, for access or for use, have been provided, and that these will be substantially equivalent to one previously acquired by the public.
- 6) That the design and proposed improvements of the division are inconsistent with local guidelines relating to implementation of the California Environmental Quality Act of 1970.
- 7) That the design of the division or the proposed improvements is likely to cause substantial damage to a known site of historical or archaeological significance.
- 8) That waste discharged from the land division would result in violation of existing requirements of the California Regional Water Quality Board.
- 9) If the division fronts on a public waterway, river or stream, that it does not provide or have available, reasonable public access by fee or easement from a public street to that portion of the bank of the waterway bordering or lying within the proposed division; or that it does not provide for dedication of a public easement along a portion of the bank of the waterway bordering or lying within the division; provided that disapproval of the map is not required if reasonable public access is found to be available within a reasonable distance from the division and such finding is set forth on the face of a tentative map or final map.

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 28th day of June 2022.

Donna Pock
Commission Secretary

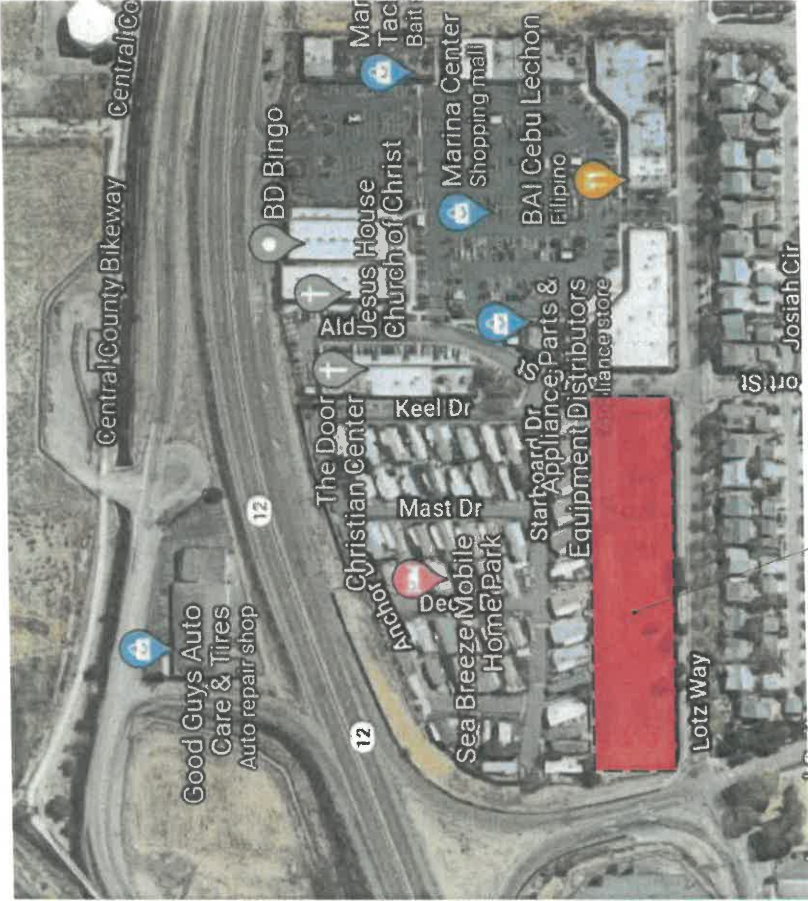
Exhibit A: Site Plan/Architectural Review Exhibits

- Cover Sheet
- Site Plan
- Renders
- Floor Plans – Typical Residence
- Exterior Elevations
- Preliminary Landscape Plan

Exhibit B: Tentative Subdivision Map Exhibits

- Tentative Subdivision Map
- Preliminary Grading Plan
- Preliminary Utility Plan
- Water Quality Control Plan
- Grading Sections

Exhibit C: Lotz Residential Development Conditions of Approval



SITE

PROJECT TEAM	PLANNING INFORMATION	PROJECT DESCRIPTION	DRAWING INDEX
<p><u>PROJECT SPONSOR:</u></p> <p>ASHRIA, LLC 9700 VILLAGE CENTER DRIVE, SUITE 120 GRANITE BAY, CA 95764 CAMRAN NOJOMI 916-740-1276</p> <p><u>RECORD ARCHITECT:</u></p> <p>ACE DESIGN, LLC 1024 IRON POINT ROAD, FOLSOM, CA 95630 702-429-7355 JASPAL SINGH SIDHU, P.E. PRINCIPAL</p> <p><u>CIVIL ENGINEERING</u></p> <p>ACE DESIGN, LLC 1024 IRON POINT ROAD, FOLSOM, CA 95630 702-429-7355 JASPAL SINGH SIDHU, P.E. PRINCIPAL</p> <p><u>DESIGN ARCHITECT:</u></p> <p>STUDIO FCF 1164 CRESCENTA COURT LAFAYETTE, CA 94549 F. CLAY FRY 925-765-2876 CLAYFRY @STUDIOFCF.COM</p> <p><u>CONTRACTOR:</u></p> <p>SWANK CONSTRUCTION, INC. 222 BELLA VISTA ROAD VACAVILLE, CA 95687 707-446-8808 JACK SWANK, VICE PRESIDENT OF OPERATIONS</p> <p><u>GEOTECHNICAL ENGINEER:</u></p> <p>MTI DBA KC ENGINEERING CO. CENTRAL CALIFORNIA/BAY AREA: 865 COTTING LANE, SUITE A VACAVILLE, CA 95688 (707) 447-4025 DAVID CYMANSKI, G.E.</p> <p><u>LANDSCAPE ARCHITECT:</u></p> <p>MSLA LANDSCAPE ARCHITECTURE 306 CANYON FALLS DRIVE FOLSOM, CA 95630 916-989-372 MICHAEL SHULAR</p>	<p>ZONING: RM MEDIUM DENSITY</p> <p>MINIMUM LOT SIZE: 1,800 SQ FT</p> <p>OVERALL SITE 68,651 SQ FT</p> <p>68,651 / 1,800 = 38 DU</p> <p>16 SINGLE FAMILY HOMES PROPOSED</p> <p>LOTS AT 2,698 SQ FT EACH</p> <p>MAXIMUM LOT COVERAGE: 80%</p> <p>40% PROPOSED</p> <p>MINIMUM LOT WIDTH: 25'</p> <p>26' PROPOSED</p> <p>MINIMUM LOT DEPTH: 55'</p> <p>103'-9" PROPOSED</p> <p>FRONT SET BACK: 10' MIN</p> <p>8' PROPOSED W/ 8' PUE</p> <p>SIDE SET BACK: 0' MIN - 5' MAX</p> <p>3' & 7'-6" PROPOSED</p> <p>REAR SETBACK: 5'</p> <p>30' PROPOSED W/ 20' DRIVEWAYS & 10' PUE</p> <p>MAXIMUM HEIGHT: 35'</p> <p>33'-3" TO RIDGE LINE PROPOSED</p> <p>PRIVATE OPEN SPACE PROVIDED: 670 SQ FT PER RESIDENCE</p>	<p>THE PROJECT CONSISTS OF 16 INDIVIDUAL, RESIDENTIAL HOMES.</p> <p>EACH RESIDENCE IS A 3 STORY TOWNHOME WITH A DETACHED 2 CAR GARAGE AND CARRIAGE HOUSE.</p> <p>THERE ARE 25 ON SITE GUEST PARKING SPACES.</p> <p>A POCKET PARK W/ PLAY STRUCTURE SHALL BE DEVELOPED AT THE CENTER OF THE SITE.</p> <p>A NEW PEDSTRIAN BICYCLE AND LANDSCAPE PATH WILL BE DEVELOPED ALONG LOTZ.</p>	<p>ARCHITECTURAL</p> <p>A0.1 - COVER SHEET A1.1 - SITE PLAN A1.2 - RENDERERS A2.1 - FLOOR PLAN TYPICAL RESIDENCE A3.1 - EXTERIOR ELEVATIONS A3.2 - EXTERIOR ELEVATIONS A3.3 - EXTERIOR COLOR STUDIES</p> <p>LANDSCAPE</p> <p>P1 - PRELIMINARY LANDSCAPE PLAN</p> <p>CIVIL</p> <p>C1 - CONCEPTUAL GRADING PLAN C2 - CONCEPTUAL UTILITY PLAN C3 - WATER QUALITY CONTROL PLAN C4 - GRADING SECTIONS</p> <p>ELECTRICAL</p> <p>E1.1 - PHOTOMETRIC PLAN</p> <p>SURVEY</p> <p>1 - BOUNDARY AND TOPOGRAPHIC SURVEY</p> <p>DEDICATION EXHIBIT</p> <p>1 - DEDICATION EXHIBIT</p>





