

AGENDA
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., NOVEMBER 19, 2019

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC19-11

1. CALL TO ORDER.

2. ROLL CALL:

Chairperson Clemente
Vice-Chair Ramos
Commissioner Borja
Commissioner Holzwarth
Commissioner Pal
Commissioner Rowe
Commissioner Thomas

Pledge of Allegiance
Invocation

3. APPROVAL OF AGENDA:

Approval of Planning Commission agenda of November 19, 2019

4. APPROVAL OF MINUTES:

Approval of Planning Commission minutes of October 29, 2019

5. PUBLIC COMMENT:

This is a time for public comments for items that are not listed on this agenda. Comments should be brief. If you have an item that will require extended discussion, please request the item be scheduled on a future agenda.

CONFLICT OF INTEREST NOTIFICATION

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

6. CONSENT CALENDAR:

None

7. CONTINUED ITEMS:

None

8. PUBLIC HEARINGS:

For each of the following items, the public will be given an opportunity to speak. After a Staff Report, the Chair will open the Public Hearing. At that time, the applicant will be allowed to make a presentation. Members of the public will then be allowed to speak. After all have spoken, the applicant is allowed to respond to issues raised by the public, after which the Public Hearing is normally closed. Comments should be brief and to the point. The Chair reserves the right to limit repetitious or non-related comments. The public is reminded that all decisions of the Planning Commission are appealable to the City Council by filing a written Notice of Appeal with the City Clerk within ten (10) calendar days.

- A. Resolution PC19-__ ; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a 60' Highway-Oriented Pylon Sign on the Heritage Park Shopping Center Property (0173-010-380).

9. GENERAL BUSINESS:

- A. Resolution PC19-__ ; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of City-Owned Real Property Located at 320 and 322 Merganser Drive (APN's 0173-010-210 and 220).
- B. Resolution PC19-__ ; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of Housing Authority-Owned Real Property Located North of Highway 12 and East of Sunset Avenue (APN's 0173-390-160 and 180).

10. REPORTS BY STAFF AND PLANNING COMMISSION:

- A. Staff
 - a. SB 2 Planning Grant
 - b. Revised Public Hearing Noticing Procedures
- B. Planning Commission

11. AGENDA FORECAST / FUTURE AGENDA ITEMS.

12. ADJOURNMENT.

MINUTES
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., OCTOBER 29, 2019

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC19-09

1. ROLL CALL:

Chairperson Clemente
Vice-Chair Ramos
Commissioner Borja
Commissioner Holzwarth
Commissioner Pal
Commissioner Rowe
Commissioner Thomas

2. APPROVAL OF AGENDA:

Commissioner Borja moved to approve the Planning Commission agenda of October 29, 2019, as is. Commissioner Rowe seconded the motion. Motion passed 7-0 by roll call vote.

3. APPROVAL OF MINUTES:

Commissioner Holzwarth moved to approve the Planning Commission minutes of September 24, 2019, as is. Commissioner Thomas seconded the motion. Motion passed 7-0 by roll call vote.

4. PUBLIC COMMENT:

None.

CONFLICT OF INTEREST NOTIFICATION

Commissioner Thomas; for Section 9. Subsection A. Resolution PC19-_; A Resolution of the City of Suisun City Planning Commission Confirming Review of Resolution No. PC17-04 for The Lounge, 700 Main Street #106.

5. CONSENT CALENDAR:

None

6. CONTINUED ITEMS:

None

7. PUBLIC HEARINGS:

None.

8. GENERAL BUSINESS:

- A. Resolution PC19-_; A Resolution of the City of Suisun City Planning Commission Confirming Review of Resolution No. PC17-04 for The Lounge, 700 Main Street #106.

Assistant Planner Joann Martinez started with a brief history of the location and how certain conditions were added to the business. Senior Planner John Kearns gave additional background information; in order for the applicant to get conditions taken off he needs to apply for a new conditional use permit. He added that the business owner, Cedric Turner could not attend due to the PG&E power outages.

Commissioner Borja moved to approve Resolution PC19-_; A Resolution of the City of Suisun City Planning Commission Confirming Review of Resolution No. PC17-04 for The Lounge, 700 Main Street #106.

Commissioner Holzwarth seconded the motion. Motion passed 6-0-1 roll call vote, with Commissioner Thomas abstaining.

- B. A Resolution of the Planning Commission of the City of Suisun City Clarifying that Recreational Vehicles/Boats/Vehicle Storage be a Conditional Use in the Commercial Services and Fabricating (CSF) Zoning District.

Senior Planner John Kearns stated that staff has been approached by a property owner looking at potentially adding outdoor storage of Recreational Vehicles/Boats/and vehicles on a property in the Commercial Services and Fabricating Zoning District. He went on to say that for several years, this specific use was handled as a Conditional Use Permit at the discretion of the Planning Commission. Unfortunately, the update to the Zoning Ordinance (Title 18), which was adopted in 2017, no longer lists the use. Mr. Kearns went on to state that common conditions of approval included how vehicles would be sited on the property (minimize view from a public right of way), perimeter fencing requirements, additional landscaping requirements, and assured that certain measures were taken to avoid properties becoming junkyards such as making sure all vehicles were currently registered. He concluded his background discussion reminding the Commission that the zoning code no longer lists this use, and staff has no direction to provide prospective applicants.

Commissioner Holzwarth started the questions by asking if this will only apply to this particular property. Mr. Kearns responded, no, that it would apply for all of the CSF Zone.

Commissioner Pal moved to approve A Resolution of the Planning Commission of the City of Suisun City Clarifying that Recreational Vehicles/Boats/Vehicle Storage be a Conditional Use in the Commercial Services and Fabricating (CSF) Zoning District.

Commissioner Ramos seconded the motion. Motion passed 7-0

9. REPORTS BY STAFF AND PLANNING COMMISSION:

- A. Staff
a. SB 2 Planning Grant
b. Project Updates
- B. Planning Commission

Commissioner Pal asked that other religions be invited to make the invocation, he concluded by

thanking staff member April Conner and Gemma Geluz for responding to a call to fix a light fixture expeditiously.

10. AGENDA FORECAST / FUTURE AGENDA ITEMS.

Next meeting is scheduled for November 19th.

11. ADJOURNMENT.

a&m/191029.pca

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DATE:	11/19/2019	Files: AR19/20-004)
TO:	PLANNING COMMISSION	
FROM:	John Kearns, Senior Planner (707.421.7337, jkearns@suisun.com)	
RE:	Heritage Park Shopping Center Proposed Highway-Oriented Pylon Sign (APN: 0173-010-380)	

SUMMARY

Recently, staff was approached by the representatives of the Heritage Park Shopping Center regarding a new modified location for a pylon sign on their property along Highway 12. The former Adoption of the Sign District (**RZ18/19-004**) remains applicable; however, the Site Plan/Architectural Review action needs to be amended to allow for the new location. The Planning Commission is being asked to consider making a recommendation to the City Council regarding the subject application.

Recommendation: Planning staff recommends adoption of Resolution No. PC19-___, A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a 60' Highway-Oriented Pylon Sign on the Heritage Park Shopping Center Property (APN: 0173-010-380).

Proposed Motion: I move that the Planning Commission adopt Resolution No. PC19-___, A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a 60' Highway-Oriented Pylon Sign on the Heritage Park Shopping Center Property (APN: 0173-010-380).

BACKGROUND/DISCUSSION

On September 3, 2013, the City Council amended the City's Zoning Code to include Special Sign Overlay District (SSOD) regulations that allow the establishment of up to five Special Sign Overlay Districts along Highway 12. On March 19, 2019 the approved the location of a pylon sign at the Northwest corner of Highway 12 and Sunset Avenue (Flyers Property). Additionally, a Sign District was formed and adopted by ordinance on April 2, 2019. Both actions were taken by the City Council.

Following approval of the sign and district formation, construction drawings were submitted to the City for permit. It was at that time that an underground PGE facility was located and the sign in its current location was no longer feasible. In the months following, the applicant and their team surveyed other potential locations before settling on a location along Highway 12 on the main shopping center property (APN: 0173-010-380). Since the sign's location has dramatically changed (new APN), and physical changes to the site are proposed (tree removals and parking lot improvements), staff determined that the revised application (**AR19/20-003**) will need to be

considered by both the Planning Commission (recommendation) and City Council (final action) through a Public Hearing process.

ANALYSIS

The review of a highway-oriented sign within a SSOD is reviewed for consistency with the above noted standards and may include site plan review and design review of the proposed sign and its location. Specific design elements and features of the proposed highway-oriented sign include:

- The sign, including its decorative elements, shall not exceed 60' in height;
- The maximum width of the sign shall be 19';
- The total number of panels shall be 12 per side. One Sign panel shall be 5'6" x 14', three Sign panels shall be 3' x 14' and eight panels shall be 2' x 6'10";
- All of the signage panels on the sign shall be internally illuminated;
- The sign may be designed to accommodate internal cellular or other communications antennas and equipment. No exterior cellular or other communications antennas will be allowed; and
- No electronic message boards or digital signage of any type shall be permitted.

The Heritage Park pylon sign's background is muted in color (aluminum). The center identification and tenant names will be individual illuminated channel letters. The illumination of the letters will be similar to typical channel letters mounted on buildings. The channel letters have translucent acrylic faces that are illuminated internally with LED or a similar light source. The brightness and intensity depends on the color of acrylic faces. Some of the colors are more translucent than others and will transmit more light. For example, white faces would transmit more light than dark blue faces.

The proposed Heritage Park Center Highway-Oriented Sign is consistent with City standards as follows:

1. Each SSOD may have only one highway-oriented sign within the district.
 - a. The proposed sign will replace the existing highway oriented sign and will be the sole highway oriented sign within the Heritage Park SSOD.
2. The highway oriented sign may advertise businesses located on a different parcel than the sign (referred to as off-premise advertising), but may not advertise businesses located outside of the SSOD boundaries.
 - a. The proposed sign will be monitored for compliance with allowed advertising.
3. Up to five SSODs may be designated within the Highway 12 corridor. However, no highway-oriented SSOD sign may be constructed within 100 feet of any existing highway-oriented SSOD sign in an adjacent SSOD.
 - a. There are no other SSOD's or SSOD highway-oriented signs within 100 feet of the proposed Heritage Park sign.
4. Generally, the highway-oriented SSOD sign permitted by the establishment of the SSOD shall not exceed 60 feet.
 - a. The proposed sign is 60 feet in height and therefore complies with this standard.

5. Highway-oriented SSOD signs shall be context-sensitive to its location, complementary to the materials and design of buildings in proximity to the sign, and landscaped to enhance the aesthetics of the sign.
 - a. The design of the sign utilizes materials consistent with the Heritage Park Shopping Center and will enhance the character and appearance of the existing shopping center by replacing a dilapidated sign providing a more modern and functional sign.
6. Illumination shall be shielded to prevent light from being directed toward roads, to prevent glare, and to prevent impairment of driver vision. Illumination shall not interfere with official traffic signs, devices, signals, or pavement markings.
 - a. The internal illumination of the sign and the placement of the sign would assure that no impact to driver safety would result from sign installation.
7. If the SSOD is located within a named business center, the name of the business center shall be included on the highway-oriented SSOD sign.
 - a. The sign design includes the business center name.
8. An application for a highway-oriented SSOD sign permit shall include a proposed signage reduction plan.
 - a. The Applicants will remove the existing, aging monument sign and will remove temporary signage. The SSOD regulations generally apply to new construction and the City does not seek removal of existing signage from existing businesses.

CEQA Review

The proposed Heritage Park highway-oriented sign has been designed to fit with the architectural character of the surrounding shopping center, relies upon internal illumination that will avoid impacts of glare and will replace an aging and unattractive existing sign.

Based upon the above evaluation there is no evidence that approval of the Heritage Park highway-oriented sign has the potential to result in significant effects on the environment. The proposed project is exempt under Section 15303 New Construction and Conversion of Small Structures and 15311, Accessory Structures of the California Code of Regulations. The project proposes an accessory structure (sign) to the existing commercial development (shopping center and adjacent pad buildings). Additionally, the approval of the Heritage Park SSOD and the associated highway-oriented sign would not result in any new urban development and no significant impacts on the aesthetics of the project or its surrounding environment.

PUBLIC CONTACT

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

DISTRIBUTION

Internal

- PC Distribution
- City Manager Greg Folsom
- Senior Planner John Kearns
- Assistant Planner Joann Martinez

External

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

ATTACHMENTS

1. PC 19-___; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a 60' Highway-Oriented Pylon Sign on the Heritage Park Shopping Center Property (0173-010-380).
2. Ordinance No. 755
3. Submitted Plans

RESOLUTION NO. PC 19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RECOMMENDING CITY COUNCIL APPROVAL OF A 60' HIGHWAY- ORIENTED PYLON SIGN ON THE HERITAGE PARK SHOPPING CENTER PROPERTY (APN: 0173-010-380).

WHEREAS, the Planning Commission at its regular meeting on November 19, 2019 did review application AR19/20-004 for a 60' pylon sign on the Heritage Park Shopping Center property (APN: 0173-010-380); and

WHEREAS, the public hearing notice was published in the Daily Republic on November 9, 2019; and

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

WHEREAS, this project has been considered regarding all applicable city regulations and ordinances; and

WHEREAS, there is no evidence that approval of the Heritage Park SSOD or approval of the Heritage Park Highway-Oriented sign has the potential to result in significant effects on the environment. The proposed project is exempt under Section 15303 New Construction and Conversion of Small Structures and 15311, Accessory Structures of the California Code of Regulations. The project proposes an accessory structure (sign) to the existing commercial development (shopping center and adjacent pad buildings); and

WHEREAS, the construction of the proposed sign is to be located consistent with Exhibit A; and

WHEREAS, the construction and design of the proposed sign is to be consistent with Exhibit B and is to follow the following criteria:

A. Purpose

The City has adopted this Specific Sign District in accordance with the provisions of the Sign Ordinance in order to:

1. Update the existing regulations regarding Highway Oriented Signs for the property West of Sunset Avenue and North of Highway 12 (the "District").
2. Through the construction of more modern multi-tenant freeway visible signage, enhance the economic vitality of the businesses within the District and encourage the development of vacant parcels and renovation of existing business properties within the District.
3. Provide a framework for focusing signage on a single-pylon leading to an enhanced appearance for the entire business community within the District.

B. Applicability

This Special Sign District applies to signage within the boundaries of the District, as defined by the Sign Ordinance. Except as specifically set forth herein, all other and all existing provisions of the Sign Ordinance shall remain in effect within the District.

