

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



PLANNING COMMISSION
MEETING

A G E N D A
SPECIAL MEETING OF THE SUISUN CITY
PLANNING COMMISSION
WEDNESDAY, NOVEMBER 30, 2022
6:30 PM

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 FOR MEMBERS OF THE PUBLIC 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: **814 9543 4826**
CALL IN PHONE NUMBER: (707) 438-1720

REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL 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 22-06)

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

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.)

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 October 25, 2022 - (Vasquez: bvasquez@suisun.com).

PUBLIC HEARING

- 3 Commission Adoption of Resolution No. PC22-___: A Resolution of the Planning Commission of the City of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New Construction or Conversion of Small Structures) – (Kearns: jkearns@suisun.com).

GENERAL BUSINESS NONE

REPORTS: (Informational items only.)

- 4
 - a. Commission Member
 - 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 was posted and available for review, in compliance with the Brown Act.

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, OCTOBER 25, 2022

6:30 P.M.

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

NOTICE

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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 22-06)

ROLL CALL

Chairperson Adams called the meeting to order at 6:31 PM with the following Planning Commissioners present:

PRESENT: Borja, Pooni, Adams

ABSENT: Enault, Tewari

Pledge of Allegiance led by Commissioner 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

Invocation led by Commissioner Borja

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.) NONE

1. City Manager/Staff

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.)

Steve Olry commented on presentations having pros and cons.

George Guynn commented on homes being out of compliance with Code Enforcement.

James Berg commented on the PG&E repairs downtown being halted until next year.

Chairperson Adams addressed Director Bermudez for any information on the comment from Mr. Berg.

Director Bermudez replied that the comments made have been noted and they will look at the concern with PG&E and forward the information to the Public Works Director.

Michelle Chavez addressed commissioners with questions on submissions to the Planning Commission, common practice, and companies that want to build being global citizens.

Chairperson Adams commented on Ms. Chavez's questions.

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 September 27, 2022 - (Vasquez: bvasquez@suisun.com).

Motion by Commissioner Borja to approve Consent Calendar and seconded by Commissioner Pooni. Motion passed by the following vote:

AYES: Borja, Pooni, Adams

ABSENT: Enault, Tewari

PUBLIC HEARING: NONE

GENERAL BUSINESS:

3. Zoning Ordinance Update: Planning Commission Public Workshop on Proposed Amendments to the Zoning Ordinance Regarding Zoning Districts and Allowable Uses in Residential and Commercial Zones – (Bermudez: jbermudez@suisun.com).

Director Bermudez presented workshop on Zoning Ordinance.

Chairperson Adams opened a discussion for any clarifying questions that the commissioners and the public had for Director Bermudez.

Commissioner Borja asked clarifying questions.

Director Bermudez answered Commissioner Borja's questions.

Michelle Chavez asked if there were conditional uses that come up for review or spot zoning and what are the qualifications for development standards to be renewed.

Director Bermudez answered Ms. Chavez's questions.

Steve Olry commented that a recommendation would be beneficial so the public can tell where the city is coming from and respond to that.

George Guynn commented that the direction should be to clean up the city to attract business.

Chairperson Adams informed the public that this is a time to ask Director Bermudez any clarifying questions as this is a chance to educate yourself on what's being presented so that better questions can be asked in an informed manner.

George Guynn asked what Director Bermudez proposed for the city and would like to hear a plan presented.

James Berg asked if there was a building code on height restrictions.

Director Bermudez answered Mr. Berg's question and continued with the presentation.

Chairperson Adams posed a question to commissioners and asked for a brief discussion on goals and strategies.

Commissioner Borja commented and provided suggestions.

Commissioner Pooni agreed with the comments stated by Adams and Borja.

Chairperson Adams commented.

Director Bermudez responded to Commissioners' suggestions and comments.

Chairperson Adams provided feedback to Director Bermudez.

Director Bermudez commented.

Chairperson Adams opened for a consensus on the direction to create a purpose and create goals. What are we trying to attain out of this and how can we come up with strategies that would inform everything that you're doing with this update?

Commissioner Borja agreed with the approach Adams suggested. Borja commented that its key not only to come up with what we're doing but the timeline. Our mission and what we're trying to achieve should be developed. Coming up with workshops to review past stuff, public issues, etc.

Chairperson Adams commented.

Commissioner Pooni agreed with the suggestions mentioned.

Chairperson Adams addressed Director Bermudez with how he would like to proceed with the direction from Commissioners.

Director Bermudez commented that he is okay if Commissioners would like to suspend this topic and he can regroup with the City Manager to discuss with more detail of what was discussed tonight to come up with a strategy of how to move forward with the updates. We do have another lens with a third-party type of consultant to utilize the latest and greatest type of concepts that are found.

Commissioner Borja commented that he would like a conclusion or an executive summary that can be shared during one of the workshops unless there is none.

Chairperson Adams commented that he would like to ensure the community is satisfied with the product their getting in the end because they also have the best interest in how things turn out. Suggested suspending the topic for the evening and opened the discussion to the public.

Michelle Chavez commented that changes in code could set Suisun City apart and do something that hasn't been done before.

James Berg commented on the height restrictions, pacific flyaway center, solar roof panels and the Surplus Land Act.

George Guynn commented that the rules we have set in place for code violations need to be enforced.

REPORTS: (Informational items only.) NONE

4. a. Commission Members
- b. Commission Chairperson

ADJOURNMENT

There being no further business the meeting was adjourned at 7:41 p.m.

Bianca Vasquez
Administrative Assistant



Planning Commission Agenda Report

Meeting Date 11/30/2022

DATE:	11/30/2022	Files: AR 21/22-003
TO:	PLANNING COMMISSION	
FROM:	John Kearns, Principal Planner (707.421.7337, jkearns@suisun.com)	
RE:	Resolution No. PC22-___: A Resolution of the Planning Commission of the City of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New Construction or Conversion of Small Structures)	

SUMMARY

Planning Division staff is bringing forward a request to consider approval of a Site Plan/Architectural Review application to add 13,500 square feet of portable storage on property located at 621 Railroad Avenue (APN 0037-090-060). The proposed portable storage units would predominantly be located on the eastern portion of the property adjacent to the existing self-storage space.

Recommendation: Planning staff recommends adoption of Resolution No. PC22-___; A Resolution of the Planning Commission of the City of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New Construction or Conversion of Small Structures).

Proposed Motion: I move that the Planning Commission adopt Resolution No. PC22-___, A Resolution of the Planning Commission of the City of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New Construction or Conversion of Small Structures).

BACKGROUND/DISCUSSION

The subject property is located at the southeast corner of Railroad Avenue and Worley Road and is designated as Commercial Services and Fabricating (CSF) in the Suisun City Zoning Code. It is located to the east and west of existing commercial land used and north of the existing Breezewood Village Apartments. The property was purchased in recent years and in 2020 received an entitlement for recreational vehicle storage and the location of 13 storage containers for existing tenants on the property. Presently, the property consists of an existing multi-tenant light industrial building and self-storage buildings. The property takes access from Railroad Avenue and is surrounded on the frontage by wrought iron fencing.

On June 24, 2020, the Planning Commission approved an entitlement for recreational vehicle storage on the eastern portion of the property in which plans were prepared and permits were pursued.

However, after much effort, the property owner chose to no longer pursue permits and instead shift away from recreational vehicle parking and instead toward portable storage concept.

The applicant has applied for a Site Plan/Architectural Review approval from the Planning Commission for approximately 13,500 square feet of portable storage space. This would operate in the same way typical self-storage space would except the structures would not have foundations and thus would be portable.

ANALYSIS

As stated previously, the proposed project is largely considered an interior project which is expected to have a somewhat minimal impact from the public right-of-way. The proposed project includes the location of approximately 13,500 square feet (112 storage containers as shown on the provided plans) of portable storage space within the subject property. In addition, to accommodate proper turning radii for the City's fire truck, demolition of the southern portion of the most eastern building will need to take place. Lastly, various site improvements are proposed as a part of the project following discussions with other city departments. These improvements can be found on the site grading/utility plan (attached).

Information on the proposed storage units has also been provided as a part of this packet for the reference of the Planning Commission, shown as a part of Attachment 2.

Plans Provided

The applicant has provided the following plans which represent the proposed project:

- Preliminary Site Grading/Utility Plan.
- Fire Truck Turning Exhibit.
- Landscape plans (5 sheets).

Attached to the draft resolution, you will find conditions of approval from Planning, Public Works, and the Fire Department. These conditions have been discussed with the applicant in advance of this agenda being distributed.

CEQA Review

The City of Suisun City Development Services Department has found the project is exempt from the California Environmental Quality Act per Section 15303 New Construction or Conversion of Small Structures. The project is in compliance with the City's General Plan and Zoning Ordinance and the structures on the site are accessory to the primary use on-site.

Planning Commission Options

The Planning Commission has several options in considering the subject entitlement application. Actions that the Planning Commission may take at this meeting include:

- Approve the project, as submitted;
- Approve the project, with modifications;
- Deny the project; or
- Continue the item for further discussion.

It is important that no matter what action is taken, that the proper findings are made by the Commission to support the decision.

Next Steps

If the entitlement application is approved by the Planning Commission, the applicant will work with staff to complete all documents to allow for delivery and location of the storage units.