SITE PLAN



F. Clay Fry Architect Inc.
1164 Crescenta Court
Lafayette, CA 94549
925-765-2876

Ashria, LLC
9700 Village Center Dr.
Suite 120
Granite Bay, CA 95746
916 740 1276

16 DU: 2,627 GSF EACH

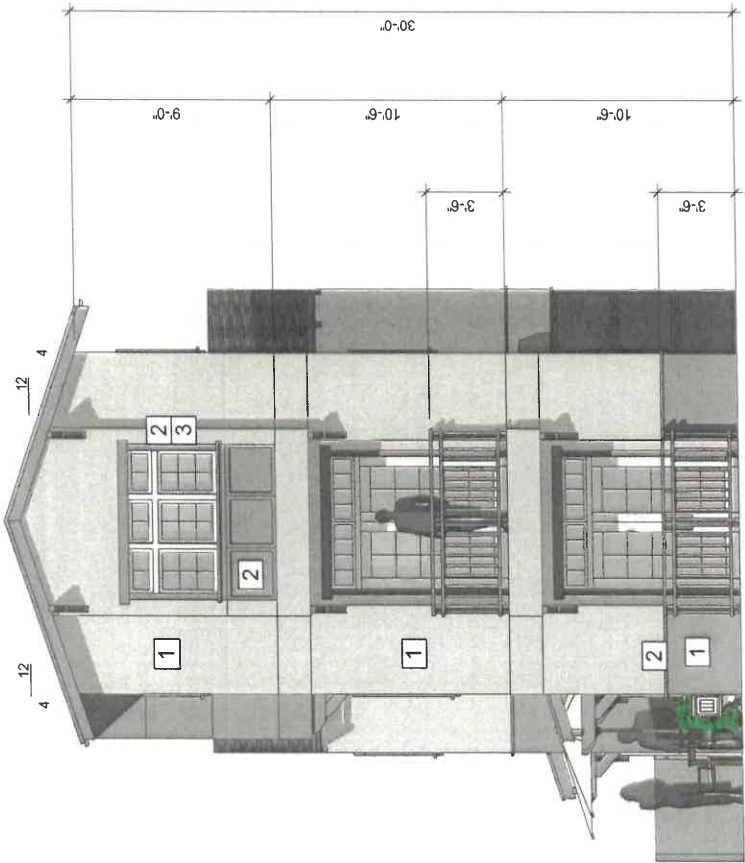
CITY SUBMITTAL:
FEBRUARY 17, 2022

CITY RE-SUBMITTAL:
APRIL 01, 2022

**FLOOR PLANS
TYPICAL
RESIDENCE**

ORIGINAL: 24 X 36





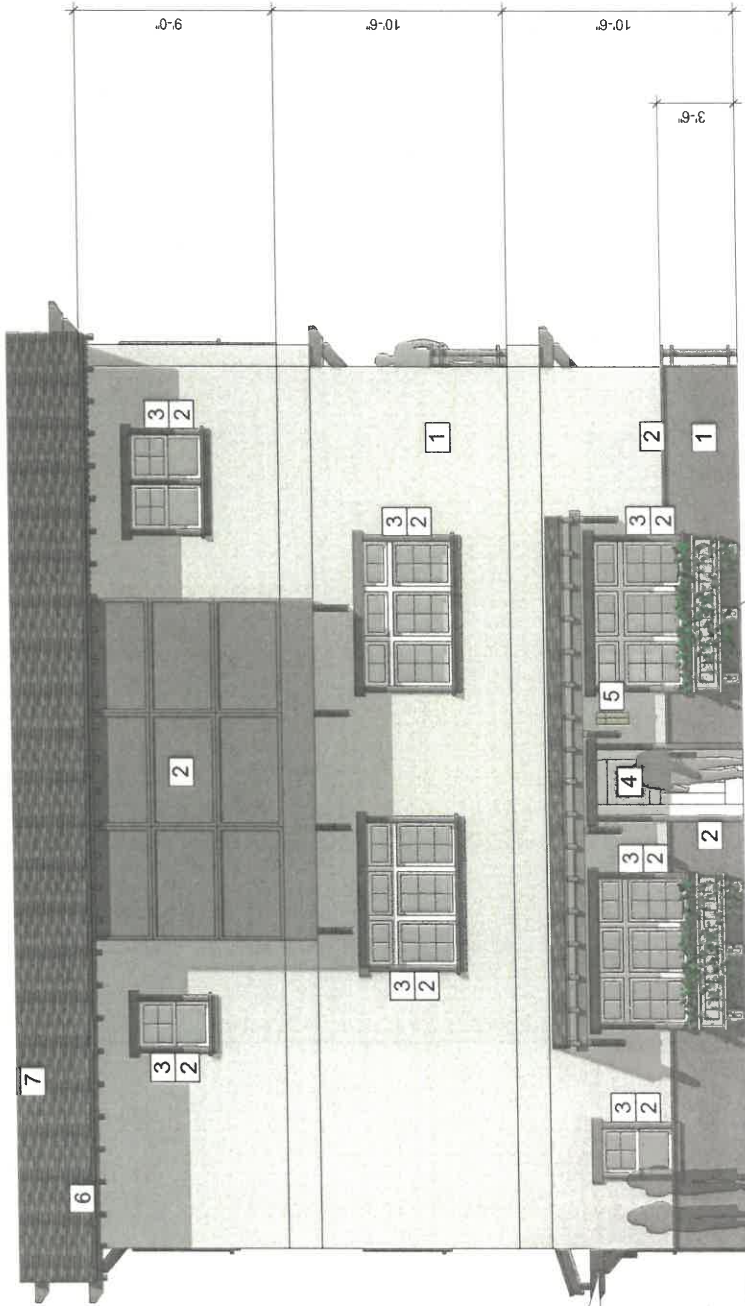
- 1 CEMENT PLASTER - PAINTED
- 2 WOOD - TRIM PAINTED
- 3 DOUBLE GLAZED WINDOWS - WHITE
- 4 SOLID CORE WOOD DOORS - PAINTED
- 5 SHIELDED DECORATIVE LIGHT FIXTURE
- 6 GUTTER AND RWL - PAINTED
- 7 ASPHALT SHINGLES - CHARCOAL

