

AGENDA
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
6:00 P.M., June 24, 2020

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

*DUE TO CORONAVIRUS COVID-19 RESIDENTS ARE ENCOURAGED
TO ATTEND THE PLANNING COMMISSION MEETING VIA THE APPLICATION, ZOOM.
ZOOM MEETING INFORMATION:*

WEBSITE: <https://zoom.us/join>
MEETING ID: 883 9045 5279
CALL IN PHONE NUMBER: (707) 438-1720

*TO VIEW THE MEETING ON THE SUISUN CITY WEBSITE, LIVESTREAM
(URL: <https://www.suisun.com/government/meeting-video/>)*

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING
BY EMAILING JKEARNS@SUISUN.COM (PRIOR TO 5:30PM) OR
VIA WEBSITE OR PHONE APPLICATION, ZOOM*

Next Resolution No. PC20-05

1. CALL TO ORDER.

2. ROLL CALL:

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

Pledge of Allegiance
Invocation

3. APPROVAL OF AGENDA:

Approval of Planning Commission agenda of June 24, 2020.

4. APPROVAL OF MINUTES:

Approval of Planning Commission minutes of May 12, 2020.

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:

7. CONTINUED ITEMS:

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 No. PC20-___, A Resolution of the Planning Commission of the City of Suisun City Approving Addition of Parking Stalls and Temporary Storage Containers on Property Located at 621 Railroad Avenue (APN 0037-090-060).

9. GENERAL BUSINESS:

10. INFORMATIONAL ITEMS:

11. REPORTS BY STAFF AND PLANNING COMMISSION:

- A. Staff
- B. Planning Commission

12. AGENDA FORECAST / FUTURE AGENDA ITEMS.

13. ADJOURNMENT.

MINUTES
REGULAR MEETING OF THE CITY OF SUISUN
CITY PLANNING COMMISSION
6:00 P.M., May 12, 2020

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

*DUE TO CORONAVIRUS COVID-19 RESIDENTS ARE ENCOURAGED
TO ATTEND THE PLANNING COMMISSION MEETING VIA THE APPLICATION, ZOOM.
ZOOM MEETING INFORMATION:*

*WEBSITE: <https://zoom.us/join>
MEETING ID: 873 2841 4598
CALL IN PHONE NUMBER: (707) 438-1720*

*TO VIEW THE MEETING ON THE SUISUN CITY WEBSITE, LIVESTREAM
(URL: <https://www.suisun.com/government/meeting-video/>)*

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING
BY EMAILING JKEARNS@SUISUN.COM (PRIOR TO 5:30PM) OR
VIA WEBSITE OR PHONE APPLICATION, ZOOM*

Next Resolution No. PC20-04

1. CALL TO ORDER.

2. ROLL CALL:

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

3. APPROVAL OF AGENDA:

Commissioner Borja motioned for the approval of Planning Commission agenda of May 12, 2020. Commissioner Thomas seconded the motion. Motion passed 7 aye (Ramos, Rowe, Clemente, Thomas, Borja, Holzwarth, Pal)

4. APPROVAL OF MINUTES:

Commissioner Holzwarth motioned for the approval of Planning Commission minutes of March 10, 2020. Commissioner Pal seconded the motion. Motion passed 7 aye (Ramos, Rowe, Clemente, Thomas, Borja, Holzwarth, Pal)

5. PUBLIC COMMENT:

None.

CONFLICT OF INTEREST NOTIFICATION

None.

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 No. PC20-___, A Resolution of the Planning Commission of the City of Suisun City Approving Addition of Parking Stalls and Temporary Storage Containers on Property Located at 621 Railroad Avenue (APN 0037-090-060).

Senior Planner John Kearns conveyed the applicant requested the item be continued to allow for more time to finalize their application.

Chairperson Ramos opened the Public Hearing, there being no comments, Chairperson Ramos suggested the meeting be continued to date certain June 9, 2020. Commissioner Clemente moved to continue the item to date certain June 9, 2020. Commissioner Rowe seconded the motion. Motion passed 7-0. (Ramos, Rowe, Clemente, Thomas, Borja, Holzwarth, Pal)

9. GENERAL BUSINESS:

- A. Resolution No. PC20 – 04; A Resolution of the Planning Commission of the City of Suisun City Adopting an Administrative Interpretation Regarding Window Replacement and Repair for Commercial and Residential Buildings in the Waterfront District Specific Plan Area.