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
- Development Services Director Jim Bermudez
- Principal Planner John Kearns

External

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

ATTACHMENTS

1. PC 22-__ : A Resolution of the Planning Commission of the City of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New Construction or Conversion of Small Structures)
2. Project Plans
3. PowerPoint Presentation

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RESOLUTION NO. PC 22 -

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SUISUN CITY APPROVING THE LOCATION OF
PORTABLE STORAGE SPACE ON PROPERTY LOCATED AT 621
RAILROAD AVENUE, ASSESSOR'S PARCEL NUMBER 0037-090-060,
(EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT
PER SECTION 15303, NEW CONSTRUCTION OR CONVERSION OF
SMALL STRUCTURES)**

WHEREAS, VCS #2, LLC, (hereinafter referred to as Applicant) filed an application with the City of Suisun City for Site Plan/Architectural Review for the location of approximately 13,500 square feet of portable storage space and required site improvements on property located at 621 Railroad Avenue (APN 0037-090-060); and

WHEREAS, the public notice was published in the Daily Republic on November 18, 2022; and

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

WHEREAS, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

WHEREAS, the Planning Commission is required to make a determination for final action on this Project; and

WHEREAS, the Planning Commission of the City of Suisun City did conduct on November 30, 2022, a properly noticed public hearing pursuant to Government Code Section 65090 and has considered all written and verbal testimony presented during the hearing; and

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby approve the location of portable storage space on property located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060 subject to the following Findings and all other Suisun City Codes and Ordinances:

- A. The City of Suisun City Development Services Department has found the project is exempt from the California Environmental Quality Act per Section 15303 New Construction or Conversion of Small Structures. The project is in compliance with the City's General Plan and Zoning Ordinance as it expands a permitted use land use on property designation commercially.
- B. The Planning Commission approves the Site Plan/Architectural Review consisting of the application materials submitted and considered by the Planning Commission on November 30, 2022 and subject to Conditions of Approval attached as Exhibit A to this Resolution:

1. That the establishment, maintenance or operation of a use or building applied for are in conformity with the General Plan for the City in regard to circulation, population densities and distribution, design, and/or other aspects of the General Plan considered by the Development Services Director to be pertinent;
2. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided;
3. That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.
4. That the proposed use conforms with all relevant federal, state, and local laws and regulations.

The forgoing motion was made 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 30th day of November 2022.

Exhibit A: Conditions of Approval 621 Railroad Avenue

FIRE

- F-1 The existing fire hydrants will be inadequate for the facility. The measured distances to the furthest access of the facility exceed 400 feet (*CFC 507.5.1 Where required*). Based on information provided, building B will require two (2) additional on-site hydrants and building C will require three (3) additional on-site hydrants (*CFC 507.5 Fire Hydrant Systems*).
- F-2 On-site fire hydrants shall be protected with vehicle impact protection (CFC 312; 507.5.6)
- F-3 Fire apparatus access road shall be provided for every facility or building at 20 feet minimum and including the minimum turning radius according to attached specifications. Be sure minimum turning radius considers shoulders or curbs. (*CFC 503 Fire Apparatus Access Roads; 503.2.2; 503.2.3; 503.2.4*).
- F-4 The fire department reserves the final approval for any location requiring the words NO PARKING – FIRE LANE to prohibit obstructions for fire vehicle access (CFC 503.3).
- F-5 The security gate shall allow 20 feet minimum, unobstructed emergency vehicle access. The new and existing security gate shall have an approved means of emergency operations, including Public Safety Power Shutoff (PSPS) PG&E events (*CFC 503.6 Security Gates*).
- F-6 The security gates shall have an approved key box or keyed entry system to allow for emergency access (CFC 506.1).

PLANNING

- P-1 Provide design and specifications for site ingress/egress gates for approval of Development Services Department.
- P-2 The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City it's 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 or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest 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.

- P-3 The use shall be constructed in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of the Suisun City Code.
- P-4 Approval of this permit will be effective, provided no appeals are received within 10 calendar days of the Planning Commission meeting date of November 30, 2022 and that the property owner and the applicant signatures are obtained affirming that they have read and understand the Conditions of Approval for all entitlements and agree to comply with the conditions.
- P-5 The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, and Fire Code.
- P-6 All the proposed improvements, including landscape installation shall be completed prior to issuance of any business license or Certificate of Occupancy.
- P-7 The applicant is to provide a final landscape plan (including appropriate site screening) for the review and approval of the Development Services Director (or his/her designee).
- P-8 Transformers, telephone switching boxes, utility poles, fire valves, trash enclosures, service areas as well as other utility or service functions shall be screened with landscape. The emphasis shall be on reducing or eliminating negative visual impacts on major public areas, high priority buildings, prominent architecture elements, and along primary roadways.
- P-9 The final color scheme of the portable storage units must be approved by Development Services Director (or his/her designee).
- P-10 Final architectural plans, responding to any comments raised at the November 30, 2022, Planning Commission meeting, need to be submitted and approved by the Development Services Director (or his/her designee).
- P-11 A final photometric/lighting plan shall be submitted and approved by the Development Services Director (or his/her designee) before occupancy.
- P-12 All exterior lighting shall be downcast.
- P-13 Construction of the project and use of the property shall be in substantial conformance with the approved plans including the project description. Any deviation will need to be submitted to the Development Services Director to determine whether further Planning Commission consideration is necessary.
- P-14 The temporary storage containers are to be used only as ancillary storage for the commercial tenants.

PUBLIC WORKS

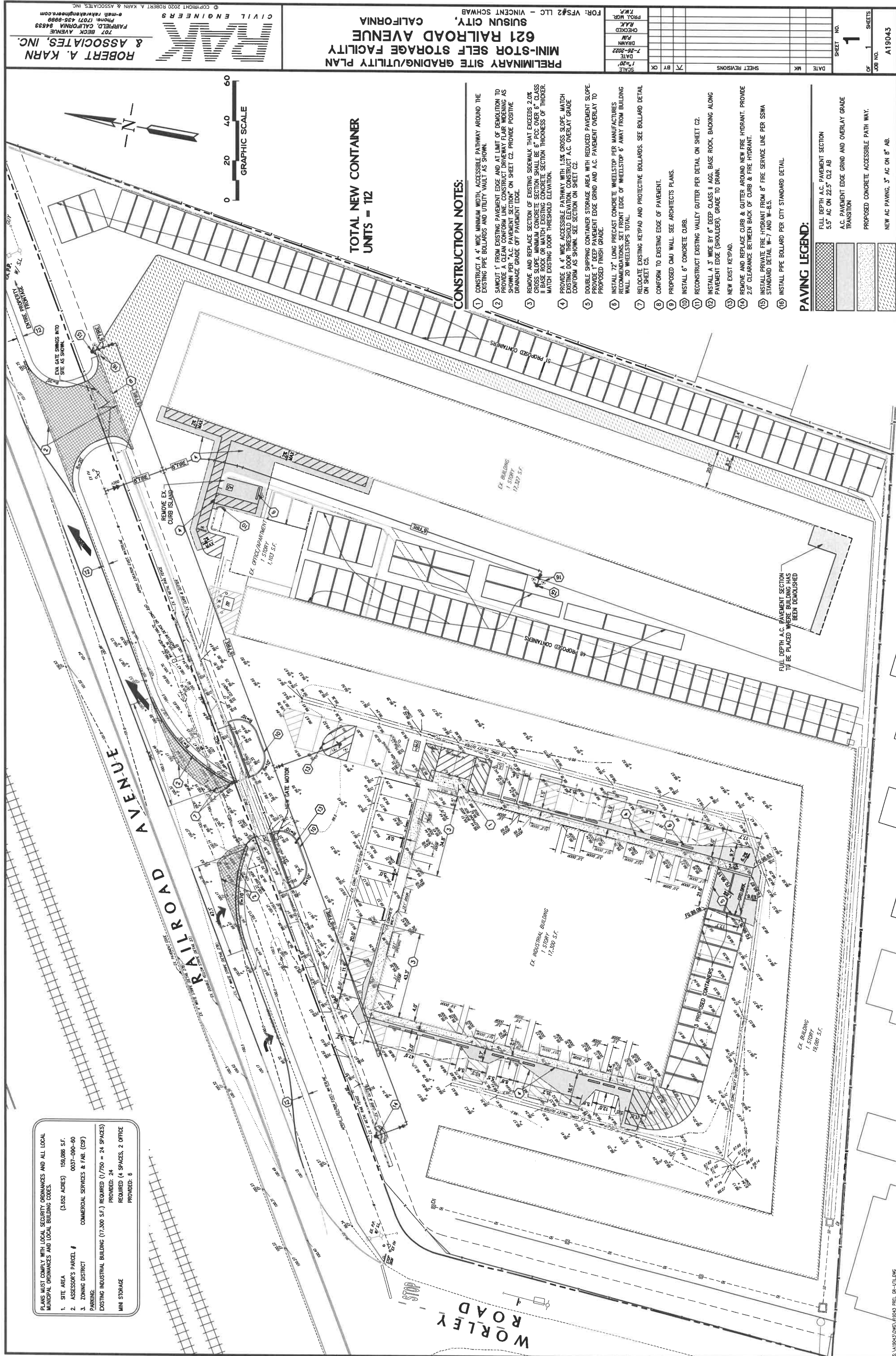
- PW-1 All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation 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 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-3 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-4 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-5 The City Engineer may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.
- PW-6 The Improvement Plans shall include and demonstrate successful turning movements for all City fire trucks.
- PW-7 The Applicant shall pay all Public Works and Suisun-Solano Water Authority (SSWA) 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-8 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-9 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.
- PW-10 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