C. District Boundaries

District: The boundaries of the District are reflected in City Ordinance No. 755.

D. Description and Location of Pylon Sign

Pylon: A freestanding freeway-oriented structure up to 60 feet tall in substantial conformity with the illustration attached to the Heritage Park Highway-Oriented SSOD sign Resolution as Exhibit B which shall be erected in the approximate location shown as Exhibit A of this Resolution. In addition to its decorative elements, the Pylon shall contain 6 sign panels and 6 logo panels on each side.

E. Approvals

1. Relation to Sign Ordinance. Any person desiring to erect or place a sign on the Pylon shall comply with all provisions of the Sign Ordinance, unless specifically modified herein.

2. Types of Businesses Generally Allowed on Pylon. Businesses located within the District whose primary objective at their business location is retail sales, lodging or recreation shall be allowed to install signage on the Pylon. Such uses shall include:
 - (a) Hotels and motels;
 - (b) Commercial recreation;
 - (c) Restaurants (quick service and sit down dining);
 - (d) New auto, truck and recreational vehicle sales;
 - (e) Convenience stores;
 - (f) Furniture and antique sales;
 - (g) Full Service Banking Institutions with retail/storefront;
 - (h) Grocery stores;
 - (i) Discount retail stores;
 - (j) Appliance stores;
 - (k) Gasoline and service stations;
 - (l) Nails/Hair Salon;
 - (m) Gym/Fitness Building;
 - (n) Building Materials Store;
 - (o) Eyeglasses/Optometrists/Chiropractor Services;
 - (p) Tax Preparation Business;
 - (q) Veterinary Clinic; and

- (r) Such similar uses as may be determined as consistent therewith by the Development Services Director, or designee, on a case by case basis.
- 3. Sign Permit Required. A Sign Permit as provided in §18.44.040 of the Suisun City Municipal Code shall be required for any Pylon sign face change (including new businesses).

F. Specifications Applicable to the Pylon and Pylon Sign Panels

- 1. Pylon Specifications. The following rules and regulations shall apply to the Pylon:
 - a) The sign, including its decorative elements, shall not exceed 60' in height;
 - b) The maximum width of the sign shall be 19';
 - c) The total number of panels shall be 12 per side. One Sign panel shall be 5'6" x 14', three Sign panels shall be 3' x 14' and eight panels shall be 2' x 6'10";
 - d) All of the signage panels on the sign shall be internally illuminated;
 - e) The sign may be designed to accommodate internal cellular or other communications antennas and equipment;
 - f) No exterior cellular or other communications antennas will be allowed; and
 - g) No electronic message boards or digital signage of any type shall be permitted.
- 2. Pylon Sign Panels. The following rules and regulations shall apply to the signs on the Pylon:
 - 1. No business signage or advertising shall be allowed on the Pylon except utilizing the 12 two-sided sign panels.
 - 2. No sign panel may contain the signage of more than one business;
 - 3. No business may use more than one sign panel for its business;

G. Administration and General Provisions

- 1. Review of Final Designs. The Development Services Director shall review and approve the final specifications for the Pylon and the sign panels thereon so as to ensure consistent design themes and are otherwise consistent with Exhibit B.
- 2. Other Requirements May Still Apply. Nothing in this Special Sign District ordinance eliminates the need for obtaining any other approval or entitlement required by provisions of City Code or the requirements of any City department, or any local, State or Federal agency.
- 3. Responsibility for Administration. The Development Services Director, or designee, shall be responsible for administering the provisions of this Special Sign District. This shall include the responsibility and authority to interpret any section of this document.

WHEREAS, based on evidence presented to the Planning Commission by City Staff and the applicant, the following Findings are hereby made:

1. That the project is categorically exempt from the California Environmental Quality Act, there is no evidence that approval of the Heritage Park SSOD or approval of the Heritage Park Highway-Oriented sign has the potential to result in significant effects on the environment. The proposed project is exempt under Section 15303 New Construction and Conversion of Small Structures and 15311, Accessory Structures of the California Code of Regulations. The project proposes an accessory structure (sign) to the existing commercial development (shopping center and adjacent pad buildings).
2. That the Highway-Oriented SSOD Sign has been considered through an Architectural Review process as required by the Suisun City Zoning Ordinance.
3. That the Highway-Oriented SSOD Sign, will not conflict with the Goals, Objectives, and Policies of the General Plan.
4. That the Highway-Oriented SSOD Sign, will not have significant noise, traffic, or parking impacts on the neighborhood.
5. That the Highway-Oriented SSOD Sign, will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such district, nor detrimental to properties or improvements in the vicinity, nor to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby adopt Resolution PC19- ; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a 60' Highway-Oriented Pylon Sign on the Heritage Park Shopping Center Property (APN: 0173-010-380).

The foregoing 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 19th day of November 2019.

Joann Martinez
Commission Secretary

Site Plan | Planter Enlargement Detail



2939 Academy Way
 Sacramento, California 95815
 Tel 916.927.0527
 Fax 916.927.2414
 www.pacificneon.com

Project No: **17-0093-08**

Account Executive: Ralph Condiff

Project: **Heritage Park Shopping Center**

Address: **250 Sunset Ave. Suisun City, CA**

Drawn By: **William Dickson**
 Date: **3.30.17**
 Revision: **10.16.19**

Customer Approval:

UL Listed

Signs to be manufactured to U.L. Specifications and will be manufactured in accordance with the requirements of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

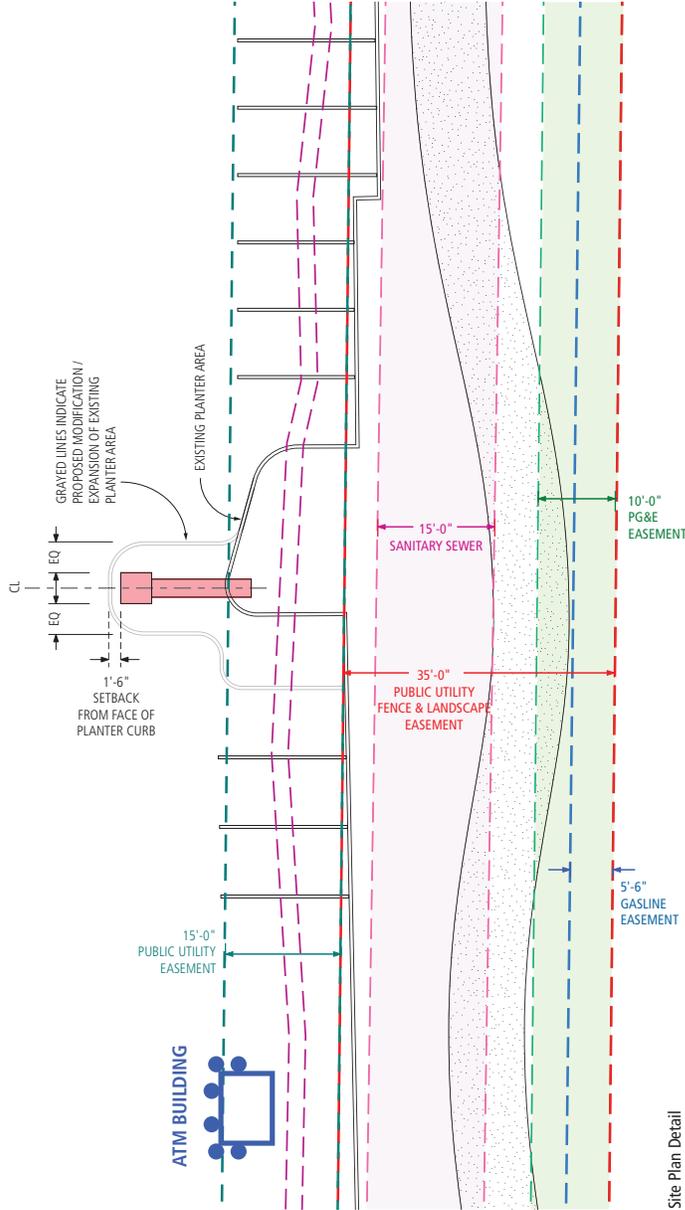
Electrical Details

Customer to provide primary dedicated electrical circuit with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 1,20V complete circuit (line and neutral). Common ground to electrical panel acceptable.

Copyright ©2017

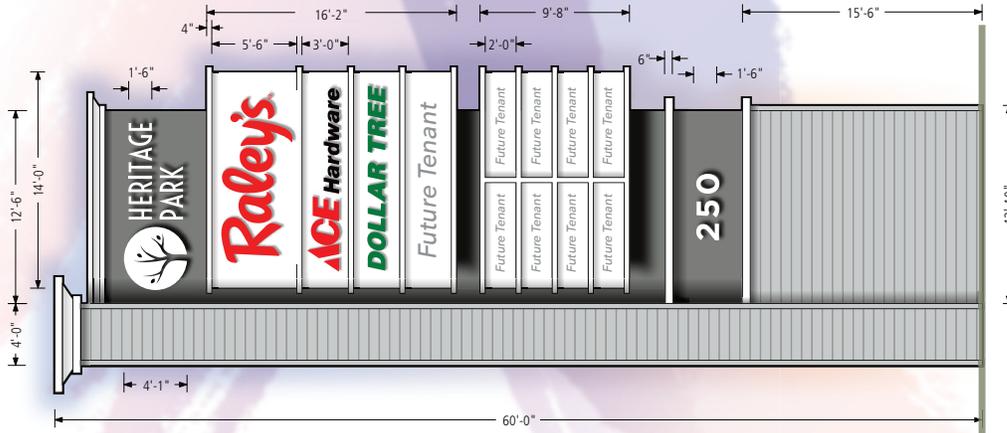
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California Title 24 Compliant

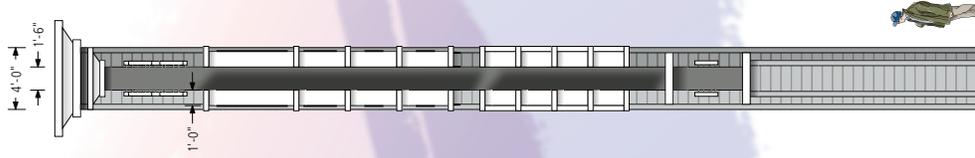


Site Plan Detail
 Scale 1/16" = 1'-0"

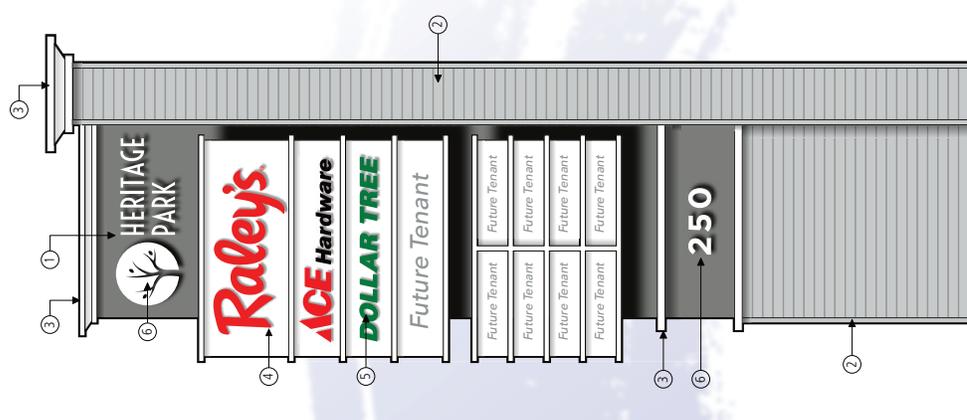
Freestanding Sign | D/F Shared Tenant Pylon Sign



A D/F Multi-Tenant Pylon Sign (Side 1)
Scale 1/8" = 1'-0"



A End View (Street Side)
Scale 1/8" = 1'-0"



A D/F Multi-Tenant Pylon Sign (Side 2)
Scale 1/8" = 1'-0"

Material Schedule

- 1 **Recessed Fin Background**
Fin to be fabricated aluminum with a light textured (sand) finish. Faces and corners to be painted to match Sherwin Williams SW 7067 Claycape.
- 2 **Pole Cover and Base**
Fabricated frame structure to be skinned with James Hardie Hardie Plank cement fiber board siding with corner rails painted to match Sherwin Williams SW 7062 Evening Shadow.
- 3 **Comics and Tenant Panel Dividers**
Fabricated aluminum construction with light texcote (sand) finish. All exposed surfaces to be painted White.
- 4 **Tenant Cabinet / Panel Faces**
Cabinet to be fabricated aluminum construction. Tenant faces to be routed out aluminum (for tenant graphics) with a light texcote (sand) finish. Tenant panel faces and returns to be painted White. Cabinet to be internally illuminated with H.O. fluorescent lamps as req'd.
- 5 **Tenant Panel Graphics**
All graphics to be push-thru clear acrylic with 3M White Diffuser film applied to face. 3M colored vinyl film to be applied over diffuser as per tenant's color specifications. Raleys' logo to be 3M. All graphics to be protected with a clear PMS-485C heat vinyl film overlay to match PMS-485C.
- 6 **Shopping Center Identity / Address**
Shopping center graphics to be fabricated aluminum, reverse pan channel halo illuminated construction. Faces and returns to be painted White (vinyl film). Backs to be painted White (vinyl film). Letters to be internally illuminated with White L.E.D. modules. Letter sign cabinets and graphic rule to be pegged off of recessed fin background surface with 1-1/2" tube spacer standoffs.

ESTABLISHED 1946
PACIFIC NEON

2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **17-0093-08**
Account Executive: **Ralph Condiff**

Project: **Heritage Park Shopping Center**
Address: **250 Sunset Ave. Suisun City, CA**

Drawn By: **William Dickson**
Date: **3.30.17**
Revision: **11.26.18**
12.30.18
1.15.19

Customer Approval:

UL Listed
Signs to be manufactured to U.L. Specifications and will be listed by Underwriters Laboratories (UL) and will be approved by the local Authority Having Jurisdiction (AHJ) in accordance with the National Electrical Code (NEC) and other applicable local codes. This includes proper grounding and bonding of the sign.
Electrical Details
Customer to provide primary dedicated electrical circuit with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (no shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant

Sheet No. **1**

1 **ORDINANCE NO. 755**

2 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY,**
3 **APPROVING A SPECIAL SIGN OVERLAY DISTRICT AT THE NORTHWEST**
4 **CORNER OF HIGHWAY 12 AND SUNSET AVENUE**

5 **WHEREAS**, the Chapter 18.44.040 (Ord. No. 743, § 3, 3-21-2017; Ord. No. 748, § 4,
6 5-15-2018) of the Suisun City Municipal Code allows for Special Sign Overlay Districts to be
7 established; and

8 **WHEREAS**, the Planning Commission at its regular meeting on February 26, 2019, did
9 hold a public hearing to consider the application and, following public comment and due
10 consideration, did vote to recommend the City Council approve the requested Special Sign
11 Overlay District; and

12 **WHEREAS**, notice of the City Council’s public hearing to consider the application was
13 published in the *Daily Republic* on or before March 9, 2019, consistent with State Law and the
14 Suisun City Code; and

15 **WHEREAS**, the City Council at its regular meeting on March 19, 2019, did hold a
16 public hearing to consider the application and, following public comment and due consideration,
17 introduced and waived first reading of Ordinance No. 755.