- KELLY MOORE
TRAIL DUST
HLS4273-2
- KELLY MOORE
RUSKIN BRONZE
HLS4221-5
- KELLY MOORE
DAISY WHITE
HLS4295-1

LOTZ ELEVATION

SCALE: 1/4" = 1'-0"

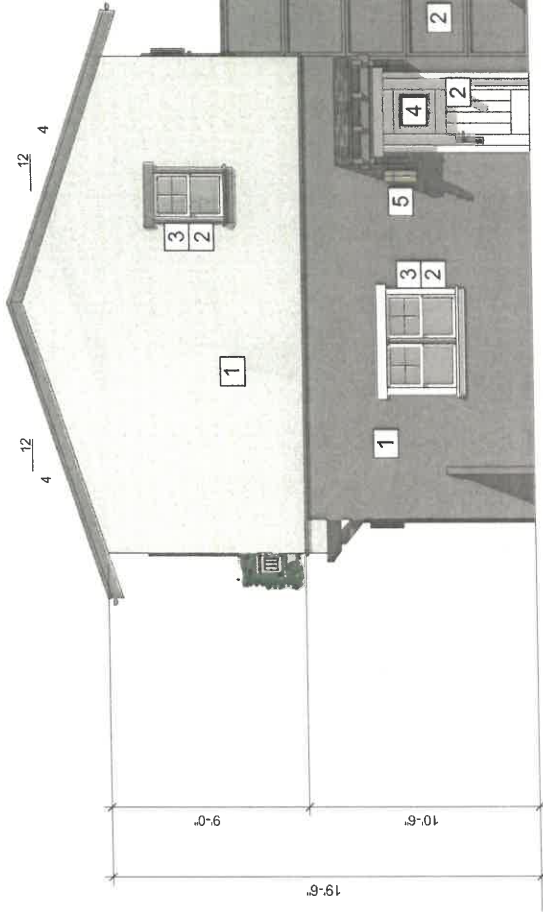
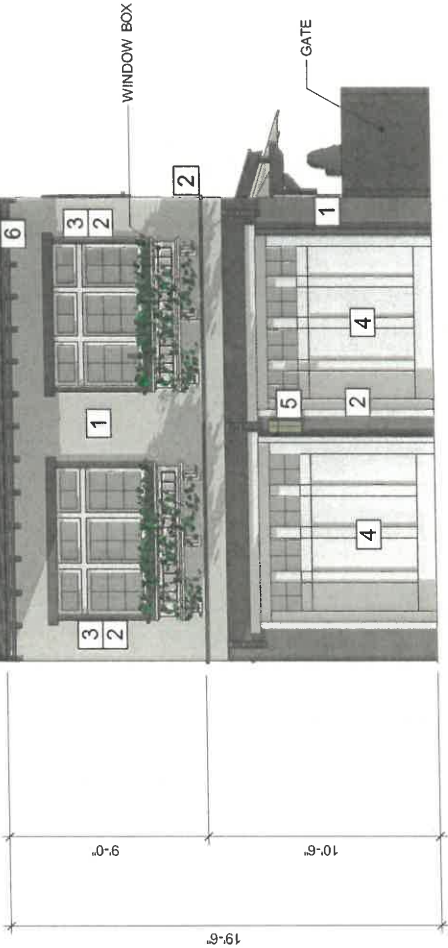
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ALLEY ELEVATION





LOTZ WAY COLOR STUDY

SCALE: 1" = 20'-0"

NOTE:

COLORS ARE "BORROWED" FROM OTHER
RESIDENCES IN THE NEIGHBORHOOD
PAINT WILL BE SELECTED FROM THE
KELLY MOORE HISTORIC LIFESTYLES COLOR PALETTE



EAST END ELEVATION ENLARGED

SCALE: 1/8" = 1'-0"

NOTE:

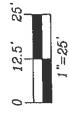
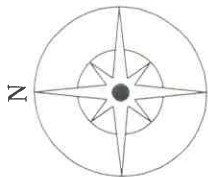
WEST END SIMILAR

A	KELLY MOORE BAKELITE HLS4303-2	KELLY MOORE TRAIL DUST HLS4273-2	KELLY MOORE TRAIL DUST HLS4273-2	KELLY MOORE GOULD GOLD HLS4240-3	KELLY MOORE FRONTIER SHIGLE HLS4272-5
B	KELLY MOORE GOULD GOLD HLS4240-3	KELLY MOORE RUSKIN BRONZE HLS4221-5	KELLY MOORE RUSKIN BRONZE HLS4221-5	KELLY MOORE DAISY WHITE HLS4295-1	KELLY MOORE RUSKIN BRONZE HLS4221-5
C	KELLY MOORE RUSKIN BRONZE HLS4221-5	KELLY MOORE DAISY WHITE HLS4295-1	KELLY MOORE DAISY WHITE HLS4295-1	KELLY MOORE DAISY WHITE HLS4295-1	KELLY MOORE DAISY WHITE HLS4295-1
D	KELLY MOORE DAISY WHITE HLS4295-1	KELLY MOORE DAISY WHITE HLS4295-1	KELLY MOORE DAISY WHITE HLS4295-1	KELLY MOORE DAISY WHITE HLS4295-1	KELLY MOORE DAISY WHITE HLS4295-1

TENTATIVE SUBDIVISION MAP
LOTZ WAY SUBDIVISION
SUISUN CITY, CALIFORNIA
Proposed Lot Layout

General Notes

- 1) The boundary and easement information shown hereon is based on the Preliminary Title Report issued by Placer Title Company as Order No.: P-519819 dated September 2, 2021.
- 2) The features shown hereon represent the conditions of the project site as observed during a field survey completed December 27-31, 2021 using conventional survey techniques.
- 3) Surface evidence of existing utilities is shown hereon, no attempt has been made to locate underground utilities.
- 4) Owner: City of Civic Redevelopment Agency
701 Civic Center Blvd.
Susan City CA 94585
- 5) Subdivider: Ashrio Holdings LLC
9700 Village Center Dr., Suite 120
Granite Bay CA 95746
- 6) Existing Zoning: Downtown Waterfront Specific Plan
- 7) Proposed Zoning: Downtown Waterfront Specific Plan
- 8) Existing use: Vacant land
- 9) Proposed Use: 16 proposed lots with 16 single family homes
Lot C - Pocket Park
Lot A - Bio Retention Area
Lot B - Emergency Vehicle Access, 24 Parking Spaces in Alley.
Proposed 8' P.U.E. - Emposed 8' P.U.E. along Latz Way
Proposed 10' P.U.E. in New Alley
- 10) Proposed Easements:
Proposed 10' P.U.E. in New Alley
- 11) Lots A, B, and C shall be dedicated to the City of Susan City and shall be included in a Maintenance District.
- 12) See Sheet 2 of 4 for Proposed Grading Plan By ACE Engineering LLC.
- 13) See Sheet 3 of 4 for Proposed Cross Sections By ACE Engineering LLC.
- 14) See Sheet 4 of 4 for Proposed Utilities By ACE Engineering LLC.