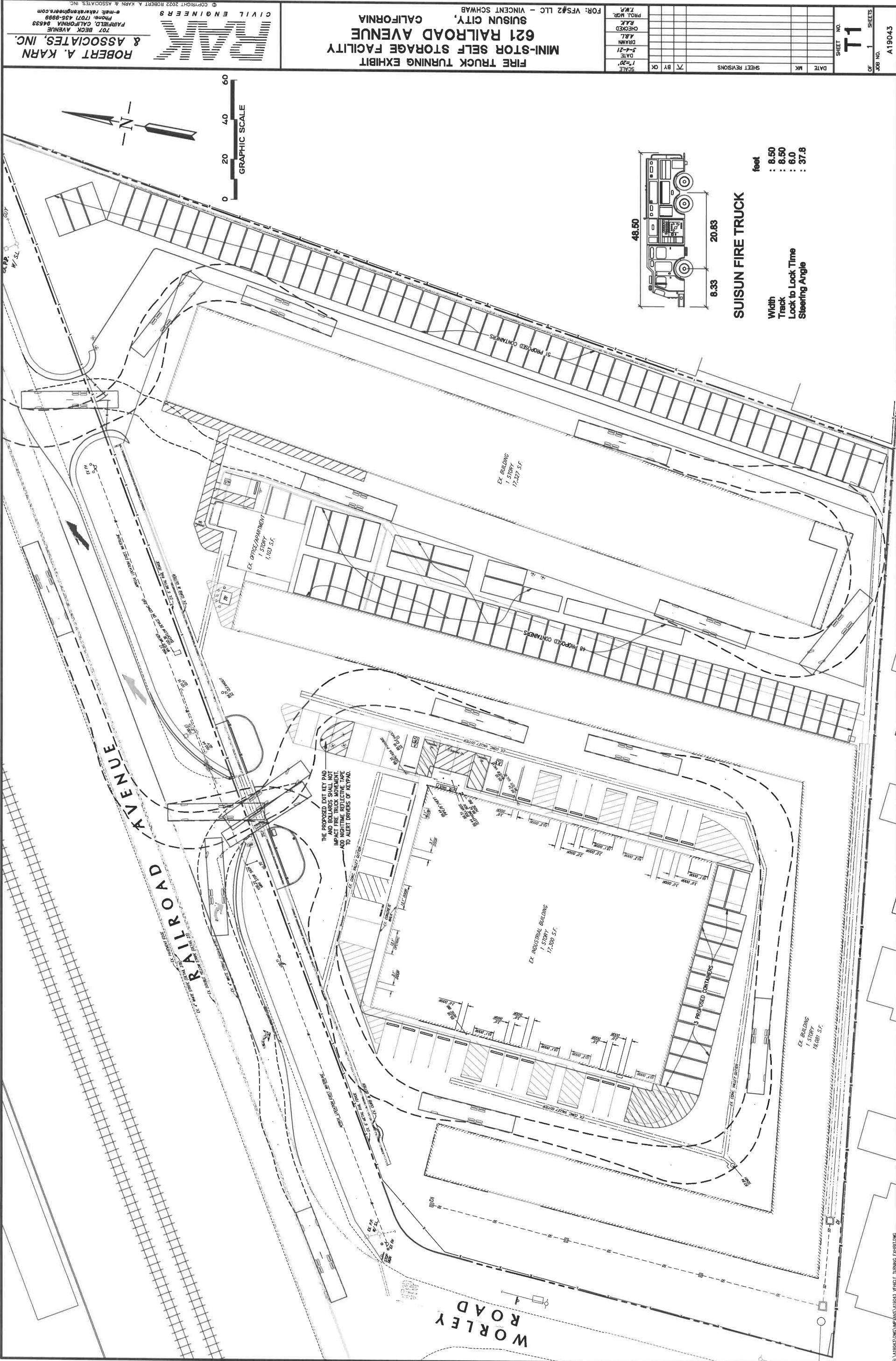
City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.

- PW-11 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-12 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-13 During construction, all utility poles along the frontage shall be protected as required by the City Engineer.
- PW-14 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-15 Dumpsters to be used on this project 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-16 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, obtaining necessary permits for storm water discharges; entering into a Stormwater Operations and Maintenance Agreement for the existing post-construction stormwater facility located at the southwest corner of the project parcel; and preparing a long-term maintenance plan for the Applicant's maintenance of the post-construction stormwater facility.
- PW-17 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-18 The Improvement Plans shall show the installation of 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. No Parking Any Time signs shall be placed on Worley Road and Railroad Avenue as required by the City Engineer.
- PW-19 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance. New landscaping shall include automatic irrigation system.
- PW-20 No structures such as trees and building foundations shall be installed within easements. Civil and landscape plan sheets shall show the easements.

- PW-21 Street sweeping shall be performed on a daily basis or more frequently as necessary such that no evidence of tracking dirt shall be present on the public street.
- PW-22 The bollards around the existing fire hydrants fronting the project site shall be painted yellow and nighttime reflective tape placed around them.
- PW-23 Commercial driveway shall be constructed for truck turnaround access around entrance gate keypad and in front of the property gates as required by the City Engineer. Gate must be a roll gate or open into the property. Gate shall not open towards Railroad Avenue.
- PW-24 Improvements shall include a new Emergency Vehicle Access (EVA) gate along Railroad Avenue. EVA gate design shall be coordinated with the Suisun Fire Department. Gate must open into the property and not towards Railroad Avenue.
- PW-25 Improvements shall include landscape screen along Railroad Avenue.

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RAK CIVIL ENGINEERS
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 435-8999
e-mail: rak@rakengineers.com

ROBERT A. KARN & ASSOCIATES, INC.

FIRE TRUCK TURNING EXHIBIT
MINI-STOR SELF STORAGE FACILITY
621 RAILROAD AVENUE
SUISUN CITY, CALIFORNIA

FOR: VFS#2 LLC - VINCENT SCHWAB

SCALE	1"=20'
DATE	5-4-21
DRAWN	A.E.L.
CHECKED	R.A.K.
PROJ. MGR.	T.M.P.


DATE	MM	DD	YY

BY	CK

SHEET NO.	T1
OF	1
SHEETS	
JOB NO.	A19043

Revisions	Date
site plan coord.	9/27/22

DEVELOPER:
GILROY SELF STORAGE PARTNERS, LLC
P.O. BOX 699
DANVILLE, CA 94526
925-743-0865



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MINI STOR & IND. PARK
621 RAILROAD AVE,
SUISUN CITY, CA

DOCUMENTATION

Drawn By
GL

Date
11/17/20

Scale
AS NOTED

File Name

Planning File Numbers

Sheet Number

L0

LANDSCAPE
DOCUMENTATION
PACKAGE CHECKLIST

- 1 - PROJECT INFORMATION
- a Date - 9/27/22
 - b Applicant - Greg Lewis - Landscape Architect
 - c Project Address - 621 Railroad Ave. Suisun City
 - d Total Landscape Area - 2583 sf
 - e Type of project -Mini Storage
 - f Water source - potable City of Suisun city
 - g Checklist of all documents in package - see this page
 - h Contacts of Applicant - Cubix Construction (925) 314-0770
 - i Owner - Vincent Schwab 750 Battery St., 5th floor San Francisco, CA 94111 (415) 828-4372
- "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"
- 2 - WATER EFFICIENT LANDSCAPE WORKSHEETS - SEE SHEET L0
- 3 - SOIL MANAGEMENT REPORT
This will be done and submitted after rough grading
- 4 - LANDSCAPE DESIGN PLAN
See sheets L1
- 5 - IRRIGATION DESIGN PLAN
See sheets L2
- 6- GRADING DESIGN PLAN
See the Grading and Drainage Plans done by the Civil Engineer

- LANDSCAPE SHEET INDEX
- L0 - Landscape Documentation
 - L1 - Planting Plan
 - L2 - Irrigation Plan
 - L3 - Hydrozone Plan
 - L4 - Landscape Details
 - L5- Landscape Specifications

WATER EFFICIENT LANDSCAPE WORKSHEET

Date: 9/27/2022
Project Mini Stor. & Ind. Park
Address: 621 Railroad Ave., Suisun City, CA

Total Planted Area (sq.ft.) 2,583

Reference Evapotranspiration (Eto): 45.2 Fairfield/Suisun City									
HYDRO ZONE NO.	VALVES	HYDRO ZONE DESC.	Plant Factor PF	Irrig. Method IE	ETAF PF/IE	LDSCP AREA Square Feet	ETAF x Area	Estimated Total Water Use (Gal.)	
Regular Landscape Areas									
1	2,4,6	Drip, low water, sun	0.25	Drip	0.81	0.3086	2,163	667.59	18,709
2	3,5,7	Drip, med water, tree	0.5	Drip	0.81	0.6173	325	200.62	5,622
3	1	Drip, med water, shrub	0.5	Drip	0.81	0.6173	95	58.64	1,643
4									
5									
6									
7									
8									
						Totals	2,583	927	25,974
Special Landscape Areas									
					1				
					1				
					1				
						Totals	0		
					ETWU Total				
					Maximum Allowed Water Allowance (MAWA)				
					25,974				
					32,574				

ETAF for MAWA calc. 0.45 MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	927
Total Area	2,583
Average ETAF	0.36

All Landscape Areas	
Total ETAF x Area	927
Total Area	2,583
Sitewide ETAF	0.36

[illegible]