18 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF**
19 **SUISUN CITY** as follows:

20 **SECTION 1.** The City Council of the City of Suisun City hereby approves the Special Sign
21 Overlay District (Ordinance No. 755), consistent with the boundaries included in Exhibit A.

22 **SECTION 2.** This Ordinance shall be effective 30 days following its adoption by the City
23 Council. A summary of this Ordinance shall, within fifteen (15) days after passage, be
24 published in accordance with Section 36933 of the Government Code of the State of California
25 with the names of the City Councilmembers voting for and against it.
26
27
28



Exhibit A

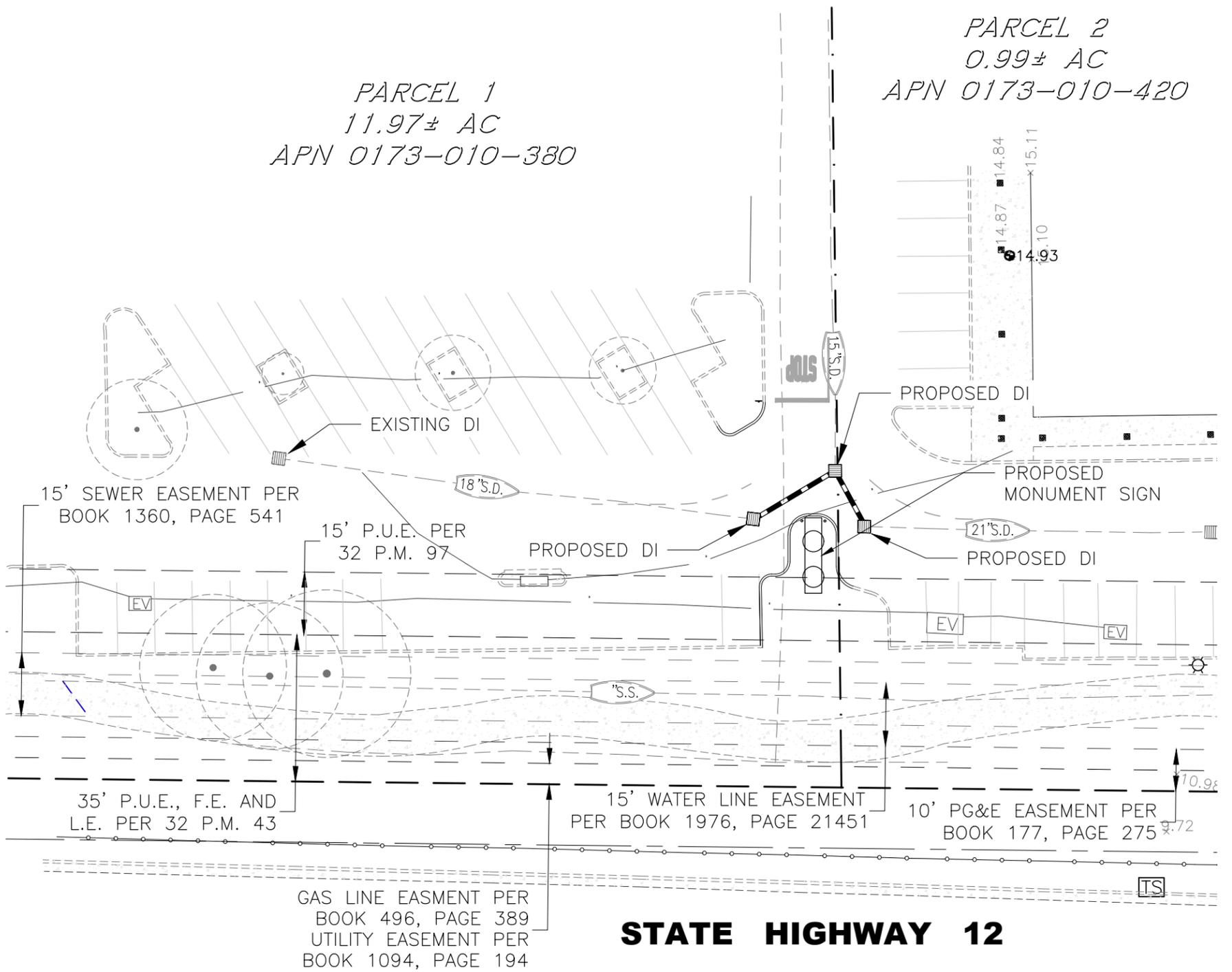
Heritage Park Sign District

The City of Suisun makes no representations about the suitability of the information provided for any purpose. All information and related graphics are provided "as is" without warranty of any kind.

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PARCEL 1
11.97± AC
APN 0173-010-380

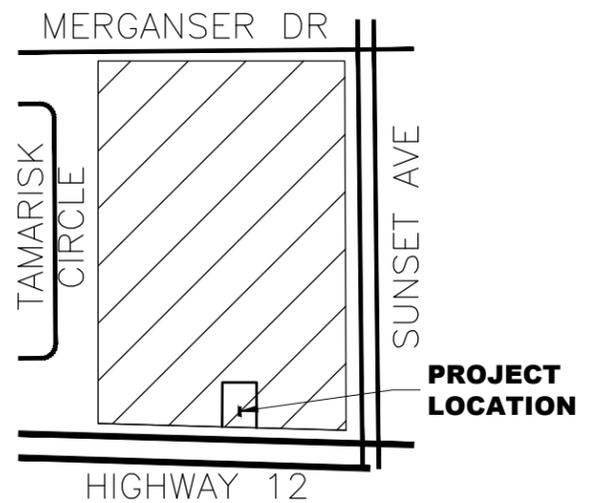
PARCEL 2
0.99± AC
APN 0173-010-420



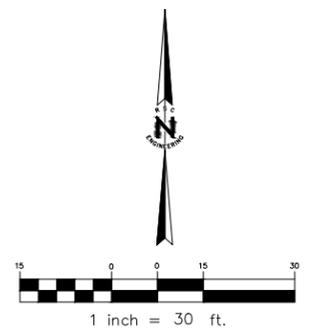
STATE HIGHWAY 12

SHEET INDEX:

1. COVER SHEET
2. SIGN DISTRICT AND SITE INVENTORY PLAN
3. SITE PLAN
4. SIGNAGE AND STRIPING PLAN
5. DEMOLITION PLAN
6. GRADING PLAN
7. EXISTING PLANTING PLAN
8. PLANTING PLAN
9. FREESTANDING SIGN – D/F SHARED TENANT PYLON SIGN
10. SITE PLAN – OVERVIEW
11. SITE PLAN – PLANTER ENLARGEMENT DETAIL
12. PHOTO LOOKING EAST – EXISTING CONDITIONS
13. PHOTO LOOKING EAST – RENDERING SHOWING PROPOSED PYLON SIGN (WEST SIDE)
14. PHOTO LOOKING WEST – EXISTING CONDITIONS
15. PHOTO LOOKING WEST – RENDERING SHOWING PROPOSED PYLON SIGN (EAST SIDE)



VICINITY MAP



NOTE:

- SIGN DISTRICT TO INCLUDE PARCELS 1, 2, 3, 4, 5 AND 6 OF THAT PARCEL MAP OF HERITAGE CENTER, FILED JULY 29, 1988, IN BOOK 32 OF PARCEL MAPS, PAGE 96, SOLANO COUNTY RECORDS.
- WARNING – HIGH VOLTAGE ELECTRICITY. MAINTAIN AT LEAST A THREE (3) FOOT HORIZONTAL SEPARATION FROM ELECTRICAL LINES AND FACILITIES

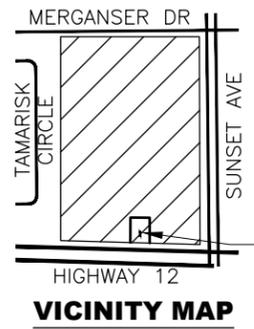
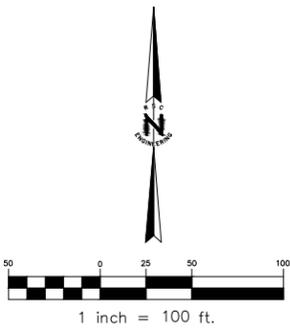
COVER SHEET
HERITAGE PARK SHOPPING CENTER
MONUMENT SIGN
250 SUNSET AVENUE
SUISUN CITY, CA

SHEET 1 OF 15

Scale: 1"=40' Date: OCTOBER 31, 2019 Job Number: 218-002

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RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408



PROJECT LOCATION

VICINITY MAP



LEGEND:

--- SIGN DISTRICT BOUNDARY

NOTE:

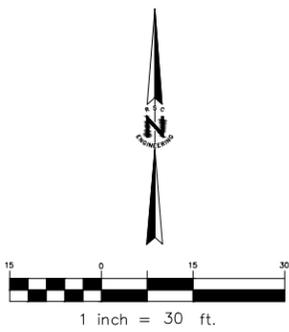
- SIGN DISTRICT TO INCLUDE PARCELS 1, 2, 3, 4, 5 AND 6 OF THAT PARCEL MAP OF HERITAGE CENTER, FILED JULY 29, 1988, IN BOOK 32 OF PARCEL MAPS, PAGE 96, SOLANO COUNTY RECORDS.

**SIGN DISTRICT AND
SITE INVENTORY PLAN
HERITAGE PARK SHOPPING CENTER
MONUMENT SIGN
250 SUNSET AVENUE
SUISUN CITY, CA
SHEET 2 OF 15**

Scale: 1"=100' Date: OCTOBER 31, 2019 Job Number: 218-002

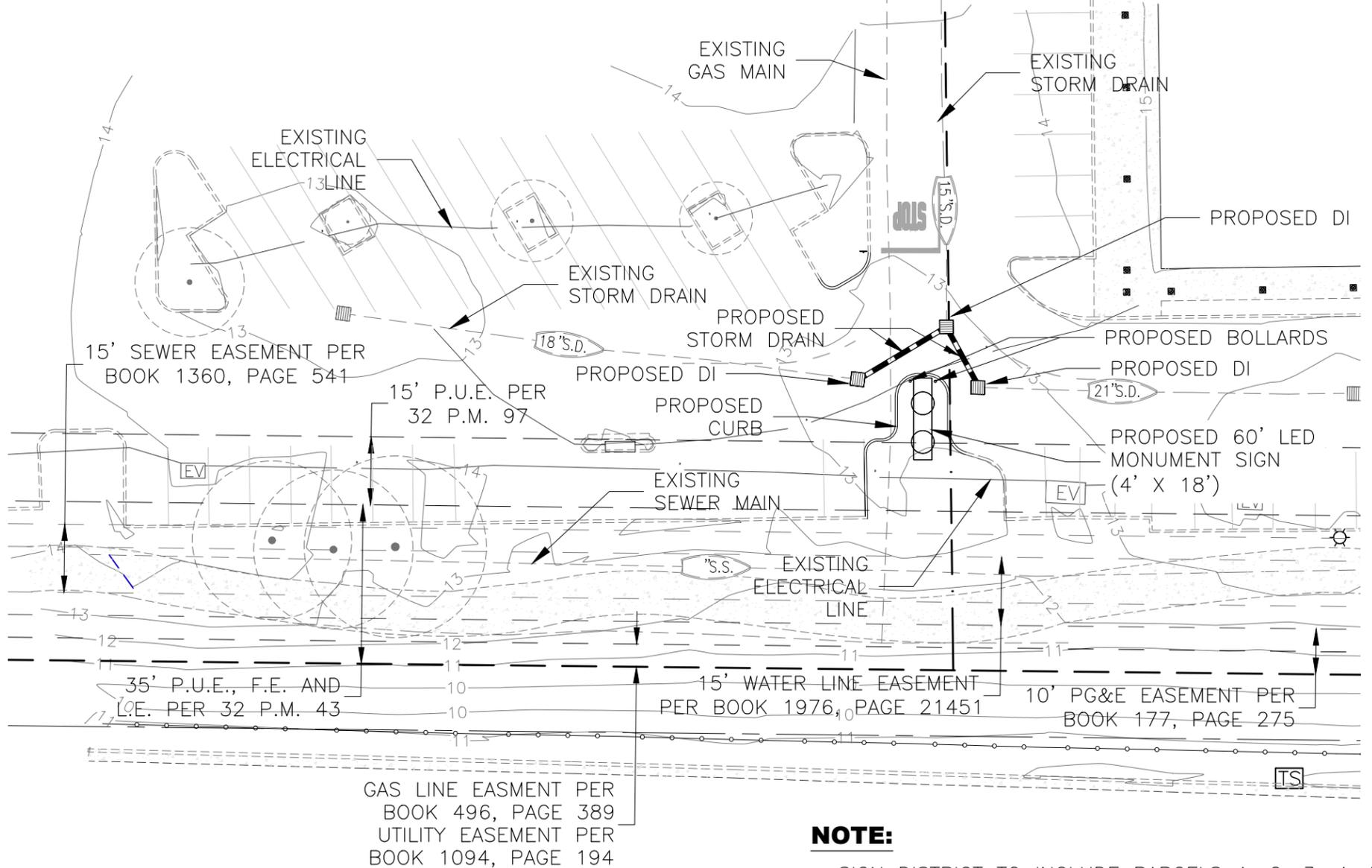
P:\218-002\Planning\Conceptual\218002_SP.dwg, 10-31-19

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2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408