Basis of Bearings

The bearings shown hereon are based on the centerline of Lotz Street as established from found monuments shown on the Final Map filed for record in Book 63 of Maps, Pages 60-65, Solano County Records. Said bearing taken as South

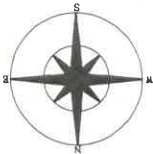
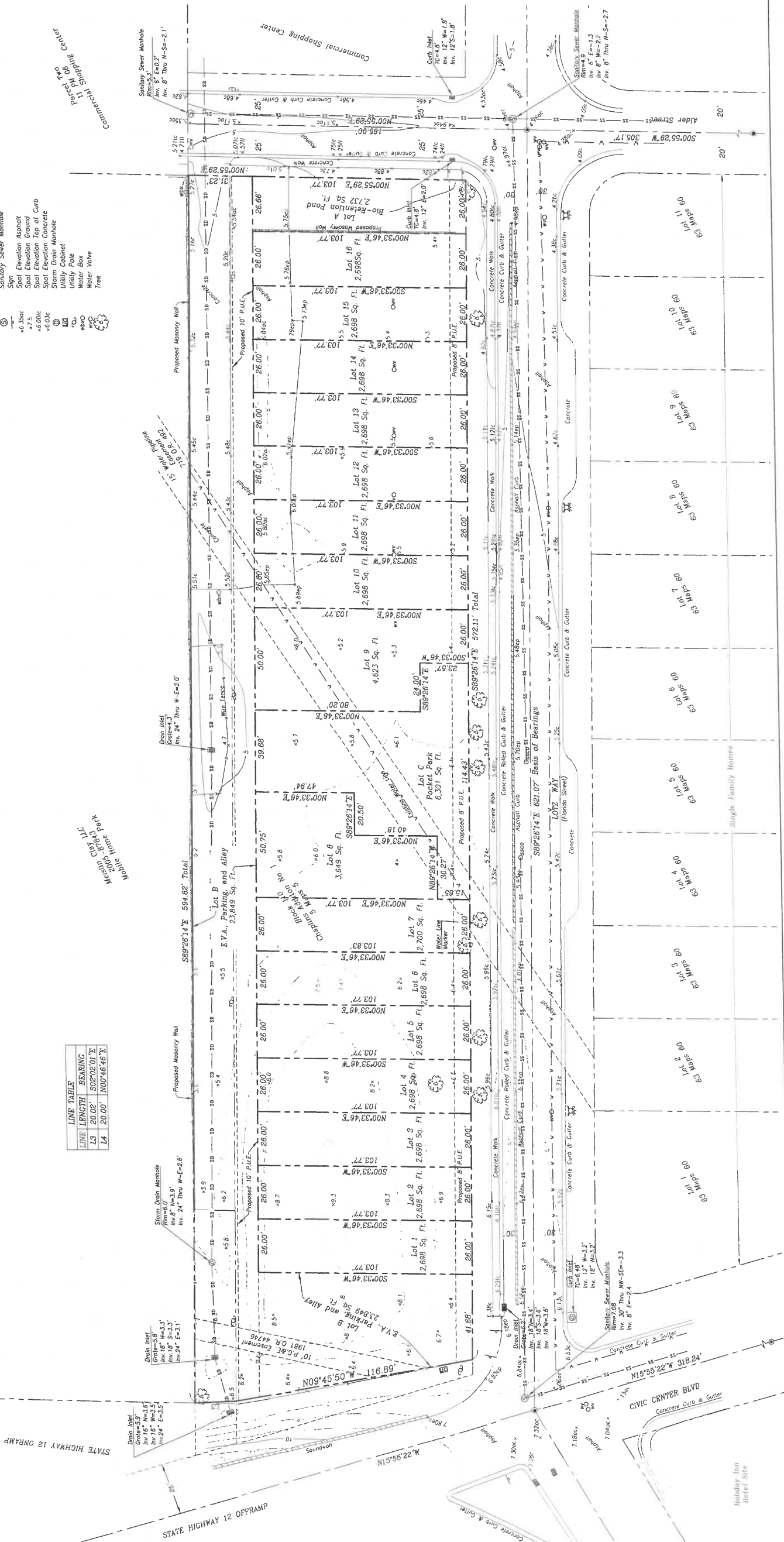
Benchmark

The elevations shown hereon are based upon the NAVD88 Datum as established from Solano County Benchmark SCVC#2, a brass disk set on top of curb at the Northwest corner of the intersection of Civic Center Boulevard and Driftwood Drive. Elevation taken as 7.24'.

FEMA Note

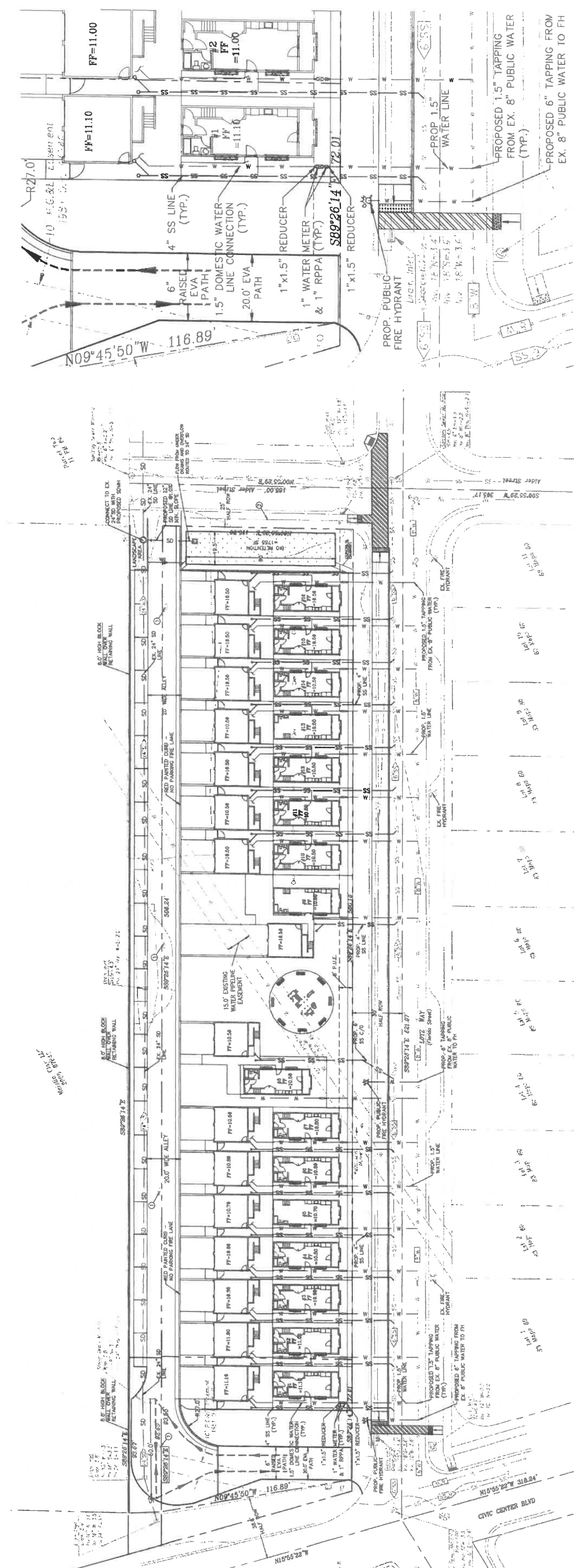
The subject site lies within FEMA Flood Hazard Zone AE with a Base Flood Elevation of 10.0' NAVD88 Datum; as shown on the FEMA Flood Hazard Map, Map Number 06095C0456F dated 08/03/2016.