Senior Planner John Kearns gave a brief background of the Administrative Interpretation.

Chairperson Ramos asked the Commission for clarifying question to Staff.

Commissioner Pal asked is Staff doesn't approve the applicants proposal can they appeal Staff's decision; and do people need to pay for an appeal and what is the cost. Mr. Kearns responded that the applicant can file for an appeal, the cost is \$411 currently. Commissioner Pal then asked if the applicant can't pay for the appeal can multiple applicants pay for the same appeal. Mr. Kearns said yes.

Commissioner Rowe asked to clarify on the brochure (Attachment 2 Exhibit A) what is the difference between "old" versus "new" commercial building as stated in the draft guidelines., Mr. Kearns clarified that "new" means new construction and "old" means presently existing.

Chairperson Ramos opened the public hearing. There being no public input, Chairperson Ramos closed the public hearing.

Commissioner Clemente moved to approve Resolution No. PC20 – 04; A Resolution of the Planning Commission of the City of Suisun City Adopting an Administrative Interpretation Regarding Window Replacement and Repair for Commercial and Residential Buildings in the Waterfront District Specific Plan Area without changes the Administrative Interpretation Regarding Window Replacement and Repair for Commercial and Residential Buildings in the Waterfront District Specific Plan Area. Commissioner Holzwarth seconded the motion. Motion passed 7-0. (Ramos, Rowe, Clemente, Thomas, Borja, Holzwarth, Pal)

10. INFORMATIONAL ITEMS:

None.

11. REPORTS BY STAFF AND PLANNING COMMISSION:

A. Staff

None.

B. Planning Commission

None.

12. AGENDA FORECAST / FUTURE AGENDA ITEMS.

Next meeting scheduled June 9, 2020.

13. ADJOURNMENT.

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Planning Commission Agenda Report

Meeting Date 6/24/2020

DATE:	6/24/2020	Files: AR 19-0-009
TO:	PLANNING COMMISSION	CUP 19-0-002
FROM:	John Kearns, Senior Planner (707.421.7337, jkearns@suisun.com)	
RE:	Resolution No. PC20-___: A Resolution of the Planning Commission of the City of Suisun City Approving Addition of Parking Stalls and Temporary Storage Containers on Property Located at 621 Railroad Avenue (APN 0037-090-060).	

SUMMARY

Planning Division staff is bringing forward a request to Approve a Conditional Use Permit and Site Plan/Architectural Review to add parking stalls and temporary storage containers on property located at 621 Railroad Avenue (APN 0037-090-060). The project proposes 44 new parking spaces as well as the addition of 13 temporary storage containers as an ancillary use for existing commercial tenants.

Recommendation: Planning staff recommends adoption of Resolution No. PC20-___; A Resolution of the Planning Commission of the City of Suisun City Approving the Addition of Parking Stalls and Temporary Storage Containers on Property Located at 621 Railroad Avenue (APN 0037-090-060).

Proposed Motion: I move that the Planning Commission adopt Resolution No. PC20-___, A Resolution of the Planning Commission of the City of Suisun City Approving the Addition of Parking Stalls and Temporary Storage Containers on Property Located at 621 Railroad Avenue (APN 0037-090-060).

BACKGROUND/DISCUSSION

The subject property is located at the southeast corner of Railroad Avenue and Worley Road and is designated as Commercial Services and Fabricating (CSF) in the Suisun City Zoning Code. It was purchased within the last couple of years and since that time the owner and his representatives have met with city staff on several occasions to discuss potential improvements to the subject property. Presently, the property consists of an existing multi-tenant light industrial building and self-storage buildings. The property takes access from Railroad Avenue and is surrounded on the frontage by wrought iron fencing.

On October 29, 2019, the Planning Commission received a presentation and report from staff regarding outdoor vehicle storage and how to properly classify the use in the CSF Zoning District. Ultimately, the Commission determined that the use would be considered “conditional” and thus would require a conditional use permit subject to approval of the Commission.

The Planning Commission continued opened and continued the public hearing to June 9, 2020 at the request of the applicant as it was necessary to provide the applicant more time to work through

certain conditions of approval before addressing the Planning Commission. With the item not ready for the June 9 meeting, the meeting was canceled and a new public hearing was published.