PARCEL 1
11.97± AC
APN 0173-010-380

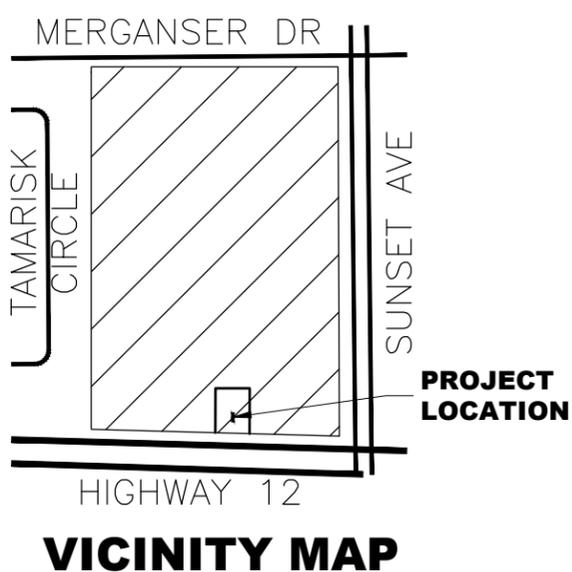
PARCEL 2
0.99± AC
APN 0173-010-420



NOTE:

- SIGN DISTRICT TO INCLUDE PARCELS 1, 2, 3, 4, 5 AND 6 OF THAT PARCEL MAP OF HERITAGE CENTER, FILED JULY 29, 1988, IN BOOK 32 OF PARCEL MAPS, PAGE 96, SOLANO COUNTY RECORDS.
- SEE DEMOLITION PLAN, SHEET 5 OF 15
- FOOTING DETAIL TO BE FINALIZED AT CONSTRUCTION DOCUMENTS (MAX. 18' X 18' X 4')
- REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING
- TWO (2) BOLLARDS WITH REFLECTIVE MARKERS ARE PROPOSED AT EACH CORNER OF THE NORTH SIDE OF THE PROPOSED SIGN
- WARNING - HIGH VOLTAGE ELECTRICITY. MAINTAIN AT LEAST A THREE (3) FOOT HORIZONTAL SEPARATION FROM ELECTRICAL LINES AND FACILITIES
- PROPOSED DRAIN INLETS ARE TO MATCH EXISTING DRAIN INLETS. EACH NEW DRAIN INLET WILL HAVE A TRASH CAPTURE DEVICE INSERT TO MATCH EXISTING DRAIN INLETS. INSERTS CAN BE PURCHASED FROM OLDCASTLE PRECAST AT (510)714-0832.
- PAVEMENT RESTORATION NOTE: PAVEMENT STRUCTURAL SECTION FROM PROPOSED TRENCHING AND IMPROVEMENTS SHALL CONFORM TO THE THICKNESS OF THE EXISTING PAVEMENT SECTION OR SHALL BE NO LESS THAN 4.5" AC OVER 19" CLASS 2 AB, WHICHEVER IS MORE STRINGENT

LEGEND			
	SUPPORT COLUMN		FUEL STORAGE ACCESS COVER
	CANOPY SUPPORT COLUMN		FUEL STORAGE ACCESS COVER
	DRAIN INLET		FIRE HYDRANT
	SEWER CLEANOUT		BACKFLOW PREVENTER
	SEWER MANHOLE		WATER VALVE
	ELECTRIC BOX		ADA ACCESSIBLE PARKING SPACE
	TRANSFORMER	F.E.	FENCE EASEMENT
	ELECTRIC VAULT	L.E.	LANDSCAPE EASEMENT
	LIGHT	P.M.	PARCEL MAP (BOOK/PAGE)
	SIGN	P.U.E.	PUBLIC UTILITY EASEMENT
	STEEL BOLLARD	T.E.	TRASH ENCLOSURE
	TRAFFIC SIGNAL		CONCRETE
	TRAFFIC SIGNAL BOX		CHAIN LINK FENCE
			PUE, FE & LE PER 32 PM 43

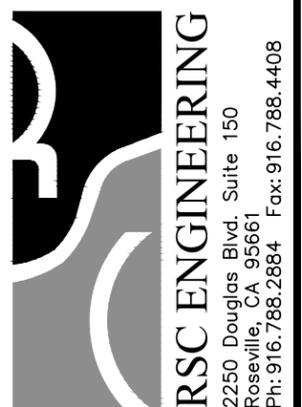


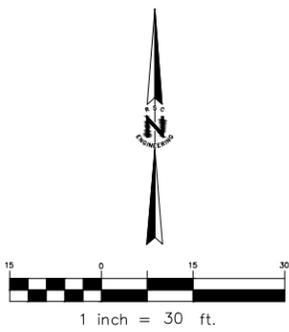
SITE PLAN
HERITAGE PARK SHOPPING CENTER
MONUMENT SIGN
250 SUNSET AVENUE
SUISUN CITY, CA

SHEET 3 OF 15

Scale: 1"=40' Date: OCTOBER 30, 2019 Job Number: 218-002

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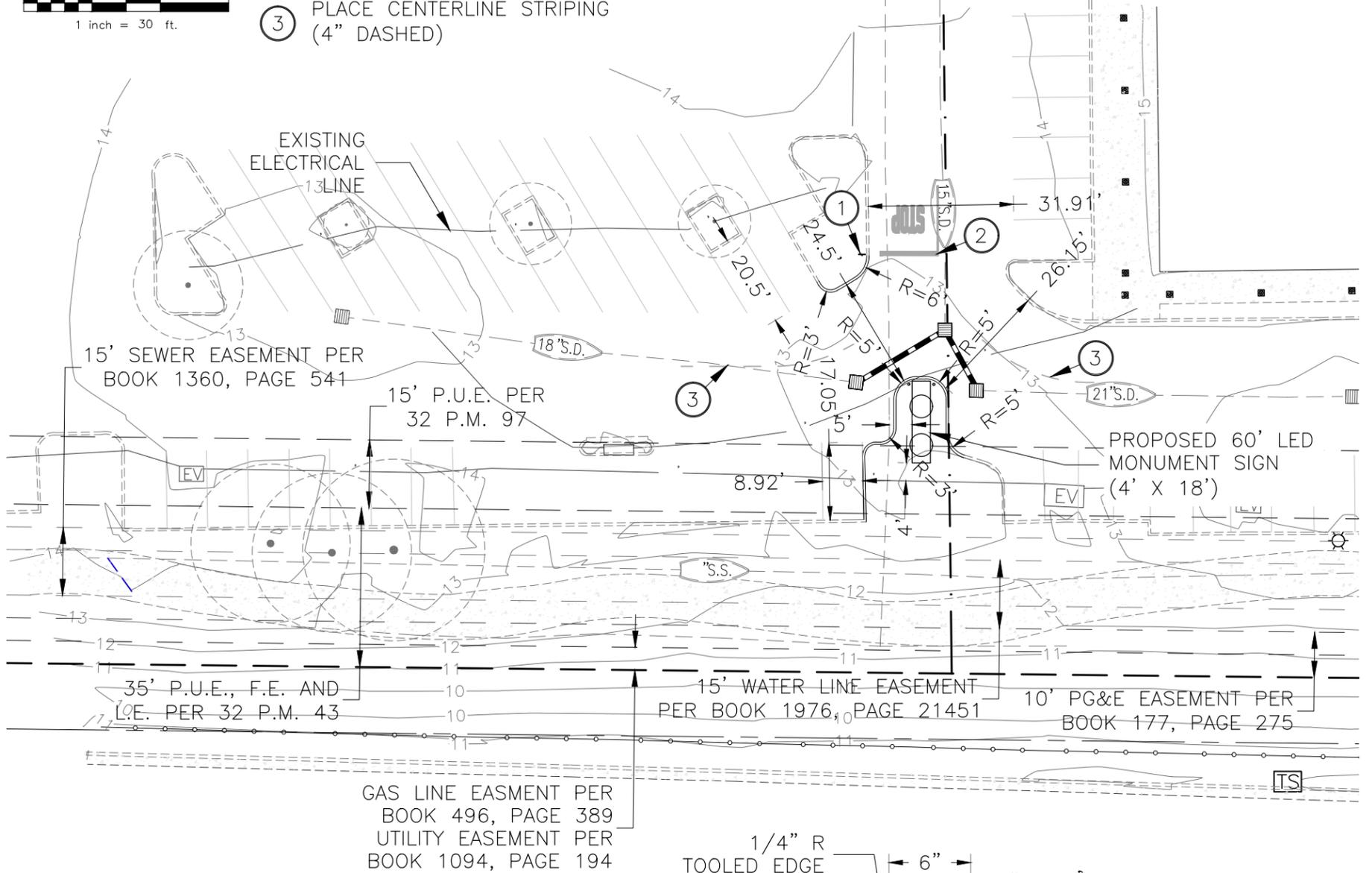


KEYNOTES:

- ① PLACE STOP SIGN
- ② PLACE STOP BAR
- ③ PLACE CENTERLINE STRIPING (4" DASHED)

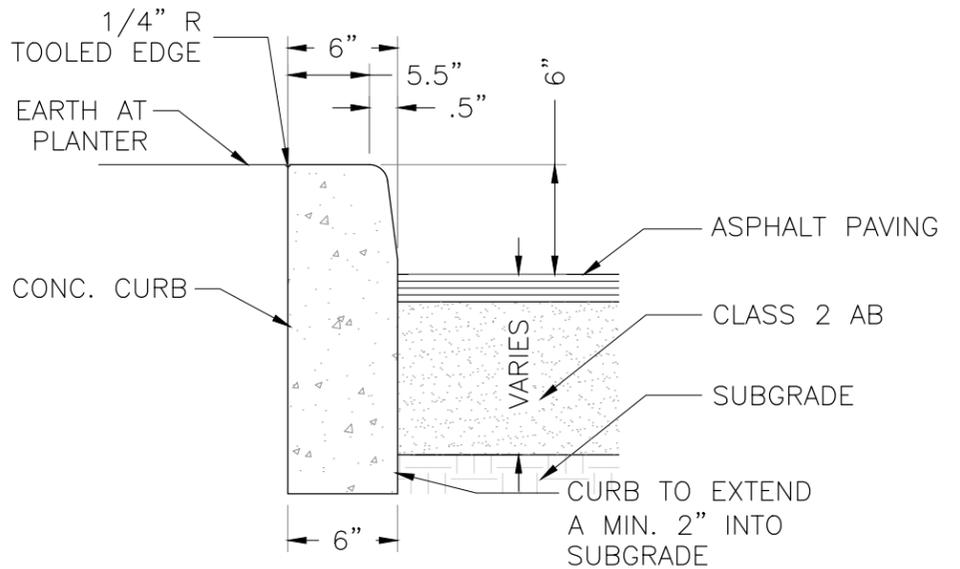
PARCEL 1
11.97± AC
APN 0173-010-380

PARCEL 2
0.99± AC
APN 0173-010-420



NOTE:

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- WARNING – HIGH VOLTAGE ELECTRICITY. MAINTAIN AT LEAST A THREE (3) FOOT HORIZONTAL SEPARATION FROM ELECTRICAL LINES AND FACILITIES
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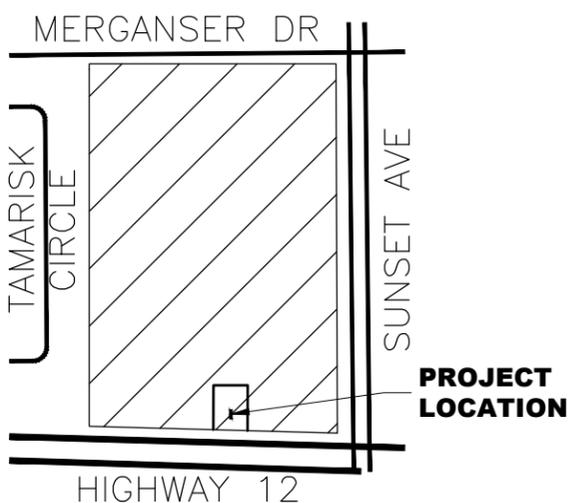


NOTES:

1. PROVIDE 3/4" ELASTOMERIC EXPANSION JOINTS AT 25' MAXIMUM INTERVALS AND AT ALL RADII, TANGENTS, CORNERS AND AT DRAINAGE STRUCTURES.
2. PROVIDE WEAKENED PLANE JOINTS EVERY 10'.
3. BASE OF CURB TO REST ON COMPACTED FILL
4. SACK FINISH EXPOSED SURFACES.
5. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI
6. LIGHT BROOM FINISH ON ALL SURFACES, ALL RADII TO BE TRUE ARCS.
7. PROVIDE (2) #4 BARS, 10'-0" LONG, CENTERED OVER ALL TRENCH CROSSINGS

PROPOSED CONCRETE CURB

NOT TO SCALE



VICINITY MAP

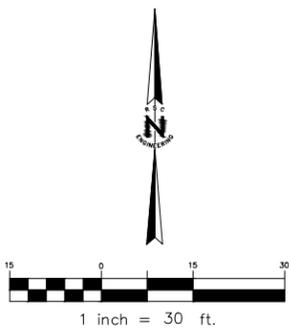
SIGNAGE & STRIPING PLAN
HERITAGE PARK SHOPPING CENTER
MONUMENT SIGN
250 SUNSET AVENUE
SUISUN CITY, CA