Legend	
Boundary Line	—
Adjoiner Line	- - -
Centerline	- · - · -
Emphasis Line	- - - - -
Chain Link Fence	— [link symbol] —
Public Utilities	— [utility symbol] —
Emergency Vehicle	— [vehicle symbol] —
Found Standard	— [standard symbol] —
Found Iron Pipe	— [pipe symbol] —
Set 3/4" Iron	— [set symbol] —
Fire Hydrant	— [hydrant symbol] —
Sanitary Sewer	— [sewer symbol] —
Sign	— [sign symbol] —
Spot Elevation	x6.50ac
Spot Elevation	x7.5
Spot Elevation	x6.00lc
Spot Elevation	x6.02c
Storm	— [storm symbol] —
Utility Cabinet	— [cabinet symbol] —
Utility Pole	— [pole symbol] —
Water Box	— [box symbol] —
Water Valve	— [valve symbol] —
Tree	— [tree symbol] —

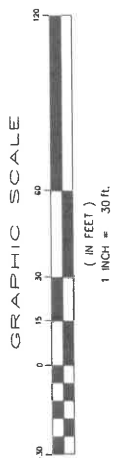


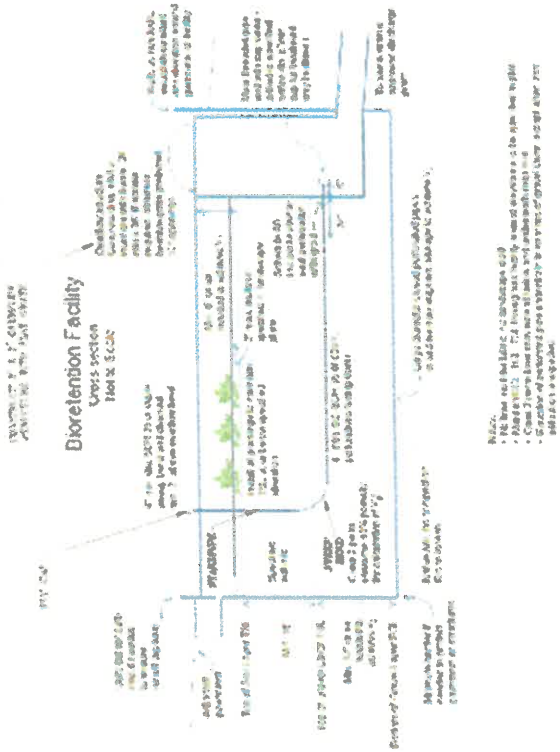
TY Hawkins LS 7973
3636 Oak Canyon Ln.
Vacaville Ca. 95688
(707) 974-9890

Lands of The Sunsun City Redevelopment Agency
Tentative Map
Block 110 - 5 Maps 5
Lot 5 Way
City of Sunsun
Solano County California
APNs 032-042-300, 032-042-260, 032-042-440,
032-042-460, 032-042-480, 032-042-500,
032-420-520, 032-042-540, 032-042-560,
032-042-580, 032-042-600, & 032-042-680



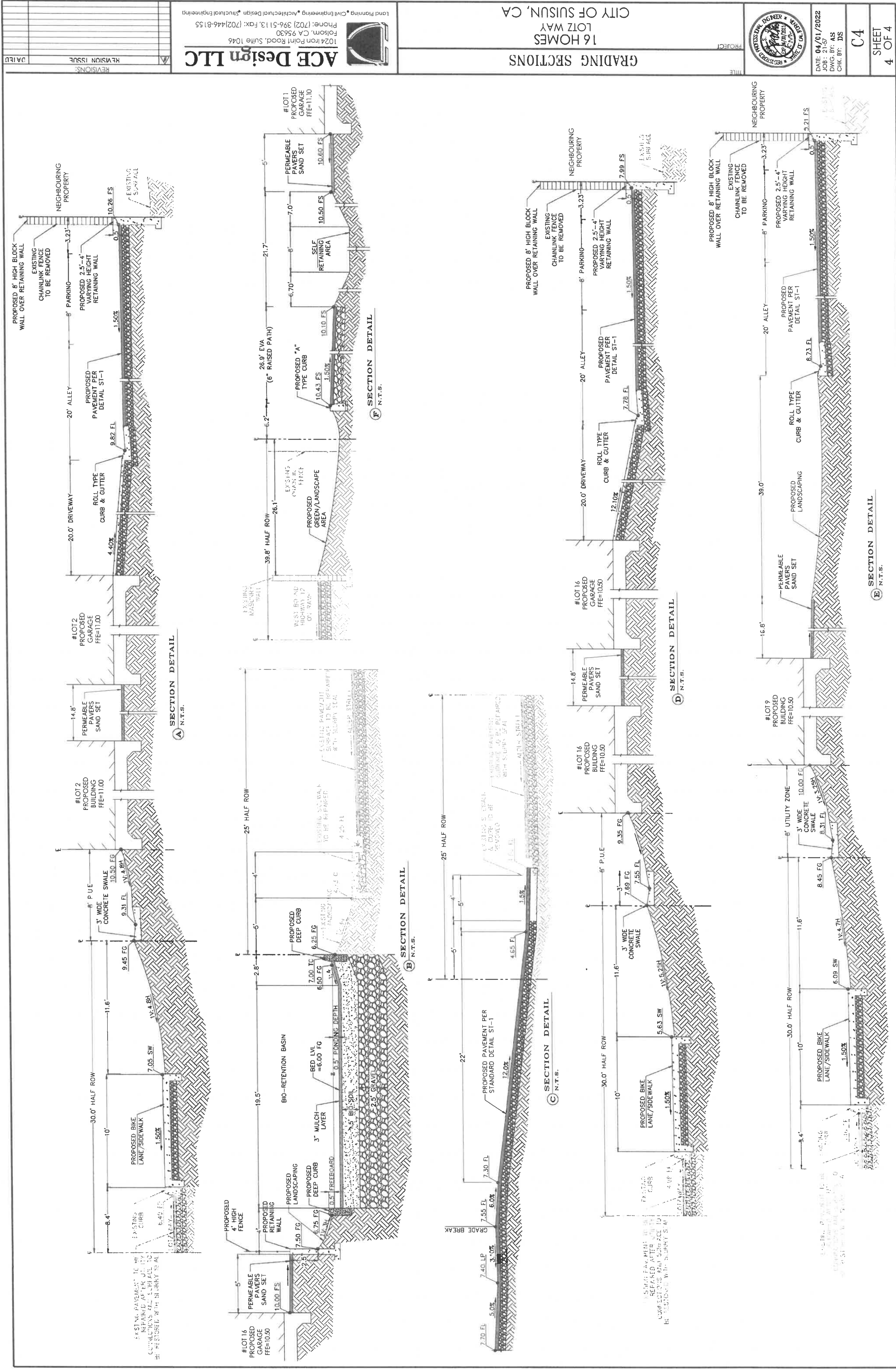
1 TYP. DOMESTIC & SEWER CONNECTION
TO EACH HOUSE & GARAGE

