

**CITY OF SUISUN CITY
NOTICE OF ADOPTION OF ORDINANCE**

NOTICE IS HEREBY GIVEN that under the provisions of Government Code Section 36933, Ordinance No. 805 was adopted by the City Council of the City of Suisun City at a regular meeting held on Tuesday, October 3, 2023. The following is the full text of said Ordinance.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY,
CALIFORNIA, AMENDING TITLE 18 (ZONING) OF THE SUISUN CITY MUNICIPAL
CODE OF THE CITY OF SUISUN CITY MODIFYING THE FENCES AND WALLS
REGULATIONS CHAPTER 18.34 – FENCES AND WALLS AND FINDING OF
EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

WHEREAS, Section 1.01.050 of the Suisun City Municipal Code provides for amendments to the Suisun City Municipal Code by the City Council; and

WHEREAS, Title 18, Chapter 18.82 – Amendments of the Suisun City Municipal Code provides for the amendment of the Title by changing the text whenever the public necessity, convenience, or general welfare requires such amendment; and

WHEREAS, this proposed Zoning Ordinance amendment was considered by the Planning Commission of the City of Suisun City at its regular meeting of August 22, 2023; and

WHEREAS, the Planning Commission on August 22, 2023, acted on the proposed amendment and voted 2-2 with the Chair absent; and

WHEREAS, the split vote represents no recommended action by the Planning Commission and now is considered by the Council; and

WHEREAS, a public notice describing the proposed amendments to the Suisun City Zoning Ordinance relative to Title 18 was published in the Daily Republic, a newspaper of general circulation, in accordance with 6061 of the California Government Code; and

WHEREAS, on September 5, 2023, the Council continued this item to a date certain of September 19, 2023.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUISUN CITY,
CALIFORNIA DOES ORDAIN AS FOLLOWS:**

SECTION 1. The City Council hereby recommends that approval of the proposed changes to the text of the Suisun City Municipal Code amending Chapter 18.34 Fences and Walls which are shown by strike-through, or bold double underscore amended (new) text and hereby to read as follows:

Table 18.34.01 Height Limits by Zoning District			
Zone	Location	Height	Materials ¹
RL, RM ²	Front yard	3 ft. max. if solid 4 ft. max if 50% or more open	Metal, wood, hedge, stucco. Stone and brick permitted for posts.
	Side yard	6 ft. max if 5 ft. setback provided 3 ft. max. if within 5 ft. setback 6 ft. max. on interior side yard	Metal, wood, hedge, stucco. Stone and brick permitted for posts.
	Rear yard	6 ft. max.	Wood
RH1, RH2 ² , RMU	Perimeter	6 ft. max.	Metal, wood
	Service areas	6 ft. max.	Metal, masonry, concrete block, brick
CR, CSF, CMU, O			
	Front yard	Not permitted ⁴	
	Side yard	Not permitted ⁴	
	Rear yard	Not Permitted ⁴	
	Service areas	8 ft. max storage areas ⁴	Metal, masonry, concrete block, brick
APS	Residential uses defined by RL, Commercial uses defined by CR		
OS, P	To demarcate use areas 3 ft. max.		
	Service areas	6 ft. max.	Metal, masonry, concrete block, brick
PQP	To demarcate use areas	3 ft. max	Hedge, wood, brick, stone, stucco
	Service areas	6 ft. max.	Metal, masonry, concrete block, brick
<p>1 Chain link fence is not permitted in any residential district.</p> <p>2 Fencing for front and corner side yards in single-family residential districts, and perimeter fencing in multi-family districts (other than soundwalls) must be permeable to allow visibility into the yard from exterior vantage points to promote security. Permeable fencing must be a minimum of 50 percent open. Refer also to standards for specific conditions in Section 18.34.050 and soundwall standards in Section 18.34.060.</p> <p>3 Refer also to Section 18.34.020 for fences and walls around storage areas and Section 18.34.030 for requirements for outdoor sales, storage, or rental lots.</p> <p>4. Refer to Chapter 18.34.050 (E) chain-link fence standards.</p>			

18.34.050 – Other fence and wall standards.

- D. Chain-link fences are not permitted in front, side, and rear yard residential districts.
- E. Chain-link fences are permitted on vacant commercial district properties. The following development criteria shall be met:

1. Fences shall be placed on the perimeter of the property.
 2. Fences shall not exceed six (6) feet in height.
 3. If property is subdivided and a remainder portion of the property remains vacant, a chain-link fence is permitted.
- F. Chain-link fences are permitted on vacant commercial/mixed use Waterfront District Specific Plan properties. The following development criteria shall be met:
1. Fences shall be placed on the perimeter of the property.
 2. Fences shall not exceed six (6) feet in height.
 3. A green color mesh shall be attached to the fence and placed around the entire perimeter of the property.

18.34.070 - Prohibited materials.

It is unlawful to erect any electrically charged fence or any fence composed of barbed wire, razor wire or other material which is designed to cause injury upon contact on or adjacent to any residential use regardless of the underlying zoning.

SECTION 2. This ordinance amendment is categorically exempt from environmental review under Section 15061 (b)(3) of the State CEQA Guidelines. The proposed text amendments are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 3. This Ordinance shall be in full force and effect thirty (30) days after its adoption following second reading.

SECTION 4. The City Clerk is hereby authorized and directed to certify as the passage of this Ordinance and to give notice thereof by causing copies of this Ordinance to be posted in three public places throughout the City, or published in a county newspaper that is circulated in the City, within 15 days after its passage, there being no newspaper of general circulation printed and published within the City.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Suisun City, California, on the 3rd day of October 2023.

Ayes:	Councilmembers:	Dawson / Osum / Washington / Mayor Hernandez
Noes:	Councilmembers:	None
Absent:	Councilmembers:	Pal

Donna Pock, Deputy City Clerk

Dated: October 11, 2023

Published; October 13, 2023