SHEET 4 OF 15

Scale: 1"=40' Date: OCTOBER 31, 2019 Job Number: 218-002

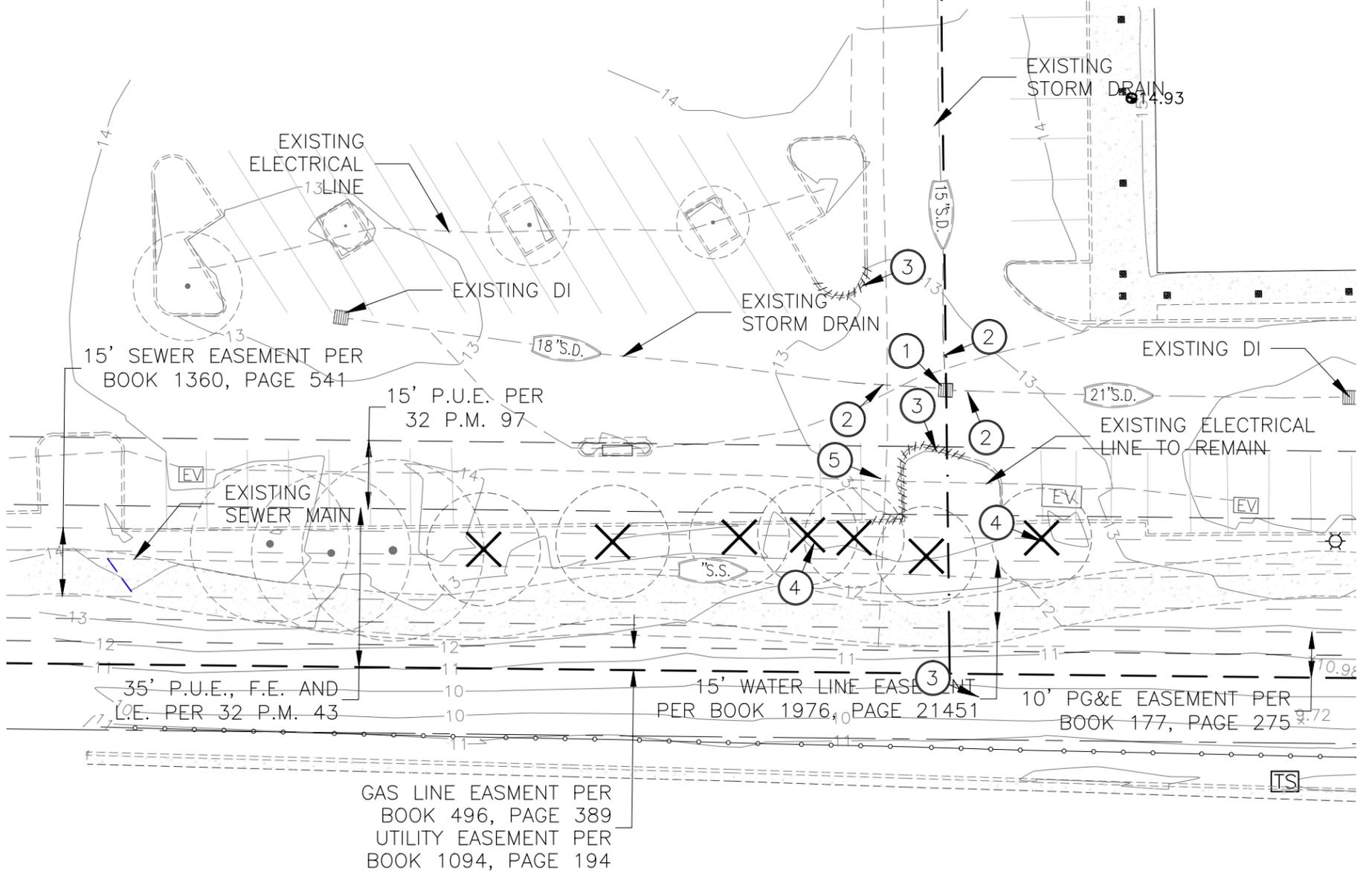
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RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408



PARCEL 1
11.97± AC
APN 0173-010-380

PARCEL 2
0.99± AC
APN 0173-010-420



KEYNOTES:

- ① EXISTING DRAIN INLET TO BE REMOVED
- ② EXISTING STORM DRAIN PIPE TO BE REMOVED
- ③ REMOVE EXISTING CONCRETE CURB
- ④ EXISTING TREES TO BE REMOVED (7 TOTAL)
- ⑤ EXISTING PARKING STALL TO BE REMOVED (1 TOTAL)

LEGEND

	SUPPORT COLUMN		FUEL STORAGE ACCESS COVER	EV	ELECTRIC VAULT	L.E.	LANDSCAPE EASEMENT
	CANOPY SUPPORT COLUMN		FUEL STORAGE ACCESS COVER		LIGHT	P.M.	PARCEL MAP (BOOK/PAGE)
	DRAIN INLET		FIRE HYDRANT		SIGN	P.U.E.	PUBLIC UTILITY EASEMENT
	SEWER CLEANOUT		BACKFLOW PREVENTER		STEEL BOLLARD	T.E.	TRASH ENCLOSURE
	SEWER MANHOLE		WATER VALVE		TRAFFIC SIGNAL		CONCRETE
	ELECTRIC BOX		ADA ACCESSIBLE PARKING SPACE		TRAFFIC SIGNAL BOX		CHAIN LINK FENCE
	TRANSFORMER	F.E.	FENCE EASEMENT				

NOTE:

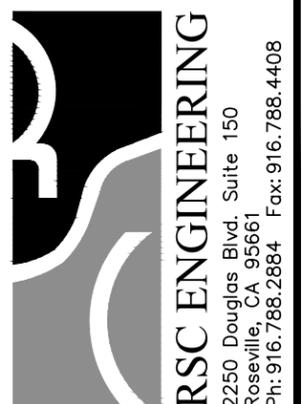
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- REFER TO PLANTING PLAN FOR REMOVAL OF EXISTING LANDSCAPING

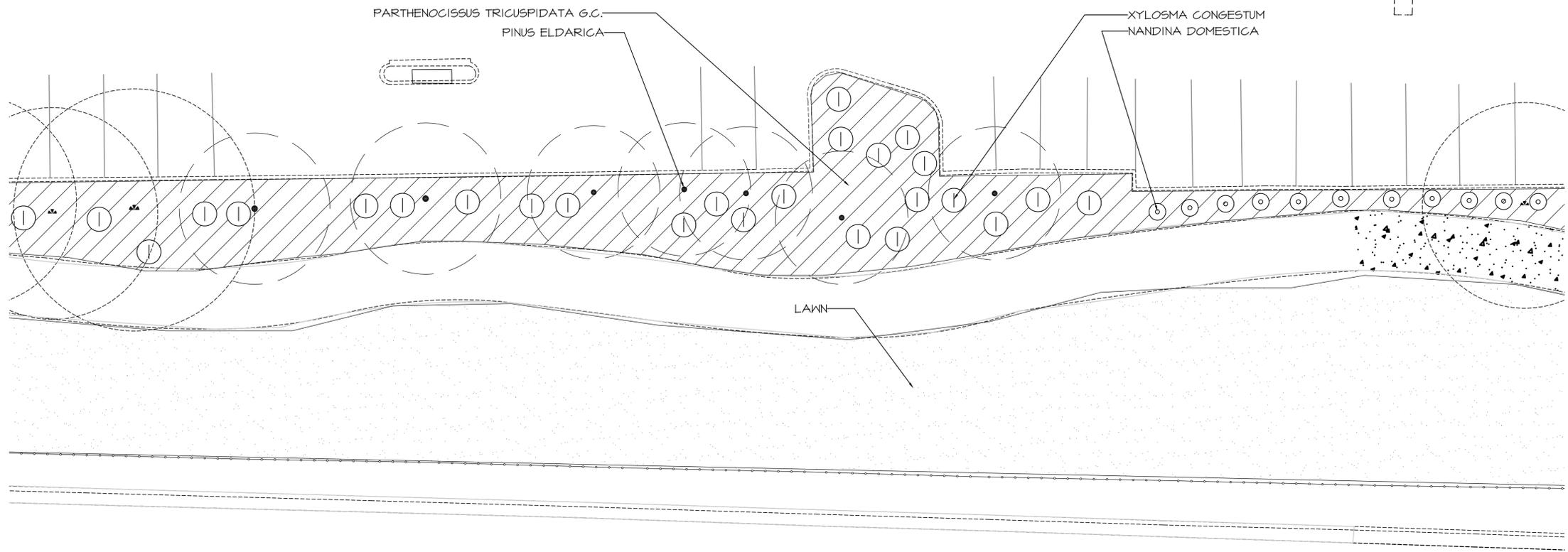
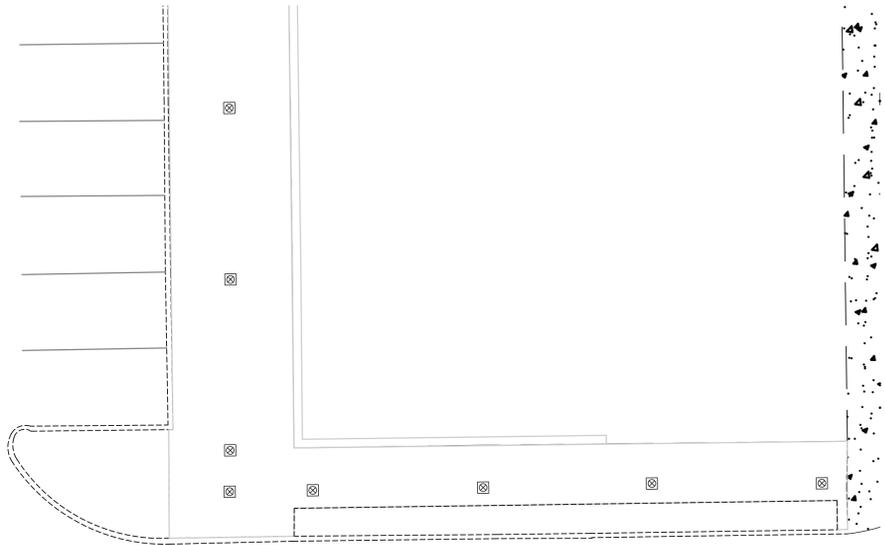
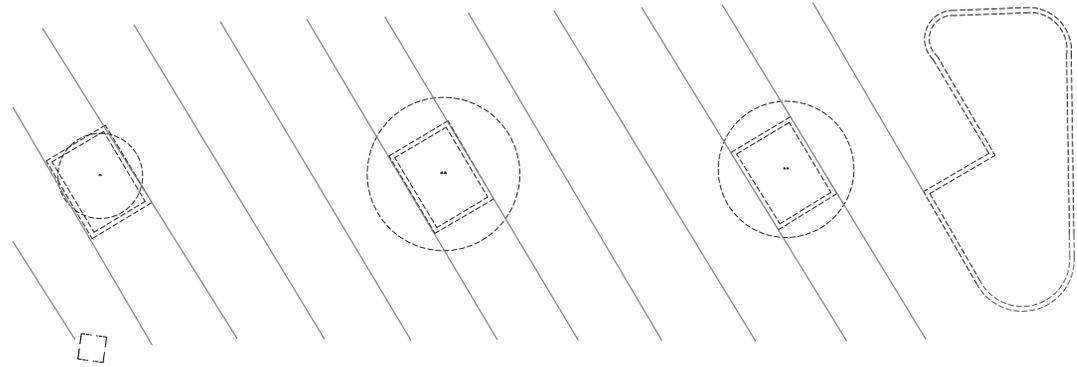
DEMOLITION PLAN
HERITAGE PARK SHOPPING CENTER
MONUMENT SIGN
250 SUNSET AVENUE
SUISUN CITY, CA

SHEET 5 OF 15

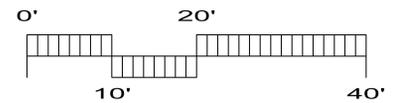
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Existing planting per site visit on 11/19/2018 .



YAMASAKI
LANDSCAPE ARCHITECTURE
JEFF AMBROSIA, ASLA C4057
1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

**HERITAGE PARK MONUMENT SIGN
LANDSCAPE DEVELOPMENT PLANS**
250 SUNSET AVENUE
SUISUN CITY, CALIFORNIA

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

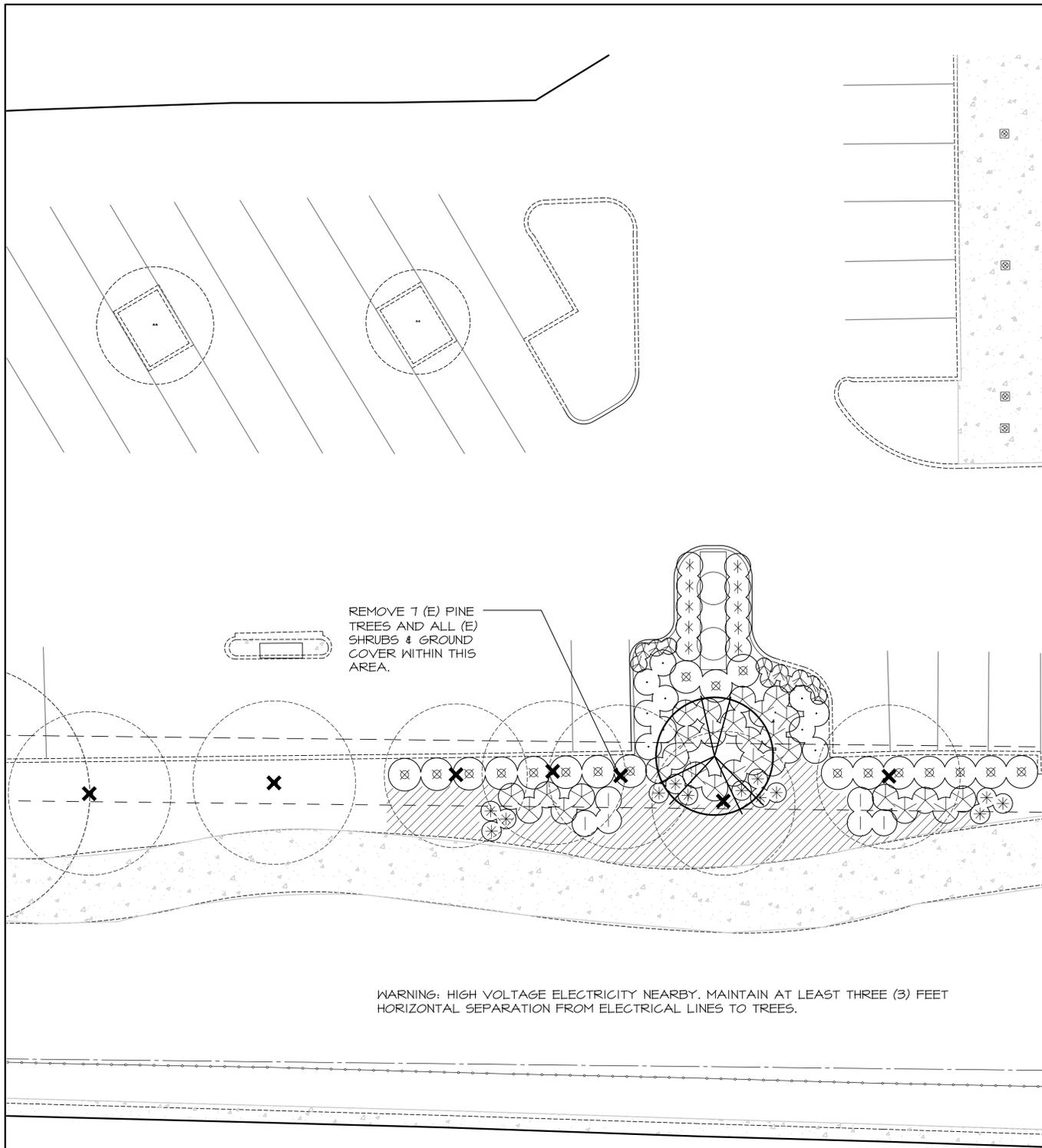
Sheet Title
**EXISTING
PLANTING PLAN**



No.	Date	Revision
▲		
▲		
▲		
▲		

Project Mgr.: JMA Sheet No.:
Drawn By: CJM
Scale: 1"=10'
Date: 10/30/19
File Name: HP-PL-EXIST 7 of 15 sheets

10/30/19 10:30 AM 2019 10/30/19 10:30 AM



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	LAG NAT	1	Lagerstroemia x 'Natchez' / Crape Myrtle	24"box	L	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	BER ATR	6	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	L	
	CAL KAR	29	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	L	
	CAL LIT	18	Callistemon viminalis 'Little John' / Little John Dwarf Bottle Brush	5 gal	L	
	COP PAC	13	Coprosma repens 'Pacific Sunset' / Pacific Sunset Mirror Plant	5 gal	L	
	LOM PLA	11	Lomandra longifolia 'Platinum Beauty' / Mat Rush	1 gal	L	
	PHO APR	10	Phormium tenax 'Apricot Queen' / New Zealand Flax	5 gal	L	
	RHA BA4	10	Raphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	5 gal	L	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	ARC EME	68	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.	L

PLANTING NOTES

Seven (7) new trees will be planted after the sign is constructed to determine the best place to avoid sight line conflicts.
 Trees are not to be installed on top of or within close proximity of the high voltage line.