[illegible]



Basin	Total area (in acres)	Impervious Area (in sq feet)	Draining to Storm Sewer Area	% of Impervious Area required as Flat Bio retention/Self Retaining Area	Required Flat area in Square Feet	Provided Area in Square Feet	Depth of Soil Mix in feet	Provided Depth of Subsurface Gravel Layer below Soil Mix in Feet
Basin 1	1.67	77,946	47,877	28%	1,734	1755	1.5	2.5
Basin 2	0.22	4,091	3,210	78%	1,517	2,040		
Basin 3	0.27	5,824	1,624	28%	636	6,794		Soil Retaining Area directed by Site Plan
Basin 4	0.22	4,332	1,132	26%	566	5,572		
Basin 5	0.242	525	525	100%				
Total Area	1.82	79,313.0	48,107					

Net Impervious area calculation of PAMA #1 draining to SCM# 1 (also retention)			
Development	Number	Per Unit Area in Sq. ft.	Total in Sq. ft.
Garage	1	421	6,435
Home	1	924	9,300
Driveway	1	130	5,700
Driveway (curb, off lot, 5)	1	468	468
Stairs	1	46	1,270
Panoramic Tank	1	1,164	1,164
Miller Property to E of property line	1	11,533	11,533
Property to E of property line	1	3,440	3,440
Frontal area of driveway	14	532	7,455
Side of driveway	1	403	403
Frontal area of driveway	1	404	404
Side of driveway	1	1,312	1,312
Concrete to side of driveway	1	1,608	1,608
North property line			
Net Impervious area draining towards SCM# 1 (also retention)			42,612
Unimproved lot (not considered for pervious area's that set a property base			



16 HOMES
LOT 7 WAY
CITY OF SUISUN, CA

GRADING SECTIONS

PROJECT

REVISIONS

NO.	DATE	DESCRIPTION
1	04/01/2022	DATE: 04/01/2022 DWG BY: AS CHK BY: DS

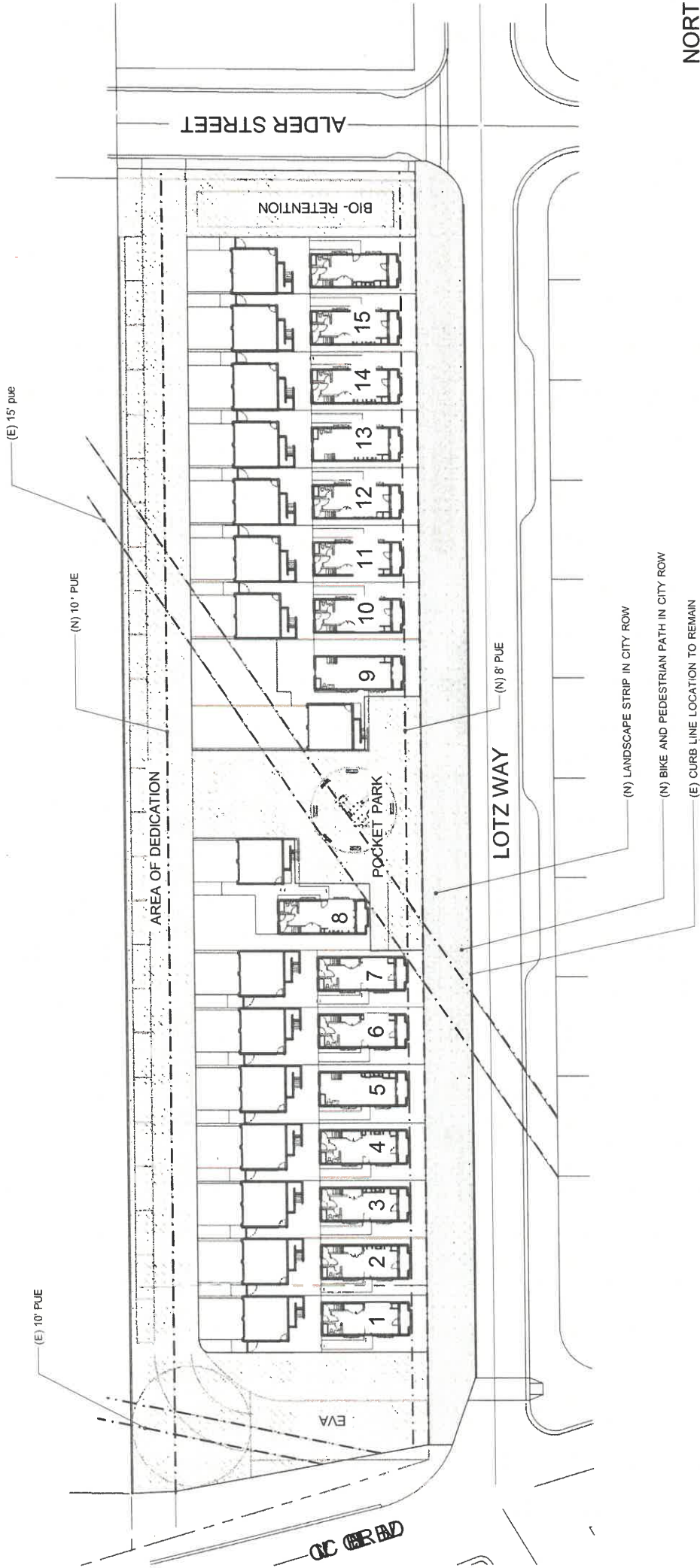
C4

SHEET
4 OF 4

ACE Design LLC

1024 Iron Point Road, Suite 1046
Folsom, CA 95630
Phone: (702) 396-5113, Fax: (702) 446-8155

Land Planning • Civil Engineering • Architectural Design • Structural Engineering



DEDICATION EXHIBIT

NOTE:

THE AREA SHOWN AS THE AREA OF DEDICATION TO THE CITY SHALL BE INCLUDED IN THE MAINTENANCE DISTRICT.
THE AREA SHOWN AS NEW LANDSCAPE STRIP IN THE CITY ROW SHALL ALSO BE INCLUDED IN THE MAINTENANCE DISTRICT.