ANALYSIS

Staff took the action of the Commission as it related to outdoor storage and began working with the applicant to prepare a complete entitlement application. On February 24, 2020, staff received the subject entitlement application and routed the plans to all city departments as well as the Solano Irrigation District (SID) and Fairfield Suisun Sewer District (FSSD) and ultimately found the application complete on April 10, 2020. The proposed project includes the following scope of work:

- Addition of 13 temporary storage containers as ancillary storage use for existing commercial tenants.
- Modification of ingress and egress into the site including new emergency vehicle access at the northeast of the site.
- Addition of 44 net new parking stalls for vehicle storage.
- Addition of landscape screening along frontage to mitigate views of the existing facility and new parking stalls.
- Hours of operation will not change. Monday, Tuesday, Thursday, Friday, and Saturday 9am to 5pm. Closed on Wednesdays and Sundays.

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

CEQA Review

The City of Suisun City Development Services Department has found the project is exempt from the California Environmental Quality Act per Sections 15301 – Existing facilities and 15303 New Construction or Conversion of Small Structures. The project is in compliance with the City's General Plan and Zoning Ordinance and the structures on the site are accessory to the primary use on-site.

Planning Commission Options

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

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

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

Next Steps

If the entitlement application is approved by the Planning Commission, the applicant will work with staff to complete all documents to allow for construction to begin.

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

External

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

ATTACHMENTS

1. PC 20-__: A Resolution of the Planning Commission of the City of Suisun City Approving the Addition of Parking Stalls and Temporary Storage Containers on Property Located at 621 Railroad Avenue (APN 0037-090-060).
EXHBIIT A: Conditions of Approval.
2. Project Plans
3. Draft Notice of Exemption.
4. Resolution PC19-10
5. PowerPoint Presentation.

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RESOLUTION NO. PC 20-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY APPROVING THE ADDITION OF PARKING STALLS AND TEMPORARY STORAGE CONTAINERS ON PROPERTY LOCATED AT 621 RAILROAD AVENUE (APN 0037-090-060)

WHEREAS, Cubix Asset Management, (hereinafter referred to as Applicant) filed an application with the City of Suisun City for a Conditional Use Permit and Site Plan/Architectural Review for an addition of 44 parking stalls and 13 temporary storage containers on-site on property located at 621 Railroad Avenue (APN 0037-090-060); and

WHEREAS, the public notice was published in the Daily Republic on June 13, 2020; and

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

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

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

WHEREAS, the Planning Commission of the City of Suisun City did conduct on June 24, 2020, a properly noticed public hearing pursuant to Government Code Section 65090 and has considered all written and verbal testimony presented during the hearing; and

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby approve the addition of parking stalls and temporary storage containers on property located at 621 Railroad Avenue (APN 0037-090-060) subject to the following Findings and all other Suisun City Codes and Ordinances:

- A. The City of Suisun City Development Services Department has found the project is exempt from the California Environmental Quality Act per Sections 15301 – Existing facilities and 15303 New Construction or Conversion of Small Structures. The project is in compliance with the City's General Plan and Zoning Ordinance and the structures on the site are accessory to the primary use on-site.
- B. The Planning Commission approves the Conditional Use Permit and Site Plan/Architectural Review consisting of the application materials submitted and considered by the Planning Commission on June 24, 2020 and subject to Conditions of Approval attached as Exhibit A to this Resolution:
 - 1. That the establishment, maintenance or operation of a use or building applied for are in conformity to the General Plan for the City with regard to circulation, population densities and distribution, design, and/or other aspects of the General Plan considered by the Development Services Director to be pertinent;

2. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided;
3. That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.
4. That the proposed use conforms with all relevant federal, state, and local laws and regulations.

The forgoing motion was made 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 24th day of June 2020.

Commission Secretary

Exhibit A: Conditions of Approval 621 Railroad Avenue**FIRE**

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

PLANNING

- P-1 Provide design and specifications for site ingress/egress gates for approval of Development Services Department.
- P-2 The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City it's agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not

thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans, or other documents pertaining to this application.