IRRIGATION STATEMENT

The existing landscape is being irrigated by overhead spray heads. As this method is not acceptable under California MWELO guidelines, we will utilize drip irrigation equipment to irrigate the new plant material.

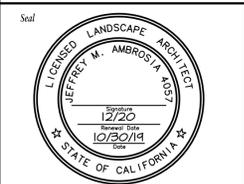


JEFF AMBROSIA, ASLA C4057
 1223 HIGH STREET
 AUBURN, CALIFORNIA 95603
 (530) 885-0040
 FAX (530) 885-0042
 www.yamasaki-la.com

**HERITAGE PARK MONUMENT SIGN
 LANDSCAPE DEVELOPMENT PLANS**
 250 SUNSET AVENUE
 SUISUN CITY, CALIFORNIA

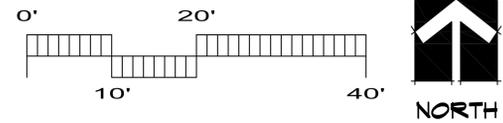
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Sheet Title
PLANTING PLAN

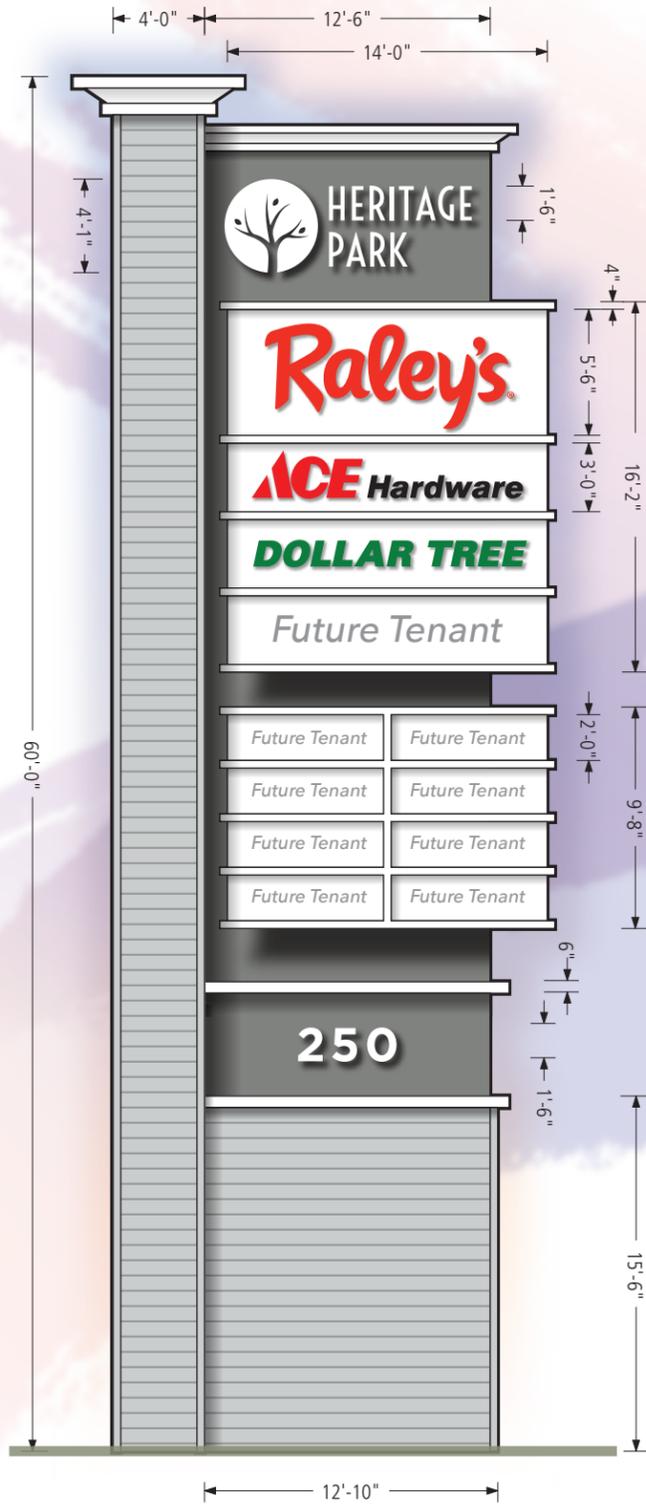


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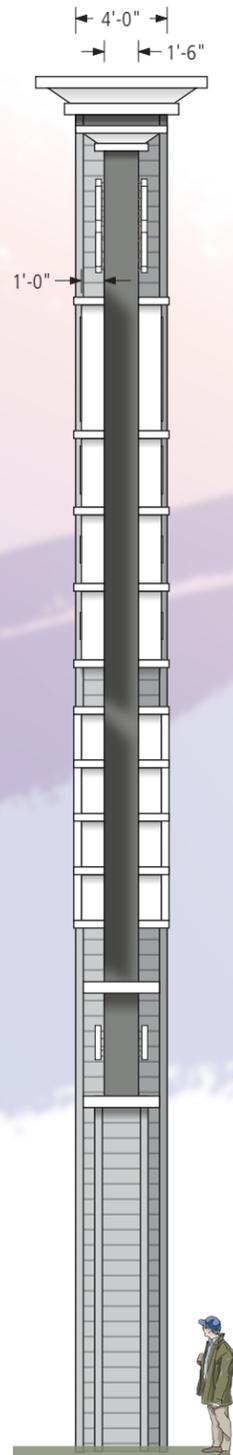
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 Drawn By: CJM
 Scale: 1"=10' **L 1.2**
 Date: 10/30/19
 File Name: HP-PL 8 of 15 sheets



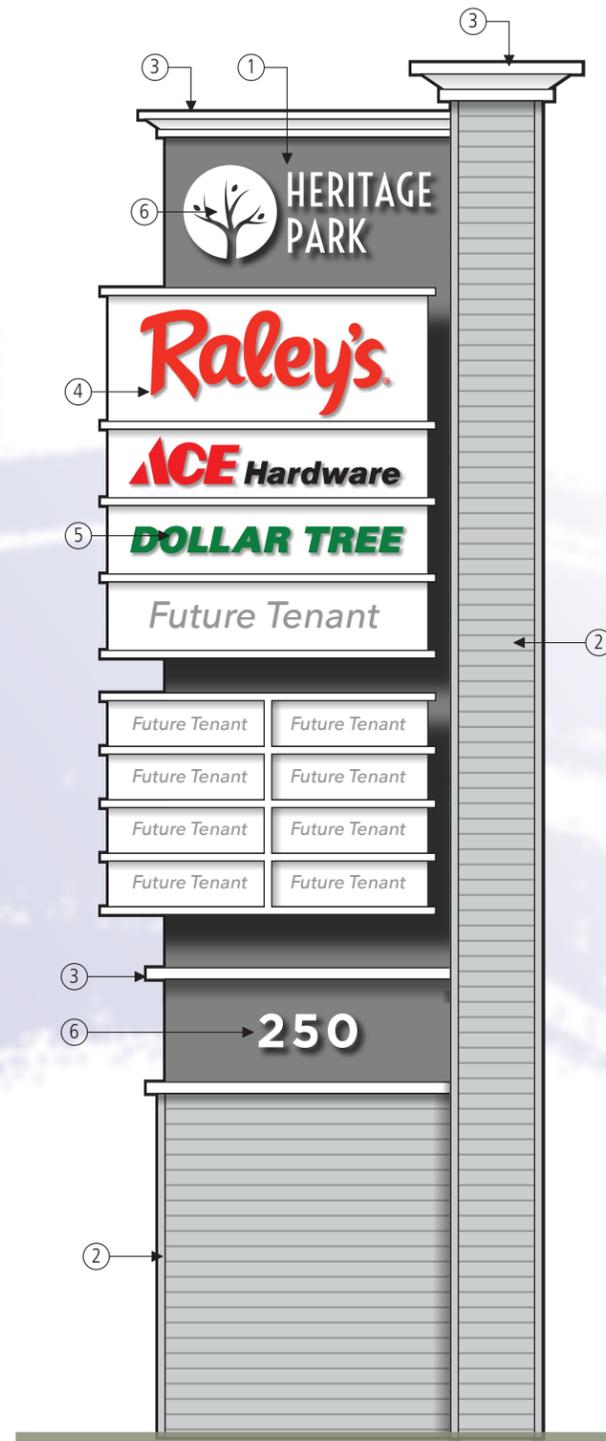
Freestanding Sign | D/F Shared Tenant Pylon Sign



A D/F Multi-Tenant Pylon Sign (Side 1)
Scale 1/8" = 1'-0"



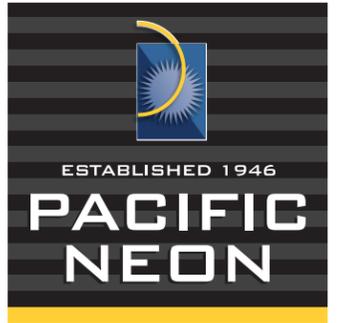
A End View (Street Side)
Scale 1/8" = 1'-0"



A D/F Multi-Tenant Pylon Sign (Side 2)
Scale 1/8" = 1'-0"

Material Schedule

- ① Recessed Fin Background
Fin to be fabricated aluminum construction with texcote finish. Faces and returns to be painted to match Sherwin Williams SW 7067 Cityscape.
- ② Pole Cover and Base
Fabricated frame structure to be skinned with James Hardie Hardie Plank cement fiber board siding with corner rails painted to match Sherwin Williams SW 7662 Evening Shadow.
- ③ Cornices and Tenant Panel Dividers
Fabricated aluminum construction with light texcote (sand) finish. All exposed surfaces to be painted White.
- ④ Tenant Cabinet / Panel Faces
Cabinet to be fabricated aluminum construction. Tenant faces to be routed out aluminum (for tenant graphics) with a light texcote (sand) finish. Tenant panel faces and returns to be painted White. Cabinet to be internally illuminated with H.O. fluorescent lamps as req'd.
- ⑤ Tenant Panel Graphics
All graphics to be push-thru clear acrylic with 3M White Diffuser film applied to face. 3M colored vinyl film to be applied over diffuser as per tenant's color specifications. Raley's logo to be 3M 3630-143 Red vinyl film overlay to match PMS 485C.
- ⑥ Shopping Center Identity / Address
Shopping center graphics to be fabricated aluminum, reverse pan channel halo illuminated construction. Faces and returns to be painted White, satin finish. Backs to be clear Lexan with White diffuser film. Letters to be internally illuminated with White L.E.D. modules. Letter sign cabinets and graphic rule to be pegged off of recessed fin background surface with 1-1/2" tube spacer standoffs.



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **17-0093-08**

Account Executive: **Ralph Cundiff**

Project:
Heritage Park Shopping Center

Address:
250 Sunset Ave.
Suisun City, CA

Drawn By: **William Dickson**
Date: **3.30.17**
Revision: **11.26.18**
11.30.18
12.18.18
1.15.19