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Exhibit C
Lotz Residential Development
Conditions of Approval

Planning Commission Public Hearing June 28, 2022

Lotz Residential Development Conditions of Approval

The Lotz Residential Development Tentative Subdivision Map and Design Review, located within the Waterfront District Specific Plan of the City of Suisun City, Assessor's Parcel Number (APN: 0032-042-300, 360, 440, 460, 480, 500, 520, 540, 560, 580, 600, 680) is approved subject to the following conditions of approval:

Development Services

- DS-1 All references herein to "Applicant" shall mean the current project applicant, any successors in interest and any contractors, subcontractors or other parties engaged by the current applicant or the applicant's successor in interest in the future implementation and development of the project.
- DS-2 Future development within the Lotz Residential (Project) site shall be consistent with the plans and exhibits as reviewed by the Planning Commission of the City of Suisun City on June 28, 2022 and as included and referenced in Planning Commission Resolution PC 2022-_____. Any revisions that, in the opinion of the Development Services Director, alter the purpose and intent of proposed improvements, shall require Planning Commission approval.
- DS-3 The Applicant shall indemnify, defend and hold harmless the City of Suisun City its agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the Applicant any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the Applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans, or other documents pertaining to this application.
- DS-4 The Applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, Fire Code and County Health Department guidelines as interpreted by the County Health Inspectors.
- DS-5 The Applicant shall fund and be responsible for the implementation of all conditions relating to the Lotz Residential project including but not limited to the conditions established for the Tentative Subdivision Map.
- DS-6 The Development Services Director (or designated person), following consultation from the City Engineer, may approve minor modifications to the project and implement the project and mitigation measures as deemed appropriate.

- DS-7 The residential project shall comply with the Suisun City Municipal Code by providing an area in private yards, for refuse containers. A concrete pad of adequate size for the garbage and recycling containers so that there is enough room for foot traffic to pass by parked garbage and recycling containers.
- DS-8 The Applicant shall obtain all necessary permits from all applicable agencies prior to development.
- DS-9 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.
- DS-10 Applicant shall pay all applicable fees that are required on a per unit basis prior to issuance of building permits. City will consider previous uses, existing public services serving the project site, and associated fees for such uses and services and will adjust development impact fees as appropriate.
- DS-11 Permits or approvals, whether discretionary or ministerial, will not be considered if the developer is not current on fees, reimbursement and/or other payments that are due the City.
- DS-12 The Tentative Subdivision Map approval is subject to the timelines established in the State of California Subdivision Map Act.
- DS-13 The use of construction equipment shall be as outlined in the Suisun City Municipal Code, or as approved in writing by the City Manager. Requests for alternative days/time may be submitted in writing to the City Engineer for consideration.
- DS-14 The Pocket Park improvements shall be completed prior to occupancy of 8th residence.

Fire Department

- FD-1 Each unit must have fire sprinklers. This includes garage, attic, and concealed spaces.
- FD-2 The EVA shall be posted as a "Fire Lane" and posted "FIRE LANE- NO PARKING."
- FD-3 Streets, private roads, and driving surfaces must be designed to support the weight of fire apparatus as specified in City Standards.
- FD-4 All buildings must be given an address and be marked on the fire lane side with 6" numbers visible from the road.
- FD-5 All roads must be named. Road names shall be submitted to the Fire Department for review and approval prior to approval of improvement plans.

- FD-6 NFPA 13D Fire Sprinklers Required: An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation.

Public Works/Development Engineering

- PW-1 All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer. Deviations or exceptions to the design requirements in the listed documents for private improvements must be identified in the design guidelines, or submitted to the City Engineer for approval.
- PW-2 The Applicant shall agree, with respect to the new public improvements on this project, to either establish a community facilities district (CFD) or annex such property to an existing community facilities district, as deemed appropriate by the Applicant and the City, for the purpose of financing the cost of providing the following public services to the project property(ies): maintenance of public street lighting, sanitary sewer, storm drains and public infrastructure. The rate and method of apportionment of special tax applicable to the property shall establish a special tax designed to offset public services per City Council Resolution 2005-70. The City shall not be obligated to issue certificates of occupancy with respect to the property until formation of the new community facilities district or annexation to an existing community facilities district is completed.
- PW-3 The Applicant shall dedicate any required right-of-way by Final Map or approved instrument prior to start of construction. The required right-of-way to be dedicated includes the following: 1) Lot A, on which a proposed bioretention area is proposed along the eastern perimeter of the proposed subdivision, 2) Lot B, which consists of the alley along the northern perimeter of the proposed subdivision, as well as the emergency vehicle access (EVA) along the western perimeter of the proposed subdivision, and 3) Lot C, on which the proposed pocket park is located between Lot 8 and 9. These Lots shall be within a Community Facilities District.
- PW-4 The City Engineer may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.
- PW-5 The Applicant shall designate a design professional as the main point of contact in submitting plans, reports and other documents to the City during the design and plan review phase. Submittals from any other person will not be accepted by the City.
- PW-6 The Improvement Plans shall include a General Note that: any revisions to the approved Improvement Plans and/or City Standards, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer. Any revisions to the Improvement Plans resulting from these or other conditions contained herein shall be subject to written approval of the City Engineer.

- PW-7 The Improvement Plans shall include a Site Improvement Plan prepared by a registered Civil Engineer and shall comply with the requirements of the soils report for the project.
- PW-8 Building foundations shall comply with Suisun City's Ordinance No. 729 and the most current Building Code.
- PW-9 The Applicant shall pay all Public Works fees, including plan review and inspection fees, as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans.
- PW-10 The Applicant shall pay Suisun-Solano Water Authority (SSWA) plan check and inspection fees within 30 calendar days upon receipt of invoice from the Solano Irrigation District (SID). The invoice will be for actual expenses incurred by SSWA for providing plan checking and inspection services for the project.
- PW-11 Developer shall submit his Faithful Performance Bond and Labor & Materials Bond prior to the approval of Improvement Plans. Developer shall submit his One-Year Warranty Bond prior to the City's acceptance of the improvements. The amounts of the Faithful Performance Bond and Labor & Materials Bond shall each be 100% the cost estimate of the civil and landscape improvements, while the amount of the One-Year Warranty Bond shall be 20% of the cost estimate of the civil and landscape improvements.
- PW-12 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.
- PW-13 The Applicant shall dedicate, as required, on-site easements for new public utilities by Final Map or approved instrument prior to start of construction.
- PW-14 If not already existing, the Applicant shall dedicate an eight-foot wide (8') minimum public utility easement along Lotz Way and a 10-foot wide (10') minimum public utility easement along the alley by Final map or approved instrument prior to construction.
- PW-15 No structures such as trees and building foundations shall be installed within easements. Civil and landscape plan sheets shall show the easements.
- PW-16 Construction dumpsters to be used during construction shall be dumpsters supplied by Republic Services. This is pursuant to the agreement between the City and Republic Services for all areas within Suisun City. Dumpsters shall be screened from public view by a City-approved method and shall be covered at all times after work hours.
- PW-17 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- PW-18 The Applicant shall have a superintendent present at all times at the job site. Superintendent shall provide the quality control for the Applicant; respond to the City's

concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.

- PW-19 A sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the Applicant and/or Applicant's representative for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
- PW-20 Prior to start of construction, a security fence with privacy screening, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be installed and maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, and unusable construction material throughout the construction activity.
- PW-21 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.
- PW-22 Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.
- PW-23 If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.
- PW-24 Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.
- PW-25 Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed. Prior to start of construction, Developer shall perform a walk-through with the Public Works Department staff and take date-stamped photos of existing conditions.
- PW-26 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.
- PW-27 The project shall comply with the requirements of the most current Municipal Regional Permit (MRP) issued to the Fairfield-Suisun Urban Runoff Management Program and to the City's Stormwater C.3 Guidebook. This includes, but is not limited to, construction and post-construction Best Management Practices (BMPS); obtaining all necessary permits for storm water discharges; entering into a Stormwater Treatment Measures Maintenance Agreement; preparing a long-term maintenance plan for the Applicant's maintenance of the post-construction stormwater facilities; and contracting with a Qualified SWPPP Practitioner (QSP) to inspect and to ensure the implementation of all

elements of the Storm Water Pollution Prevention Plan (SWPPP), including non-stormwater and stormwater visual observations, sampling, and analysis and preparation of Rain Event Action Plans (REAP). As part of the improvement plans, the ponding depths, pipe sizing, time of release, and storage for the bioretention facilities shall be calculated. The project shall not introduce any ponding nuisance and shall eliminate the possibility of flooding in the bioretention facilities.

