



# CITY OF SUISUN CITY

## DEVELOPMENT SERVICES DEPARTMENT

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### **NOTICE OF PUBLIC HEARING OF THE CITY OF SUISUN CITY PLANNING COMMISSION CONSIDERING COMPREHENSIVE AMENDMENTS TO TITLE 18 “ZONING” OF THE SUISUN CITY MUNICIPAL CODE**

**NOTICE IS HEREBY GIVEN THAT** the City of Suisun City Planning Commission will be considering comprehensive amendments to Title 18 “Zoning” of the Suisun City Municipal Code at their regular meeting of Tuesday, December 13 at 7pm. The meeting will take place at the Suisun City Council Chambers, 701 Civic Center Boulevard, Suisun City, CA 94585. At the close of the public hearing, the Planning Commission’s recommendations will be forwarded to the City Council for consideration at a future City Council meeting.

The City of Suisun City is updating Title 18 Zoning, which provides a precise plan for residential, commercial, industrial, agricultural, public, and other land uses in the City. Title 18 ultimately preserves the desirable characteristics of each type of setting through establishing zone classifications and land usage regulations for properties in specified areas. This will be the first comprehensive update of Title 18 Zoning since its 1974. The City is proposing a comprehensive update and reorganization of Title 18 Zoning. This effort includes revisions of the text and the City’s Zoning Map to insure consistency with the General Plan. The goal is to facilitate the City’s overall growth and development and enhance the community’s overall appearance, access to services, and economic health. Title 18 addresses such issues as, including but not limited to, allowed land uses in each zoning district, development standards (setbacks, minimum lot sizes, maximum heights of buildings and fences, etc.), procedures for land use permits and definitions.

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 citywide. The impacts associated with the types of development accommodated under the zoning amendments, development density, and the locations where development would occur, 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 zoning amendments 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.

If you challenge this proposal, or any aspect of it 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 at any subsequent City Council hearing on these items. Written correspondence may be delivered to the Suisun City Development Services Department, 701 Civic Center Boulevard, Suisun City, California, 94585, at, or prior to the public hearing.

If you have any questions, you may contact John Kearns, Development Services Department, 701 Civic Center Boulevard, Suisun City, California 94585; phone: (707) 421-7335; or e-mail: [jkearns@suisun.com](mailto:jkearns@suisun.com).

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