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant



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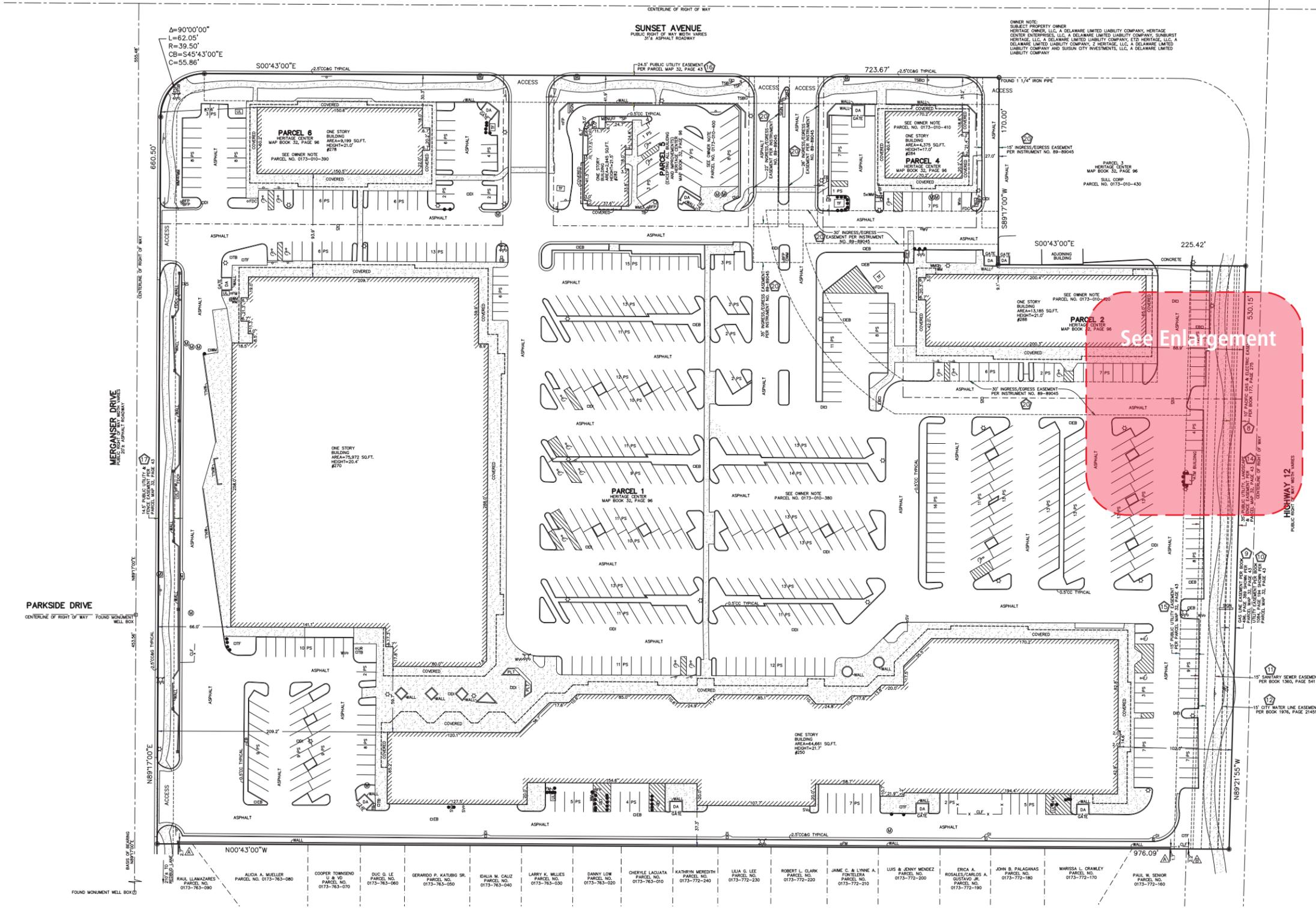
U.L. Listed
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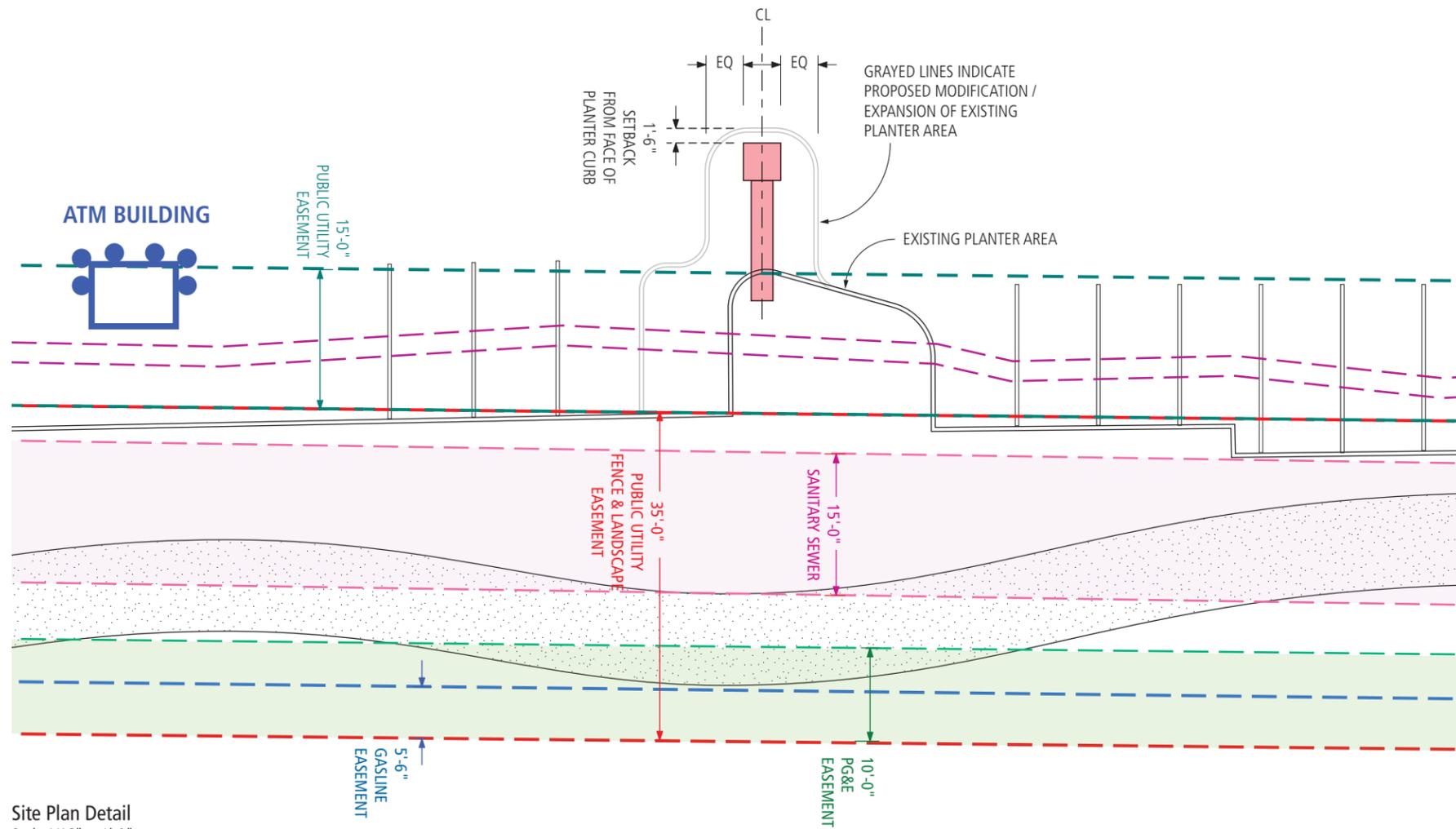
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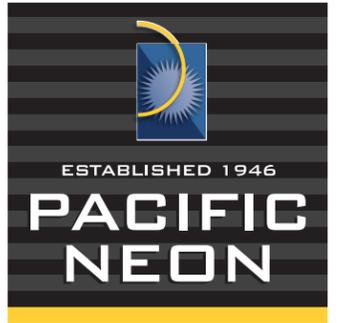
Sheet No. **2**



Site Plan | Planter Enlargement Detail



Site Plan Detail
Scale 1/16" = 1'-0"



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Sacramento, California 95815
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Account Executive: **Ralph Cundiff**

Project:
Heritage Park Shopping Center

Address:
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Suisun City, CA

Drawn By: **William Dickson**
Date: **3.30.17**
Revision: **10.16.19**

Customer Approval:

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Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

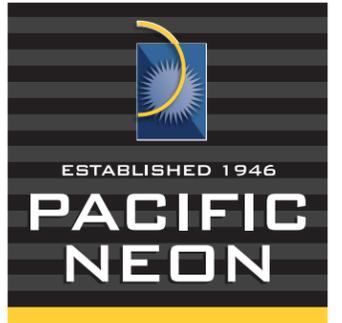
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Highway 12 Looking East - Existing Conditions (5 Trees to be Removed)



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Suisun City, CA

Drawn By: **William Dickson**
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Revision: **10.16.19**

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Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. **L.E.D. Electronics** to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

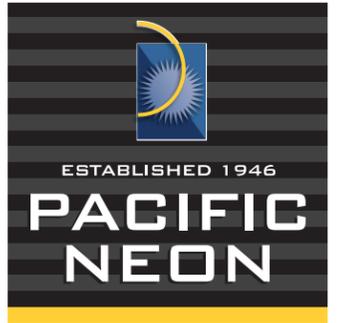
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California Title 24 Compliant

Photo Looking East | Rendering Showing Proposed Pylon Sign (West Side)



Highway 12 Looking East - Photo Rendering Showing Tree Removal & Proposed Pylon Sign



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **17-0093-08**

Account Executive: **Ralph Cundiff**

Project:
Heritage Park Shopping Center

Address:
250 Sunset Ave.
Suisun City, CA

Drawn By: **William Dickson**
Date: **3.30.17**
Revision: **10.16.19**

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant





Highway 12 Looking West - Existing Conditions (5 Trees to be Removed)



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Tel 916.927.0527
Fax 916. 927.2414
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Project No: **17-0093-08**

Account Executive: **Ralph Cundiff**

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Suisun City, CA

Drawn By: **William Dickson**
Date: **3.30.17**
Revision: **10.16.19**

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Sheet No.

6

Photo Looking West | Rendering Showing Proposed Pylon Sign (East Side)



Highway 12 Looking West - Photo Rendering Showing Tree Removal & Proposed Pylon Sign



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **17-0093-08**

Account Executive: **Ralph Cundiff**

Project:
Heritage Park Shopping Center

Address:
250 Sunset Ave.
Suisun City, CA

Drawn By: **William Dickson**
Date: **3.30.17**
Revision: **10.16.19**

Customer Approval:

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Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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California Title 24 Compliant



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CAPITAL ARBORISTS, INC
"Inspired Tree & Landscape Care!"

4259 Duluth Ave
 Rocklin, CA 95765
 (916)412-1077
 info@capitalarborists.com
 License # 951344



Date: 10/18/2019
ProEquity Asset Management
Michelle Simmons
 4980 Hillsdale Cir
 El Dorado Hills, CA 95762

email msimmons@proequityam.com

Work Site: 250 Sunset Ave
 Suisun City, CA 94585

Work: (916) 877-7878 (Michelle desk)

Job Name: ProEquity Asset Management 2019

Proposed By: Jeff Alspaw

#	Item	Description	Cost
1		<p>Consultation</p> <p>This summary addresses (7) Canary Island Pine "Pinus canariensis", located along the South side of the property/near ATM drive through:</p> <p>The above identified trees are located within the proposed location of a new "Pylon Sign" for Heritage Park. Upon my review and assessment of the addressed trees, I would propose/recommend the removal of all (7) trees for the following reasons.</p> <ul style="list-style-type: none"> -They are currently causing property damage to the adjacent concrete curbing and surrounding asphalt. - They have signs of beetle/borer damage. - The (7) indicated would provide adequate room for the proposed new development. <p>As the Arborist tasked with this project of removal, I would also mitigate the removal of these (7) trees with the planting of at least (7) new trees. Due to the moderate size of the proposed/recommend trees for removal, I would recommend that they be replaced with at least (7) 24" box sized multi-stem Crape Myrtle within the vicinity of the new sign development.</p> <p>The Crape Myrtle would stay consistent with the surrounding landscaped area, as well as additional aesthetic value to the property.</p> <p>For any additional information please contact me directly.</p> <p>Ronald (Jeff) Alspaw ISA Certified Arborists #WE-7986 jeff@capitalarborists.com (916) 412-0365</p>	0 \$0.00

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DATE:	11/19/2019	Files:
TO:	PLANNING COMMISSION	
FROM:	John Kearns, Senior Planner (707.421.7337, jkearns@suisun.com)	
RE:	General Plan Conformity Request for Property Located at 320 and 322 Merganser Drive (APN's 0173-010-210 and 220)	

SUMMARY

The City owns the land under the Casa de Suisun Senior Apartments located at 320 and 322 Merganser Drive and adjacent to the Suisun City Senior Center. Recently, the City re-engaged with the Casa de Suisun owner to discuss a purchase of the land. In order for this to happen, one of the critical steps is for the Planning Commission to make the appropriate findings that the sale of the land is in conformance with the 2035 General Plan.

Recommendation: Planning staff recommends adoption of Resolution No. PC19-___, A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of City-Owned Real Property Located at 320 and 322 Merganser Drive (APN's 0173-010-210 and 220).

Proposed Motion: I move that the Planning Commission adopt Resolution No. PC19-___, A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of City-Owned Real Property Located at 320 and 322 Merganser Drive (APN's 0173-010-210 and 220).

BACKGROUND/DISCUSSION

The subject property is located at 320 and 322 Merganser Drive which is East of Sunset Avenue and north of the Sunset Shopping Center. The property has been utilized as a Senior Apartment Complex since the 1980's and will continue to the foreseeable future. The Planning Commission is being asked to find the property in conformance with the 2035 General Plan and in this case the Residential High Density Land Use.

ANALYSIS

It is the City's intent to sell the underlying property at 320 and 322 Merganser Drive to the owner of the apartment complex. Per Government Code Section 65302, the Planning Commission must find that the use of the real property proposed to be sold is in conformity with the City's General Plan. The subject property's land use designation pursuant to the General Plan is Residential High Density (RH). Additionally, the subject property is designated Residential High Density on the City's Zoning Map.

Required Findings

The Planning Commission must make the following Findings of General Plan Conformity for the proposed future sale of real property located at 320 and 322 Merganser Drive (See Attachment 2):

Finding: The City of Suisun City's proposed future sale of the property depicted in Attachment 2 is consistent with the City's General Plan and its designation of the subject parcels as "Residential High Density".

Finding: The City of Suisun City's proposed future sale of the property depicted in Attachment 2 is consistent with the City's Adopted Zoning Map and its designation of the subject parcels as "Residential High Density".

CEQA Review

The proposed sale of real property is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15061(b)(3) because it does not have the potential to have a significant effect on the environment. If the owner decides to undertake any modifications to the property, staff will assess the potential impacts at that time.

PUBLIC CONTACT

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

DISTRIBUTION

Internal

- PC Distribution
- City Manager Greg Folsom
- Senior Planner John Kearns
- Assistant Planner Joann Martinez

External

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

ATTACHMENTS

1. Resolution PC19 - ___; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of City-Owned Real Property Located at 320 and 322 Merganser Drive (APN's 0173-010-210 and 220).
2. Location Map
3. Government Code 65402

RESOLUTION NO. PC19-

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
MAKING A FINDING OF GENERAL PLAN CONFORMITY FOR THE PROPOSED
FUTURE SALE OF CITY-OWNED REAL PROPERTY LOCATED AT 320 AND 322
MERGANSER DRIVE (APN'S 0173-010-210 AND 220)**

WHEREAS, Government Code Section 65402 provides that prior to the sale of real property, the City Planning Commission must make a finding that the property is in conformance with the General Plan; and

WHEREAS, the property located at 320 and 322 merganser Drive is designated as "Residential High Density" on the City's General Plan Map; and

WHEREAS, the proposed use of the real property subsequent to the sale is consistent with the "Residential High Density" designation of the General Plan; and

WHEREAS, any development or use of the real property subsequent to the sale will be required to be consistent with the designation of the "Residential High Density" designation of the General Plan; and

WHEREAS, on November 19, 2019, the Planning Commission reviewed the staff report and materials, considered all testimony and arguments, if any, of all persons desiring to be heard, and considered all the facts relating to the subject application at a Planning Commission meeting; and

WHEREAS, the Planning Commission desires to make a finding of General Plan conformance based upon substantial evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RESOLVES, DETERMINES, AND ORDERS AS FOLLOWS:

Section 1. *Incorporation of Recitals.* That the above recitations are true and correct.

