



CITY OF SUISUN CITY

DEVELOPMENT SERVICES DEPARTMENT

701 Civic Center Boulevard • Suisun City, CA 94585

Phone 707-421-7335 • FAX 707-429-3758

E-mail: planning@suisun.com

NOTICE OF PUBLIC HEARING OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY CONSIDERING SITE PLAN/ ARCHITECTURAL REVIEW PERMIT NO. SP/AR 23/24-003 FOR PROPERTY LOCATED AT ASSESSOR'S PARCEL NUMBER'S (0032-101-420 AND 0032-102-160)

NOTICE IS HEREBY GIVEN THAT the Planning Commission of the City of Suisun City is conducting a public hearing to consider Site Plan/Architectural Review Permit No. 23/24-003 for the Almond Gardens Apartments Redevelopment Project located at Assessor's Parcel Number's 0032-101-420 and 0032-102-160 which is both North and South of Almond Street and is 3.19 acres in size. The proposed project will consist of a net increase of 47 units (from 52 to 99) and would result in a three-story product. Of the proposed 99 units, 46 would be one-bedroom units (625 square feet each) and 53 would be two-bedroom units (825 square feet each). Additionally, the proposed project would include various amenities such as rear parking, preserved and new landscaping, and a centralized play structure.

The Planning Commission will consider this application at a Special Meeting at **6:30 p.m., on Tuesday January 30, 2024**, at the Suisun City Council Chambers, 701 Civic Center Boulevard, Suisun City, California. All interested parties are invited to attend.

The City previously prepared and certified an Environmental Impact Report (EIR) for the 2035 General Plan, which was adopted in 2015, and which analyzed the impacts of development anticipated under the WDSP. The impacts associated with the type of development accommodated under the WDSP, including zoning, density, parking, and other development standards were previously analyzed in the 2035 General Plan EIR. Therefore, pursuant to CEQA and the CEQA Guidelines, the City, as the lead agency, intends to use the 2035 General Plan EIR as the CEQA document for the environmental impacts associated with the updated WDSP and CEQA Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an EIR was certified.

The original application is on file and may be reviewed at the Suisun City Development Services Department at 701 Civic Center Boulevard between 8:00 a.m. and 6:00 p.m., Mondays, Tuesdays, Wednesdays, and Thursdays, City Hall is closed on Fridays.

All interested persons are invited to attend the hearing and comment upon any proposed action, express opinions, or submit evidence for or against the matter as outlined above. Pursuant to Sections 1094.5 and 1094.6 of the Code of Civil Procedure, if you challenge any of the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or included in written correspondence delivered to the City Clerk, 701 Civic Center Blvd., Suisun City, California, 94585, prior to, the public hearing.

Please contact John Kearns, Principal Planner, at (707) 421-7335 or at jkearns@suisun.com with any questions or concerns regarding the application **prior to 5 p.m. Tuesday January 30.**

PUBLISHED FOR: The Suisun City Development Services Department

/s/ Donna Pock, Deputy City Clerk

Dated: January 17, 2024

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