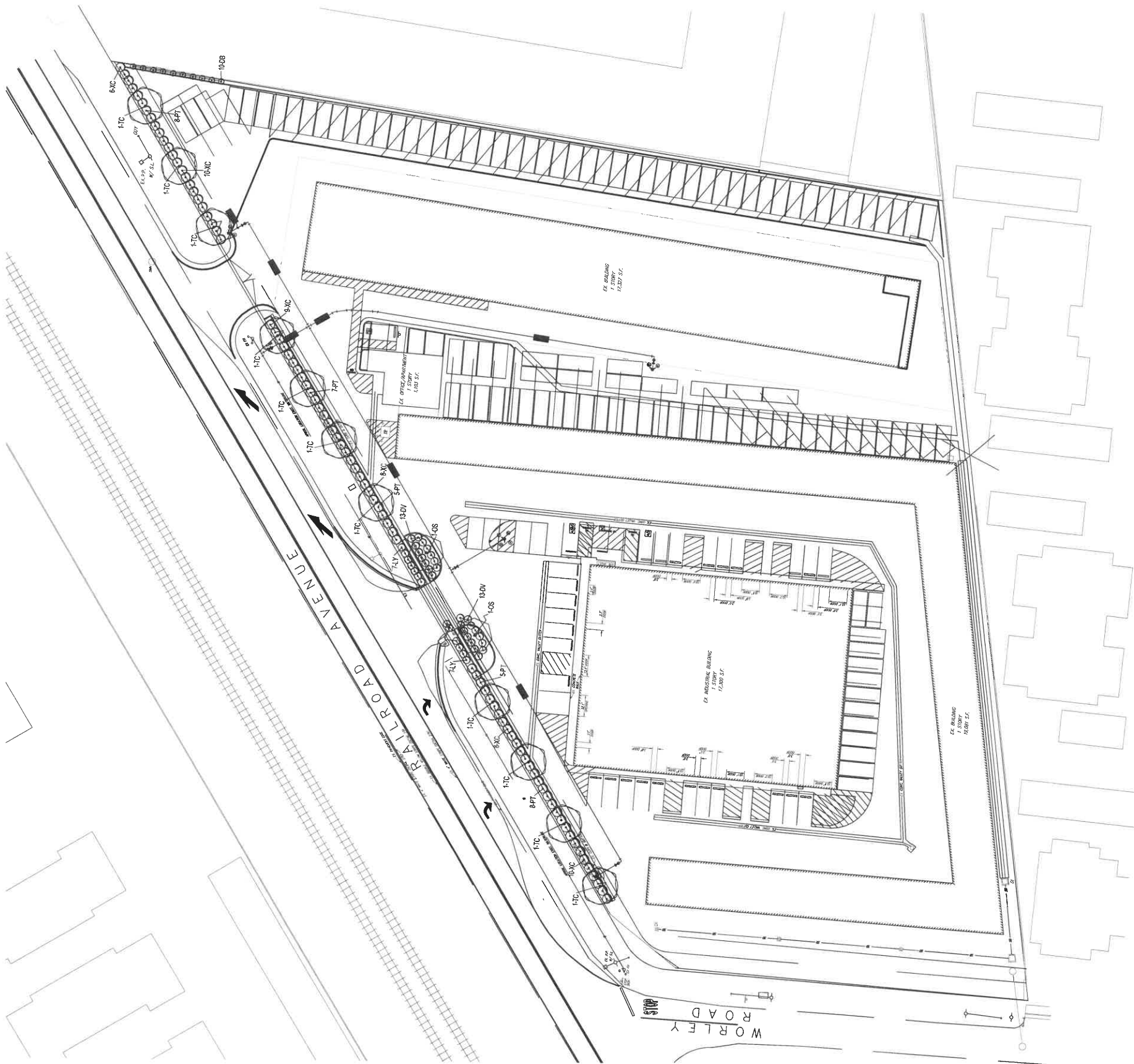
OWNER / DEVELOPER:
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750 BATTERY ST, 5TH FLOOR
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MINI STOR & IND. PARK
621 RAILROAD AVE.,
SUISUN CITY, CA

Drawn By
GL
Date
11/17/20
Scale
1"=30'
File Name
Planning File Numbers
Sheet Number



1"=30'-0"

PLANTING PLAN

Plant Legend

KEY	SIZE	SIZE	RATING	BOTANICAL NAME	COMMON NAME
TREES					
TC	11	15	MED	Lophosiemum canterburyense (Lophosiemum canterburyense)	Brisbane Box
OS	2	15	LOW	Olea Swain Hill	Swan Hill Fruitless Olive
TALL SHRUBS					
XC	51	5	LOW	Xylocarpus congestum	
PT	33	5	LOW	Platanus tomentosa	
VINES					
DB	10	5	MED	Dioscorea buccinatoria	Blood Red Trumpet Vine
GROUND COVER					
LY	14	1	LOW	Lantana Spreading Sunshine	
DV	26	1	LOW	Dioscorea villosa	Fortnight Lily

Plant Notes

- 1) See section L4 and L5 for details and specifications
- 2) Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations.
- 3) Locate irrigation systems, lighting, drainage features, and swales
- 4) Use 3 inch deep walk on bark top dress mulch in all planting areas. Bid Pro Chip dark brown mulch from. Provide optional samples and prices to owner for different types of mulch. Options should be. Types of mulch that don't easily blow away and hold its shape. Avoid using "Grillite fire" mulch if possible. The top dress mulch material is to be approved by the City and the Fire Department prior to final contract and installation. Mahogany (dark brown) colored Wonder Mulch from Vision Recycling in Remont is OK to use also. If the owners want to use gravel mulch check with the city to see if it is OK.
- 5) All initial plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8" wide is 5 gal. size and any circle scaled larger is 24" box size.
- 6) All plants in the plan is schematic. Don't install plants too close to edges of paving or buildings.
- 7) The landscaping shall be maintained in a live and healthy condition free of weeds. See Irrigation Plan in construction drawings for notes for other minimal required maintenance.
- 8) Locate trees at least 10 feet from sewer laterals and street lights and at least 5 feet from water gas laterals, gas laterals, live hydrant, driveway aprons, and telephone/cable/electrical junction boxes and bollard lights.
- 9) As soon as is practical and you know the soil that will be used in the landscape areas, do a soil analysis test. Identify test to determine soil fertilizer and preparation. See the Landscape Specifications for Soil Fertility Test requirements. Give the soil lab a copy of the plant list so they can determine the best oil preparation for the particular plants and any plants that might have problems.
- 10) The landscape has been designed to meet the requirements of the State Water Efficient Landscape Ordinance

[illegible]

OWNER / DEVELOPER:
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MINI STOR & IND. PARK
621 RAILROAD AVE.,
SUISUN CITY, CA

Drawn By

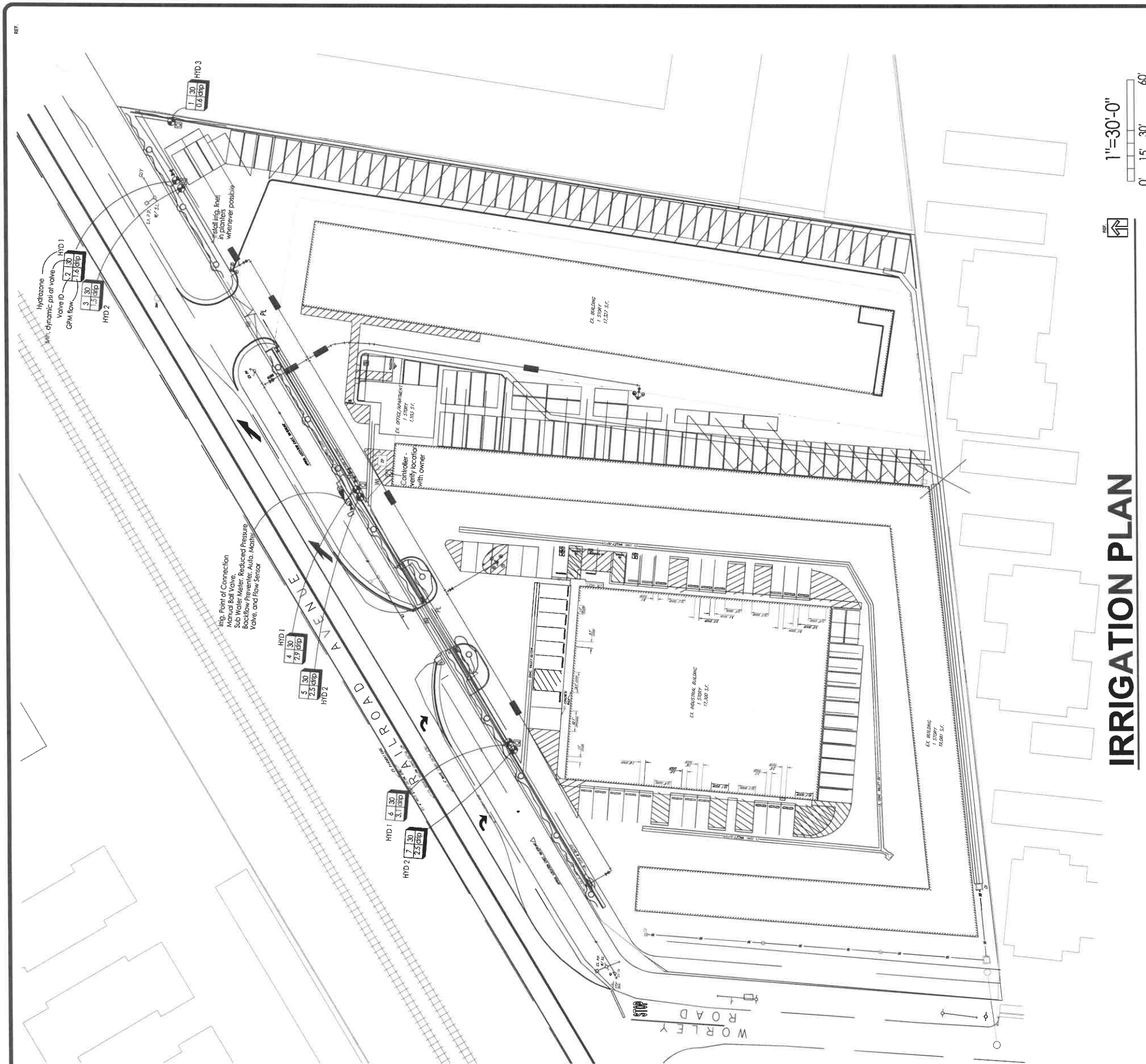
Date 11/17/20

Scale

1"=30'