- PW-28 Trees shall not be planted within bioretention areas.
- PW-29 The project shall protect bioretention areas by installing 4-foot tall tubular metal fence around them. Tubular metal fence shall be welded and the metal gauge shall match the gauge of the existing tubular metal fence along the west side of Main Street, north of Lotz Way.
- PW-30 Proposed trash enclosures are to comply with Detail SW-3 of the City's Stormwater C.3 Guidebook.
- PW-31 The project shall install full capture trash devices within drain inlets located within the project site.
- PW-32 All on-site drain inlets and catch basins along the project frontage shall be marked with "No Dumping – Flows to Bay" or equivalent information.
- PW-33 Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
- PW-34 During construction, street sweeping shall be regularly performed such that no evidence of tracking dirt shall be present on the public street.
- PW-35 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance.
- PW-36 The maximum allowable slope in landscape areas shall be 3:1, or as approved by City Engineer. Slopes steeper than the allowable slope would require the installation of retaining wall.
- PW-37 All relocated facilities shall meet state and local separation standards. Separation between proposed water and sanitary sewer pipes shall meet the latest Suisun-Solano Water Authority (SSWA) Design Standards, Standard Specifications, and Standard Drawings.
- PW-38 Direct tapping of City or SSWA water mains is not permitted. Applicant shall install the required fittings in the existing or new main lines to accommodate the proposed water system. No existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District.
- PW-39 Project improvements shall comply with ADA requirements.
- PW-40 All proposed metal fences shall be tubular metal fences and shall be welded. Also, metal gauge shall match those at the existing tubular metal fence along the west side of Main Street, north of Lotz Way.

- PW-41 The project shall construct an 8-foot tall masonry wall along the northern perimeter of the job site, immediately south of the existing mobile homes.
- PW-42 The project shall underground the existing overhead electrical and communications line located along the alley, as well as the existing overhead lines located along eastern perimeter of the project site. The Applicant shall coordinate with PG&E, AT&T and the utility companies to ensure that the undergrounded lines meet each entity's horizontal and vertical clearance requirements.
- PW-43 The project shall pave the proposed alley located along the northern perimeter of the project site, as well as the proposed emergency vehicle access (EVA) along the western perimeter of the project site. The alley shall provide 8-foot wide parallel parking spaces, a 2.5 foot clearance between the 8-foot tall masonry wall and the nearest edge of the parking space, and travel lanes in each direction that are at least 10 feet wide. Concrete valley gutters installed within and adjacent to the alley shall be at least 7" thick and reinforced with #4 rebars at 24" on center each way. Class 2 AB (aggregate base) shall be installed below the reinforced concrete valley gutter to a depth matching the depth of Class I AB in the adjacent pavement structure. Moreover, should the concrete valley gutter be included in the 10-foot wide travel lanes, the cross slope of the concrete valley gutter shall match the cross slope of the adjacent pavement.
- PW-44 The project shall provide "Fire Lane – Do Not Park" stenciling and painting along the south side of the alley.
- PW-45 The project shall construct appropriate improvements and/or barriers in the proposed emergency vehicle access (EVA) along the western perimeter of the project site to prevent motorists from driving through this EVA. Approval of the EVA improvements and barriers are to be at the discretion of the Public Works Department and the Fire Department.
- PW-46 The proposed driveways along the alley shall be long enough to accommodate pickup truck parking.
- PW-47 The Applicant shall secure buy-in from Republic Services on the dimensions of the turnaround area located on the westerly end of the alley.
- PW-48 The project shall construct a 10-foot wide concrete path along the Lotz Way frontage.
- PW-49 The project shall replace the existing sidewalk and curb/gutter along the west side of Alder Street, along the project frontage.
- PW-50 The project shall provide digout repairs and asphalt rubber cape seal for the half width of Lotz Way and Alder Street fronting the project site, including the northwest quadrant of the Lotz Way/Alder Street.
- PW-51 The project shall construct ADA-compliant curb ramps at the following locations: a) Northwest and northeast corners of Lotz Way and Alder Way, and b) Northeast corner of Lotz Way and Civic Center Boulevard. This will require installing a crosswalk on Lotz Way, immediately east of Civic Center Boulevard, and either adding a new curb ramp or modifying the curb ramp located at the southeast corner of Lotz Way and Civic Center Way.

- PW-52 The project shall upgrade the existing curb ramps at southwest and southeast corners of Lotz Way.
- PW-53 The project shall install decorative acorn-type LED street lights in the alley, along the north side of Lotz Way fronting the project site, and along the west side of Alder Street fronting the project site. The project shall provide a photometric analysis meeting the City standards. The project shall comply with the City standards for illumination.
- PW-54 The project shall install any necessary street signage and pavement markings and striping along the frontage of the development. All pavement markings and striping shall be thermoplastic or as required by City Engineer. At the minimum, the project shall remove and replace the pavement markings and striping on Lotz Way fronting the project site and at the intersection of Lotz Way and Alder Street.
- PW-55 Each project driveway shall be controlled by STOP signs, bars and legends.
- PW-56 Stormwater runoff shall not drain to the adjacent private parcels.
- PW-57 In compliance with Section 5 of the City's Standard Specifications, all proposed sanitary sewer main lines shall be 8 inches in diameter, and manholes shall be installed at terminations and changes in pipe alignment.
- PW-58 Should the project connect to the existing 6" sanitary sewer main lines on Lotz Way, the project shall upgrade, in compliance with Section 5 of the City's Standard Specifications, the 6" pipes to 8" pipes, as well as upgrade the existing sanitary sewer cleanouts to sanitary sewer manholes.
- PW-59 The Applicant shall construct a pocket park as part of the project. The pocket park shall include, at the minimum, the following improvements: decorative acorn-type LED street lights; play equipment within rubberized play surface; tubular metal fencing around the play equipment; a small concrete or metal table; bicycle rack; landscaping that incorporates xeriscape planting, skate deterrents (specifically Barrett Robinson's gum treat leaf family skate deterrents) installed on concrete seat wall; monument sign and a concrete path connecting to the 10-foot concrete path along Lotz Way.
- PW-60 Along the back east side of the masonry wall along the Civic Center Boulevard on ramp to eastbound Highway 12, the Applicant shall coordinate with Caltrans and the City to arrive at improvements to address surface water runoff from the embankment.
- PW-61 During the preparation of the Improvement Plans, the Applicant shall videotape the main sanitary sewer line Alder Street from the existing manhole at the intersection of Lotz Way/Alder Street to the existing sanitary sewer manhole at Alder Street/project alley.
- PW-62 Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to the Public Works Department "as-built" Improvement Plans in PDF format.
- PW-63 All finish floor elevations shall be in accordance with FEMA regulations.

END