Section 2. *Finding.* The City of Suisun City's proposed future sale of city-owned

real property located at 320 and 322 Merganser Drive is consistent with the City's General Plan and its designation of the subject site as "Residential High Density".

Section 3. The City of Suisun City's proposed future sale of the subject real property is consistent with the City's General Plan and Zoning Map; both of which designate the property as "Residential High Density".

Section 4. *Environmental Clearance.* The Planning Commission finds that the proposed sale of real property is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15061(b)(3) because it does not have the potential to have a significant effect on the environment. If future improvements or modifications are proposed, staff will consider those impacts at that time.

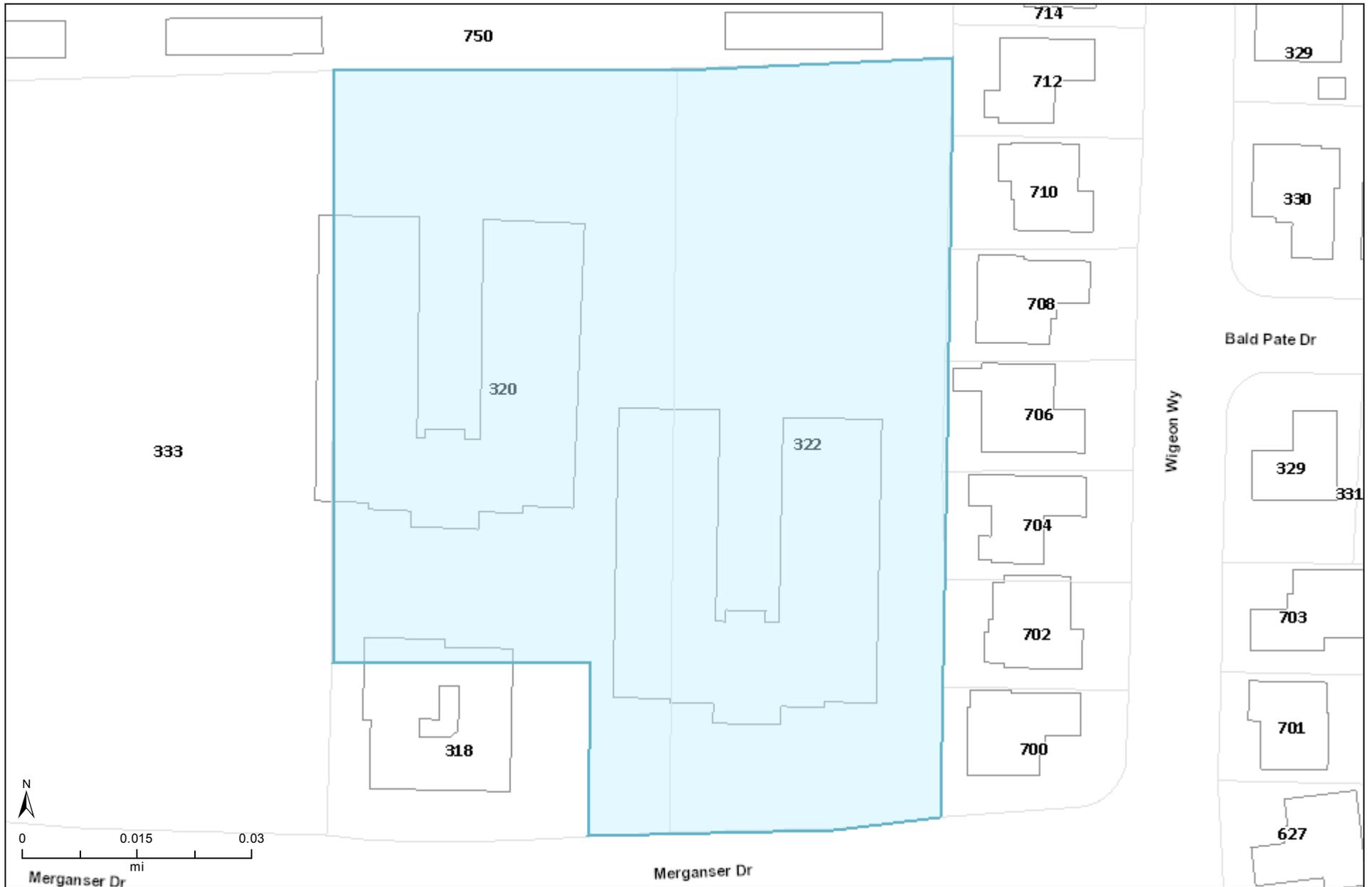
Section 5. *Certification.* The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

The foregoing 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 19th day of November 2019.

Joann Martinez
Commission Secretary



Legend

- Parcel
- Building Footprints
- Streets
- City Limits
- Major Roads

The City of Suisun makes no representations about the suitability of the information provided for any purpose. All information and related graphics are provided "as is" without warranty of any kind.

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State of California

GOVERNMENT CODE

Section 65402

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

(Amended by Stats. 1974, Ch. 700.)



DATE:	11/19/2019	Files:
TO:	PLANNING COMMISSION	
FROM:	John Kearns, Senior Planner (707.421.7337, jkearns@suisun.com)	
RE:	General Plan Conformity Request for Property North of Highway 12 and East of Sunset Avenue (APN's 0173-390-160 and 180).	

SUMMARY

The City (or equivalent entity) owns various plots of land throughout the City in which future development is anticipated. Two of those properties are the subject of this agenda item APN's 0173-390-160 and 180. They are contiguous parcels North of Highway 12 and East of Sunset Avenue which is owned by the Suisun City Housing Authority. The Planning Commission is being asked to find the sale of the properties in conformance with the 2035 General Plan.

Recommendation: Planning staff recommends adoption of Resolution No. PC19-___, A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of Housing Authority-Owned Real Property Located North of Highway 12 and East of Sunset Avenue (APN's 0173-390-160 and 180).

Proposed Motion: I move that the Planning Commission adopt Resolution No. PC19-___, A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of Housing Authority-Owned Real Property Located North of Highway 12 and East of Sunset Avenue (APN's 0173-390-160 and 180).

BACKGROUND/DISCUSSION

The subject property is located North of Highway 12 and East of Sunset Avenue. The property has remained vacant for the duration of its existence. The City has anticipated commercial development on this property through the past couple of General Plans. With a potential sale imminent on the site, it is now necessary for the Planning Commission to make a determination if the site is in conformance with the 2035 General Plan.

ANALYSIS

It is the Housing Authority's intent to sell real property to a developer to allow for commercial construction. Per Government Code Section 65302, the Planning Commission must find that the proposed future use of the real property proposed to be sold is in conformity with the City's General Plan. The subject property's land use designation pursuant to the General Plan is Commercial Mixed Use (CMU). The subject property is designated Commercial Mixed Use in both the 2035 General Plan and on the Zoning Map.

Required Findings

The Planning Commission must make the following Findings of General Plan Conformity for the proposed future sale of Housing Authority-Owned real property located North of Highway 12 and East of Sunset Avenue (See Attachment 2):

Finding: The Housing Authority's proposed future sale of the property depicted in Attachment 2 is consistent with the City's General Plan and its designation of the subject parcels as "Commercial Mixed Use".

Finding: The Housing Authority's proposed future sale of the property depicted in Attachment 2 is consistent with the City's Adopted Zoning Map and its designation of the subject parcels as "Commercial Mixed Use".

CEQA Review

The proposed sale of real property is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15061(b)(3) because it does not have the potential to have a significant effect on the environment. If and when a development project is brought forward on these parcels adequate environmental review will be completed.

PUBLIC CONTACT

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

DISTRIBUTION

Internal

- PC Distribution
- City Manager Greg Folsom
- Senior Planner John Kearns
- Assistant Planner Joann Martinez

External

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

ATTACHMENTS

1. Resolution PC19 - ___; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of Housing Authority-Owned Real Property Located North of Highway 12 and East of Sunset Avenue (APN's 0173-390-160 and 180).
2. Location Map
3. Government Code 65402

RESOLUTION NO. PC19-

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
MAKING A FINDING OF GENERAL PLAN CONFORMITY FOR THE PROPOSED
FUTURE SALE OF HOUSING AUTHORITY-OWNED REAL PROPERTY
LOCATED NORTH OF HIGHWAY 12 AND EAST OF SUNSET AVENUE (APN'S
0173-390-160 AND 180)**

WHEREAS, Government Code Section 65402 provides that prior to the sale of real property, the City Planning Commission must make a finding that the property is in conformance with the General Plan; and

WHEREAS, the property located at North of Highway 12 and East of Sunset Avenue is designated as “Commercial Mixed Use” on the City’s General Plan Map; and

WHEREAS, the proposed use of the real property subsequent to the sale is consistent with the “Commercial Mixed Use” designation of the General Plan; and

WHEREAS, any development or use of the real property subsequent to the sale will be required to be consistent with the designation of the “Commercial Mixed Use” designation of the General Plan; and

WHEREAS, on November 19, 2019, the Planning Commission reviewed the staff report and materials, considered all testimony and arguments, if any, of all persons desiring to be heard, and considered all the facts relating to the subject application at a Planning Commission meeting; and

WHEREAS, the Planning Commission desires to make a finding of General Plan conformance based upon substantial evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RESOLVES, DETERMINES, AND ORDERS AS FOLLOWS:

Section 1. *Incorporation of Recitals.* That the above recitations are true and correct.

Section 2. *Finding.* The Housing Authority’s proposed future sale of real property North of Highway 12 and East of Sunset Avenue is consistent with the City’s General Plan and its designation of the subject site as “Commercial Mixed Use”.

Section 3. The Housing Authority’s proposed future sale of the subject real property is consistent with the City’s General Plan and Zoning Map; both of which designate the property as “Commercial Mixed Use”.

Section 4. *Environmental Clearance.* The Planning Commission finds that the proposed sale of real property is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15061(b)(3) because it does not have the potential to have a significant effect on the environment. If and when a development project is brought forward on these parcels adequate environmental review will be completed.

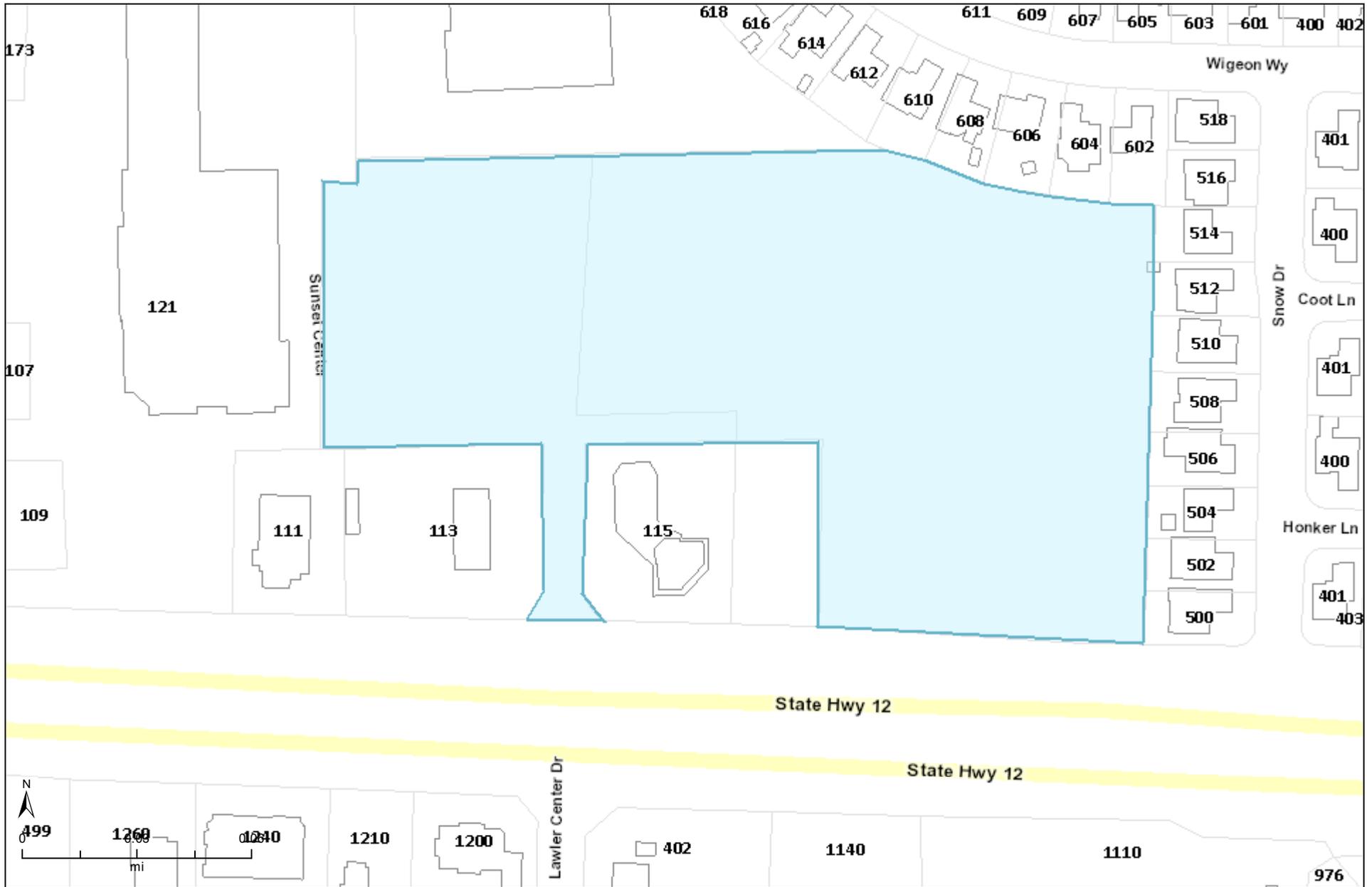
Section 5. *Certification.* The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

The foregoing 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 19th day of November 2019.

Joann Martinez
Commission Secretary



Legend

-  Parcel
-  Building Footprints
-  Streets
-  City Limits
-  Major Roads

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State of California

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If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

(Amended by Stats. 1974, Ch. 700.)