Planning File Num

Sheet Number



IRRIGATION PLAN

1"=30'-0"

Irrigation Legend

MANUF. #	MANUF. #	DESCRIPTION
enter	IC 600-M	12 Station controller - 6 base station plus one 6 station expansion modules
Use wireless Solar Sync weather sensor and module that will change valve run times based on current weather		
This controller has 4 programs. Paint to match building.		

This controller has 4 programs. Paint to match building.

1" Reduced Pressure Backflow Preventer

Master automatic shutoff valve
Hunter Flow Click with FCT Sensor

3/4" sub water meter

Manual shutoff valve in valve box same size as pressure line

Install throughout system to help isolate areas and find any leaks.

3/4" quick coupler with locking cover and 2 piece body - provide one valve key and one hose swivel

1" globe valve with 1" drip filter and 25 psi pressure regulator below grade in valve box large enough to service the filter. This kit is good for up to .5 to 1.5 GPM flow.

- 12" cover - pipes less than 2" to be Sch 40 PVC

Pressure line - Sch 40 PVC - 18" of cover

es under paving - 24" of cover

Pressure line - Sch 40 PVC

pressure line 1" Lines under paving - Sch 40 PVC

elec PVC conduit for control wires

up to 10-14 gauge wires,

14 gauge wires
sleeve 2 sizes larger than the pipe inside

session fittings - see drip notes

immigration notes

Irrigation Notes

1. See system L4 and L5 for details and specifications.
2. This system is designed to operate with minimum 30 p.s.i. dynamic p.s.i. at the point of connection. If this condition is not met, the system will not operate properly. If static pressure available is 80 psi at the point of connection a pressure regulator will be necessary. There is supposed to be static psi water pressure available at the site. If there isn't enough pressure to make the system work well a pressure pump will be installed. Provide an optional bid for this if it costs is needed.
3. Detector pipe should be installed with any pressure lines but buried in the same trench with control wires and with any lines of any kind under the same trench.
4. The controller should be set to water between 6:00 p.m. and 10:00 a.m. to avoid watering during lines of higher wind or temperature and program with repeat cycles to avoid runoff.
5. Irrigation schedule should reflect time of year and plant maturity.
6. No changes should be made to what is shown on the plans without the written approval of the Landscape Architect
7. Run 2 extra control wires from the controller to the far end of each leg and to the furthest quick coupler, coming up at each valve with some extra wire along the way so valves could be added if necessary in the future.
8. The controller has a weather station and will shut down during times of rain. The controller will also change its program based on current weather conditions. Install a weather station where it will get full sun and rain.
9. The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 8" to 10' away if possible. Do not put pressure lines or underground lines. Install line in planting areas instead of under planting wherever possible. Locate all lines with flags prior to installing any lines, valves, or sprinklers.
10. Do not dig trench right next to structures such that the basing soil under the foundation of the structure will fail. Check with the structural engineer. Do not install valves or control lines under the foundation of any existing or new dig next to structures.
11. All underground irrigation valves have been placed in the system to aid in locating parts of the system to find leaks and do maintenance.
12. Digging to be secured to the soil with dip tubing staples 4 feet apart in boom soil and 3 feet apart in sandy soil to keep the tubing spacing consistent. Double stake the fittings diagonally.
13. Follow the installation recommendations of the dip tubing manual, and representative
14. New trees are on separate irrigation valves with drip at each tree.
15. Install a Rainbird DIP indicator on each drip circuit at the end of the longest leg that will show if the drip circuit is opening and has pressure.

Drip Irrigation Notes

1. Secure large 1/4" dip tubing at 7" or 11" Unshaped slakes 3 feet on center or closer to what the tubing can be found easily. Do not show if the mulch gets buried over time. Cover tubing with soil and install manual flush.
2. Secure large 1/4" dip tubing at 17" Unshaped slakes 3 feet on center or closer to what the tubing can be found easily. Do not show if the mulch gets buried over time. Cover tubing with soil and install manual flush.
3. Run large tubing close to plants to minimize length of smaller 1/4" tubing. Secure emitters on 3/4" tubing at plant root balls.
4. Run large tubing close to plants to minimize length of smaller 1/4" tubing. Secure emitters on 1/4" tubing at 17" on center and when necessary on short lengths of 1/4" tubing from emitters to plant root balls. Install slakes on 1/4" tubing at 17" on center and cover tubing with 1" of soil. 1/4" tubing should need to exceed 18 inches in length. Most should be much shorter and use as little as possible.
5. As the plant and plant root ball increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
6. Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI) at each plant on root ball (right or left of stem). Use Aquilin PC Plus (pressure compensating emitter). Use the ones that 1/4" tubing can be connected to. Other emitters may have a higher discharge rate at larger tubing requiring larger pipe sizes.

Emitter schedule:

- With shrubs that have multiple emitters, put some

at edge of root ball (not right on stem) and some out

under future canopy. Space emitters evenly in future
great zone area

Trees - Use five 1 GPH emitters spaced out evenly around

football and twenty five additional emitters on a 2'x2' grid under future

tree canopy

REF.

Revisions	Date
site plan coord.	9/27/22

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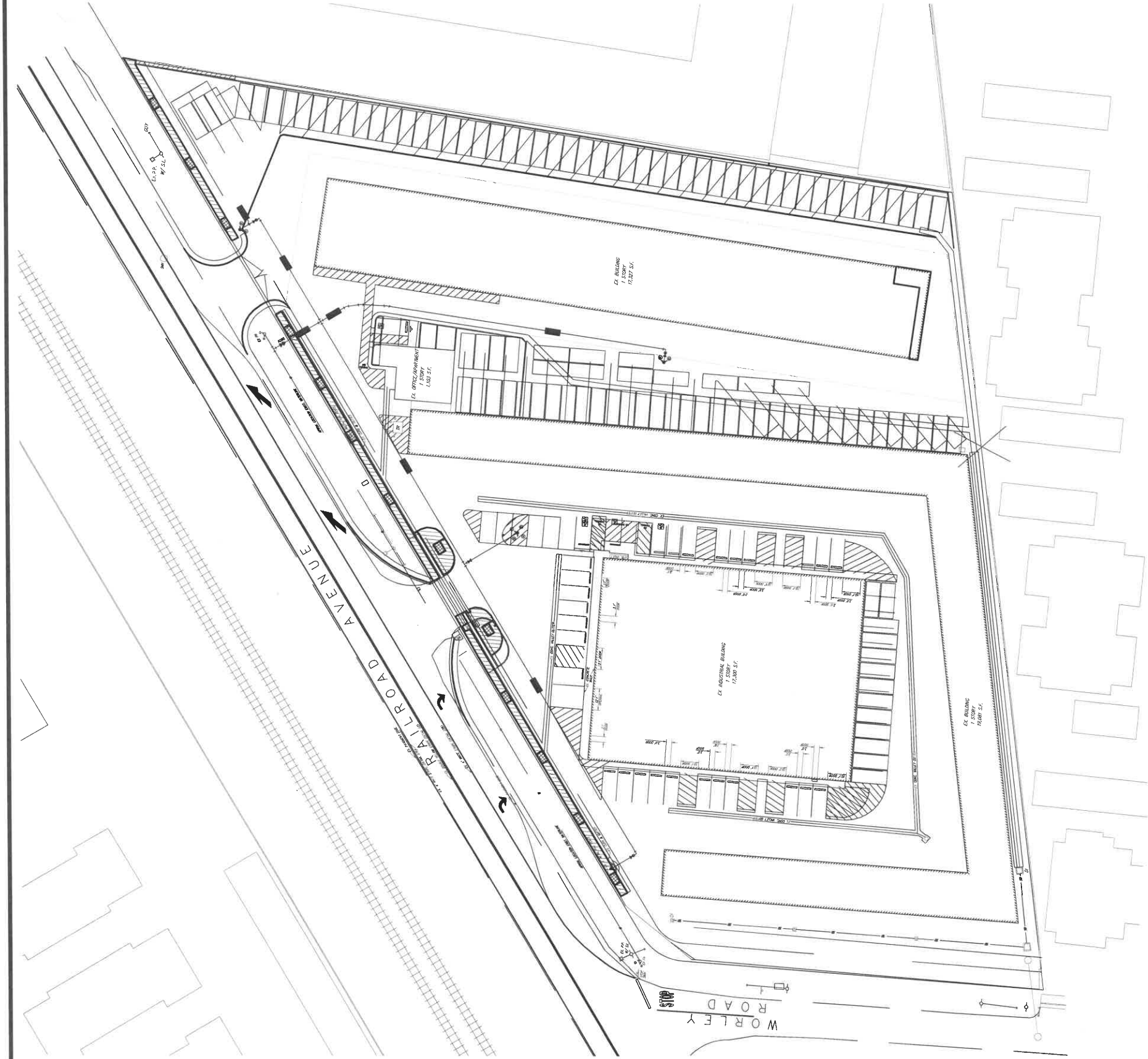
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MINI STOR & IND. PARK
621 RAILROAD AVE.,
SUISUN CITY, CA

HYDROZONE PLAN

Drawn By	GL
Date	10/17/20
Scale	AS SHOWN
File Name	
Planning File Numbers	
Sheet Number	

L3



HYDROZONE PLAN

1"=30'-0"
0' 15' 30' 60'

Hydrozone Summary Sheet

HYDROZONE	VALVES	IRRIG. METHOD	AREA (Sq.Ft.)	% of LANDSCAPE
1 Low Water Shrubs	2.4.6	Drip	2163	84%
2 Med Water Trees	3.5.7	Drip	325	13%
3 Med. Water Shrubs	1	Drip	95	3%
TOTAL			2583	100%
SUMMARY by HYDROZONE				
High Water Use			AREA (Sq.Ft.)	% of LANDSCAPE
Medium Water Use			0	0%
Low Water Use			420	16%
			2163	84%
TOTAL			2583	100%

Revisions	Date
site plan coord.	9/27/22

DEVELOPER:
GILROY SELF STORAGE PARTNERS, LLC

925-743-0869
DANVILLE, CA 94526
P.O. BOX 699

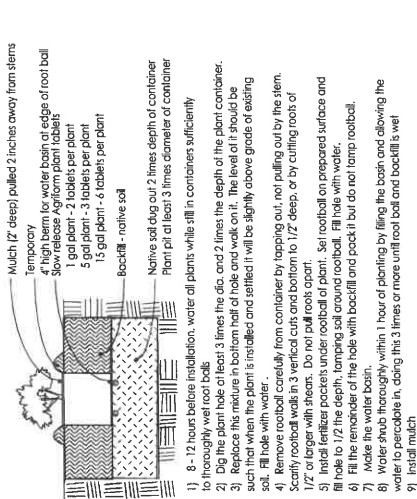


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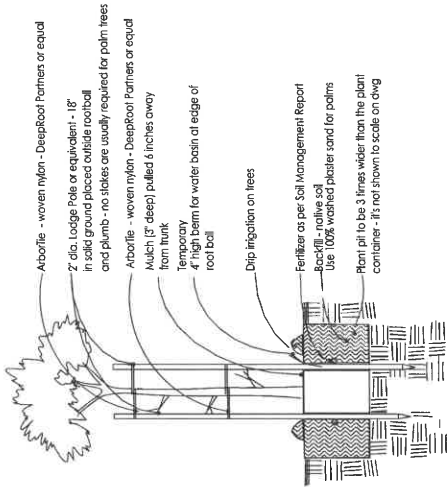
MINI STOR & IND. PARK
621 RAILROAD AVE.,
SUSUN CITY, CA

LANDSCAPE DETAILS

Drawn By	CL
Date	11/17/20
Scale	
File Name	
Planning File Numbers	
Sheet Number	L4



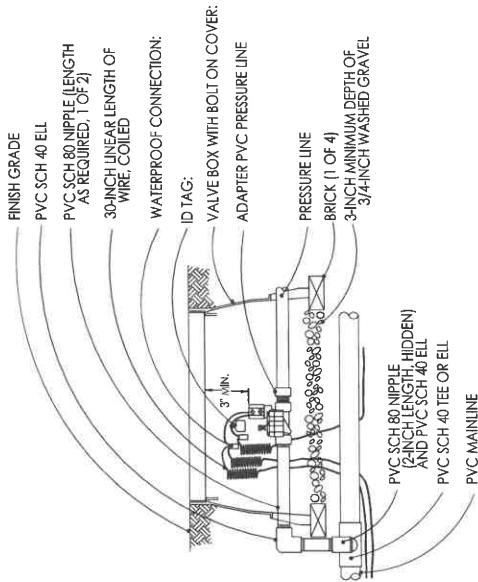
J
Shrub Planting
No Scale



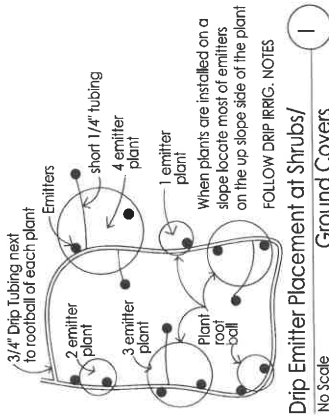
- 1) 8-12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig hole as deep as root ball and 3 times wider than the diameter of the container the plant is in
3) If the plant is in a container, remove it and place it in the hole. The level of the hole should be 1/2" or larger with water
4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16 dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball
6) Fertilize as per Soil Management Report

- 7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
8) Install stakes such that the stakes and the tree ties won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

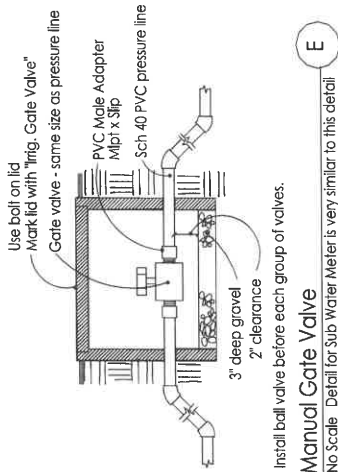
K
Tree Planting and Street Tree Planting
No Scale



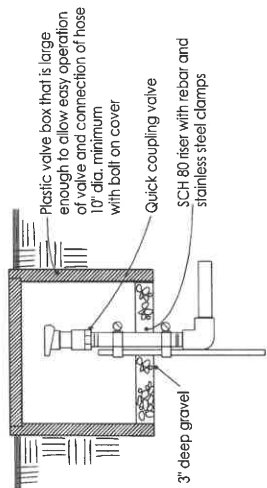
H
Remote Control Master Valve
No Scale



I
Drip Emitters Placement at Shrubs/
Ground Covers
No Scale

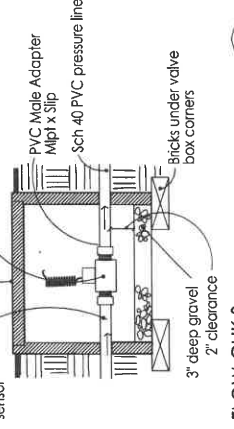


E
Manual Gate Valve
No Scale Detail for Sub Water Meter is very similar to this detail

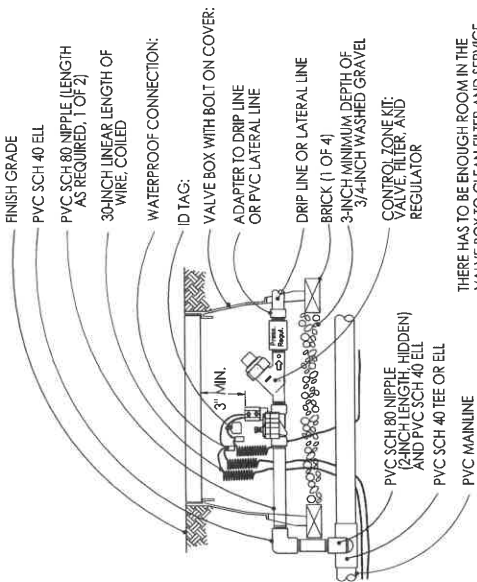


F
Quick Coupling Valve
Below Grade
No Scale

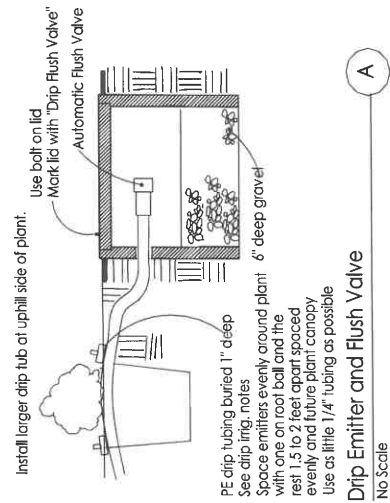
Install sensor just downstream from master valve
Min. 2 feet of straight pipe without pipe fittings upstream and downstream from sensor



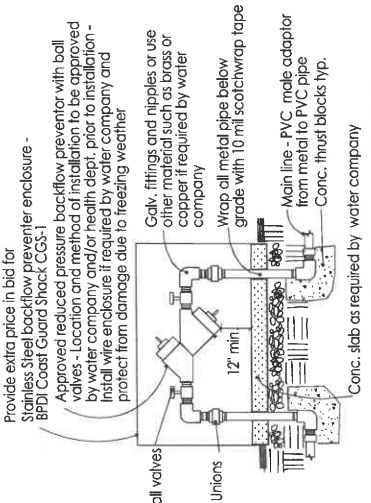
G
FLOW-CLK Sensor
No Scale



H
Remote Control Globe Valve,
Filter and Pressure Regulator
No Scale



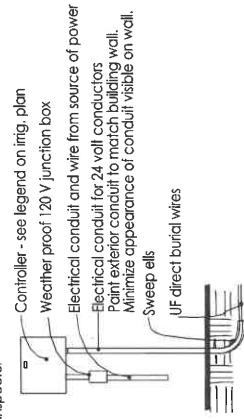
A
Drip Emitters and Flush Valve
No Scale



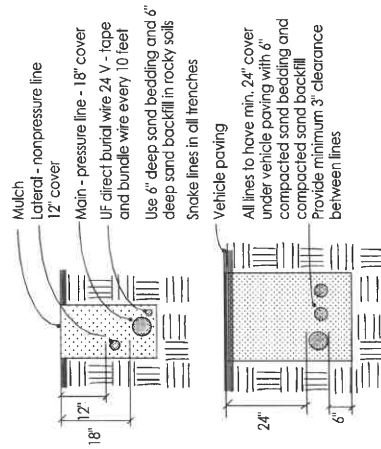
When necessary, due to high water pressure, install pressure regulator downstream from backflow prevent unless noted for other location on plans

B
Reduced Pressure
Backflow Preventer
No Scale

Install as per local code and manufl. instructions - Secure controller to wall with suitable anchors as approved by Inspector

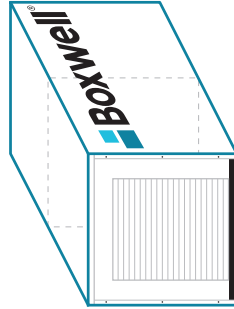


C
Wall Mount Controller
No Scale



D
Trenches/Lines
No Scale

Container Configurations:



END DOOR(S)

One 160 sqft rentable unit or two 80 sqft units (if divided)

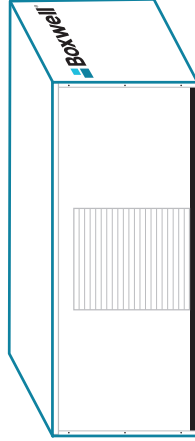
DIMENSIONS

Exterior: 234" L x 96" W x 96" H
Door Opening: 68" W x 78" H

WEIGHT

Tare: 3,300 lbs

Roll up or swing doors available



SIDE DOOR

One 160 sqft rentable unit

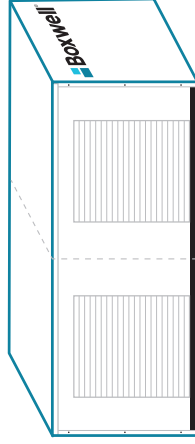
DIMENSIONS

Exterior: 234" L x 96" W x 96" H
Door Opening: 68" W x 78" H

WEIGHT

Tare: 3,300 lbs

Roll up or swing doors available



2 SIDE DOORS

Two 80 sqft rentable units

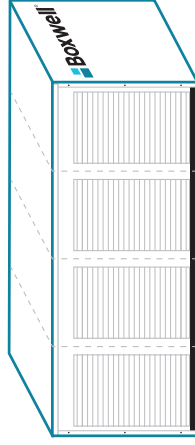
DIMENSIONS

Exterior: 234" L x 96" W x 96" H
Door Opening: 68" W x 78" H

WEIGHT

Tare: 3,500 lbs

Roll up or swing doors available



4 SIDE DOORS

Four 40 sqft rentable units

DIMENSIONS

Exterior: 234" L x 96" W x 96" H
Door Opening: 48" W x 78" H

WEIGHT

Tare: 4,000 lbs

Roll up or swing doors available

Boxwell Self Storage Features*:

STEEL CONSTRUCTION

- Highest grade and best quality steel, SPA-H and SPA-C
- Wall panel thickness: 1.0mm (19 ga) galvanized steel
- Roof: 4.0mm (6 ga) corrugated "ISO Style" steel
- All hardware is stainless steel, will not rust

INTERIOR

- 3/4" marine grade plywood, sealed with polyurethane, water-based, non-slip, non-toxic, and non-odorous coating
- Insulation available
- Anti-condensation spray on roof

STRUCTURE

- 10,000 lbs on base, 120 mph wind resistant, 60 psf snow load on roof
- 1 year warranty on manufacturing, material, and workmanship
- Stackable 3 high - fully loaded
- Paint: Customizable to any color - 5 year warranty

AVAILABLE OPTIONS

- Roll up or swing doors
- Diamond plate flooring
- Full installation
- Hot dipped galvanized
- Site planning assistance
- Smart technology

** Our containers are constantly being upgraded and improved. Exact specifications may change without notice. Additional options available.*



www.boxwell.co
info@boxwell.co
d: (303) 317-5850
6672 Gunpark Dr Ste 100
Boulder, Co 80301



Life Expectancy of Boxwell Portable Units

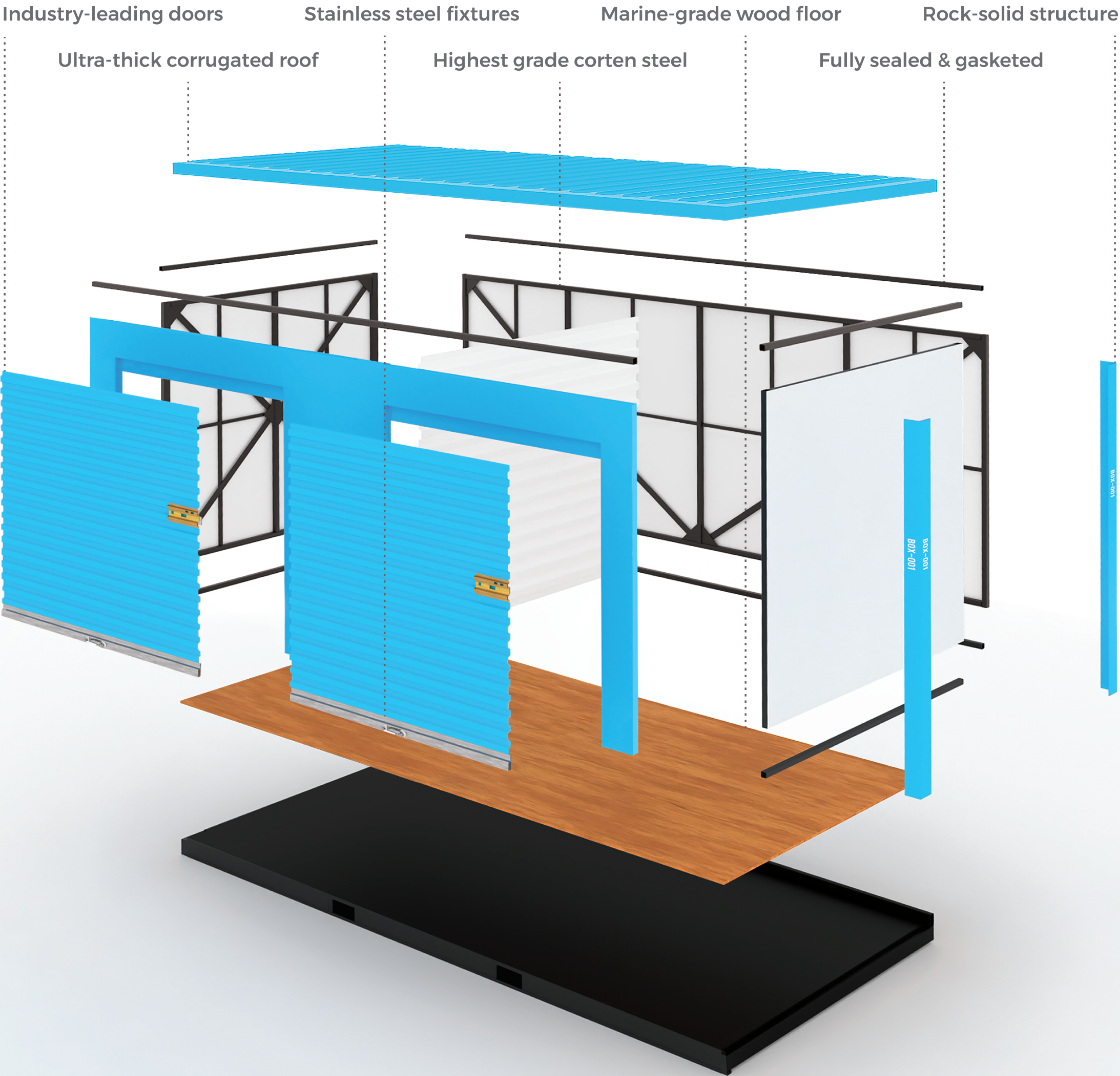
Boxwell, LLC is a manufacturer of portable storage units for both the portable and self-storage industries. The units produced by Boxwell are constructed Corten steel (SPA-H & SPA-C). The roof is constructed of 4.0mm (6 gauge) drip edge and 1.6mm (16 gauge) corrugated Corten steel panels. The wall panels are constructed with 1.0 mm (19 gauge) galvanized steel sheets. The interior wall frame is constructed with 40mm x 40mm (1.5" x 1.5") and 25mm x 25mm (1" x 1") steel tubing. All hardware used on the unit is made from stainless steel and should not rust.

The product lifespan of the Boxwell unit, like any product, can be affected by a number of factors, and can differ among individual owners related to reasonable care and maintenance. Under normal use and with reasonable care & maintenance, the typical life expectancy of the Boxwell portable storage units will generally run between twenty-five (25) and thirty (30) years. This statement is not a representation, warranty, or guarantee of the product.

Rod Bolls
Rod Bolls
Founder and CEO

March 25, 2021

DURABILITY IS IN THE DETAILS.



Self-storage, reimagined.

Carefully engineered and expertly crafted, Boxwell relocatable units are the leading storage solution. Order with confidence knowing every feature is designed with your business in mind.



Looking to maximize revenue at your self storage facility?
Fill unused spaces with Boxwell's easy-install relocatable units.

BEFORE



Speak with a Boxwell representative to discuss different configurations to maximize your site. Once finalized, our team will do the rest! Though timelines may vary, you can expect your units to be ready to rent in 8-12 weeks.

AFTER



By incorporating Boxwell's products, this particular storage facility gained 60 rental units (9,600 sq ft of additional space). In this case, the return on investment will be achieved in less than 2 years.

Boxwell at a glance:

- B2B self storage relocatable units
- Highest grade structure and materials
- Site optimization and layout assistance
- Lightning fast install process
- Roll up and swing doors available
- Paint color and logos are fully customizable
- Option to add multiple doors with partitions
- Seamless integration with existing units



Speak with a Boxwell representative today!

Item 3

Attachment 2



Item 3
Attachment 2



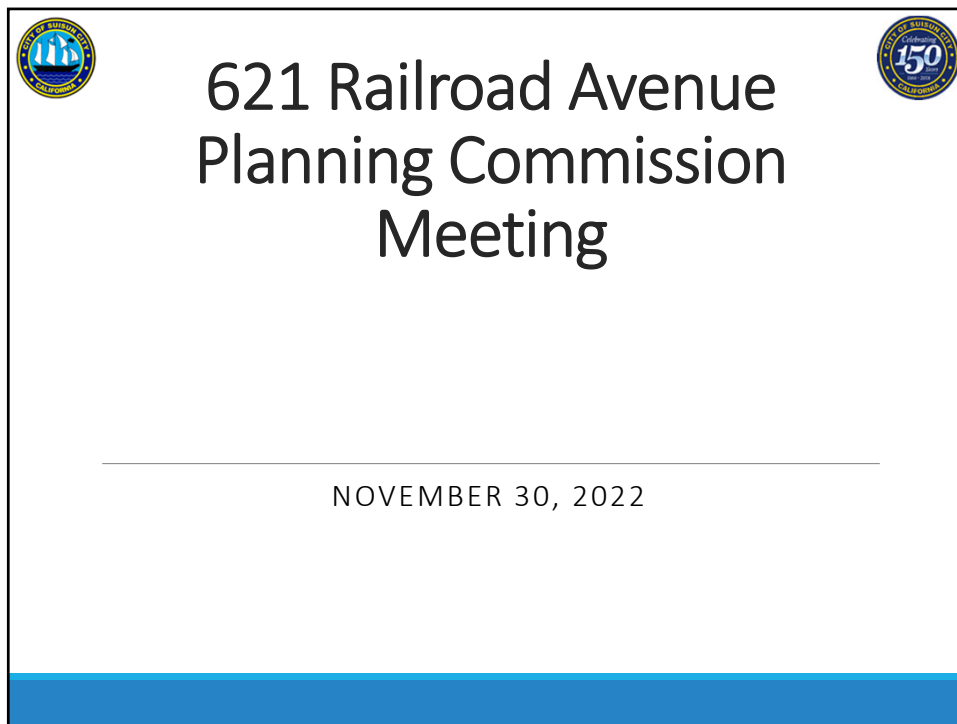


Fire Rating specific to the Boxwell Portable Storage Unit:

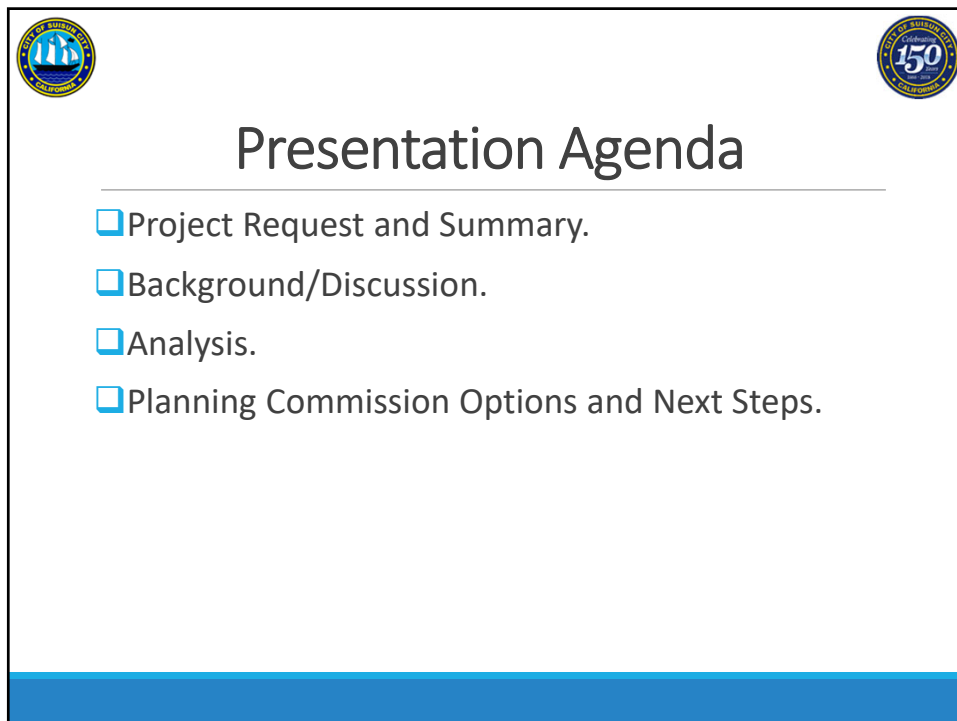
- Fire ratings are generally based upon testing a structural sample. A galvanized sheet, by itself, would not have a fire rating. If it were combined with gypsum or other wall boards in an assembly, it could be subjected to standard test and rated for that configuration. With that being said, a 1.0-1.5mm sheet steel can be used in an assembly and rated from 2 to 4 hours.
- The International Building Code recognizes that steel construction is non-combustible.
- Unlike wood-framed buildings, which are made of combustible materials, metal buildings and containers are constructed either completely or almost completely out of steel.
- The International Building Code recognizes significant advantages for using non-combustible construction material (steel) as compared to wood or wall board construction.
- It would appear that Boxwell's galvanized and Corten steel construction exceeds that specifications as presented by the Metal Building Manufacturers Association when testing metal buildings with gypsum board and exterior metal wall panels.
- Boxwell containers are all steel and are made of non-combustible materials; they do not present a fire hazard.

The units produced by Boxwell are constructed Corten steel (SPA-H & SPA-C). The roof is constructed of 4.0mm (6 gauge) drip edge and 1.6mm (16 gauge) corrugated Corten steel panels. The wall panels are constructed with 1.0 mm (19 gauge) galvanized steel sheets. The interior wall frame is constructed with 40mm x 40mm (1.5" x 1.5") and 25mm x 25mm (1" x 1") steel tubing. All hardware used on the unit is made from stainless steel and should not rust.

Item 3
Attachment 2



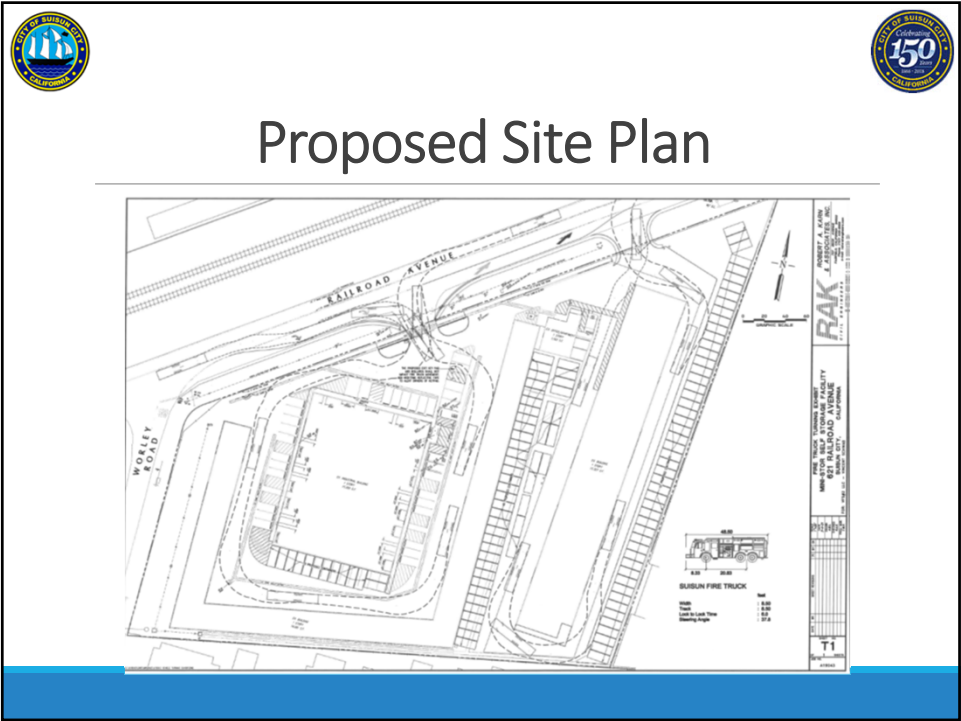
1



2



3



4



Staff Recommendation

Planning staff recommends adoption of Resolution No. PC22-___; A Resolution of the Planning Commission of the City of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New Construction or Conversion of Small Structures).