- P-3 The use shall be constructed in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of the Suisun City Code.
- P-4 Approval of this permit will be effective, provided no appeals are received within 10 calendar days of the Planning Commission meeting date of May 12, 2020 and that the property owner and the applicant signatures are obtained affirming that they have read and understand the Conditions of Approval for all entitlements and agree to comply with the conditions.
- P-5 The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, and Fire Code.
- P-6 All the proposed improvements, including landscape installation shall be completed prior to issuance of any business license or Certificate of Occupancy.
- P-7 The applicant is to provide a final landscape plan (including appropriate site screening) for the review and approval of the Development Services Director (or his/her designee).
- P-8 Transformers, telephone switching boxes, utility poles, fire valves, trash enclosures, service areas as well as other utility or service functions shall be screened with landscape. The emphasis shall be on reducing or eliminating negative visual impacts on major public areas, high priority buildings, prominent architecture elements, and along primary roadways.
- P-9 The final color scheme of the portable storage units must be approved by Development Services Director (or his/her designee).
- P-10 Final architectural plans, responding to any comments raised at the May 12, 2020 Planning Commission meeting, need to be submitted and approved by the Development Services Director (or his/her designee).
- P-11 A final photometric/lighting plan shall be submitted and approved by the Development Services Director (or his/her designee) before occupancy.
- P-12 All exterior lighting shall be downcast.
- P-13 Construction of the project and use of the property shall be in substantial conformance with the approved plans including the project description. Any deviation will need to be submitted to the Development Services Director to determine whether further Planning Commission consideration is necessary.
- P-14 The temporary storage containers are to be used only as ancillary storage for the commercial tenants.

PUBLIC WORKS

- PW-1 All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer. Deviations or exceptions to the design requirements in the listed documents for private improvements must be identified in the design guidelines, or submitted to the City Engineer for approval.
- PW-2 The Improvement Plans shall include a General Note that any revisions to the approved Improvement Plans and/or City Standards, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer. Any revisions to the Improvement Plans resulting from these or other conditions contained herein shall be subject to written approval of the City Engineer.
- PW-3 The Improvement Plans shall include a Site Improvement Plan prepared by a registered Civil Engineer and shall comply with the requirements of the soils report for the project.
- PW-4 The Applicant shall designate a design professional as the main point of contact in submitting plans, reports and other documents to the City during the design and plan review phase. Submittals from any other person will not be accepted by the City.
- PW-5 The City Engineer may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.
- PW-6 The Improvement Plans shall include and demonstrate successful turning movements for all City fire trucks.
- PW-7 The Applicant shall pay all Public Works and Suisun-Solano Water Authority (SSWA) fees, including plan review and inspection fees, as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans.
- PW-8 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- PW-9 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.

- PW-10 The Applicant shall have a superintendent present at all times at the job site. Superintendent shall provide the quality control for the Applicant; respond to the City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.
- PW-11 If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.
- PW-12 Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.
- PW-13 During construction, all utility poles along the frontage shall be protected as required by the City Engineer.
- PW-14 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.
- PW-15 Dumpsters to be used on this project shall be dumpsters supplied by Republic Services. This is pursuant to the agreement between the City and Republic Services for all areas within Suisun City. Dumpsters shall be screened from public view by a City-approved method and shall be covered at all times after work hours.
- PW-16 The project shall comply with the requirements of the most current Municipal Regional Permit (MRP) issued to the Fairfield-Suisun Urban Runoff Management Program and to the City's Stormwater C.3 Guidebook. This includes, but is not limited to, obtaining necessary permits for storm water discharges; entering into a Stormwater Operations and Maintenance Agreement for the existing post-construction stormwater facility located at the southwest corner of the project parcel; and preparing a long-term maintenance plan for the Applicant's maintenance of the post-construction stormwater facility.
- PW-17 Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
- PW-18 The Improvement Plans shall show the installation of any necessary street signage and pavement markings and striping along the frontage of the development. All pavement markings and striping shall be thermoplastic or as required by City Engineer. No Parking Any Time signs shall be placed on Worley Road and Railroad Avenue as required by the City Engineer.
- PW-19 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance. New landscaping shall include automatic irrigation system.

- PW-20 No structures such as trees and building foundations shall be installed within easements. Civil and landscape plan sheets shall show the easements.
- PW-21 Street sweeping shall be performed on a daily basis or more frequently as necessary such that no evidence of tracking dirt shall be present on the public street.
- PW-22 The bollards around the existing fire hydrants fronting the project site shall be painted yellow and nighttime reflective tape placed around them.
- PW-23 Access to the site shall be provided with conforming acceleration and deceleration approaches/transitions in conformance with the Caltrans Highway Design Manual and as required by the City Engineer. All new pavement section details shall comply with the City Standards. The new edge of pavement in the pavement widening areas shall include 3 feet of 6" shoulder backing.
- PW-24 Commercial driveway shall be constructed for truck turnaround access around entrance gate keypad and in front of the property gates as required by the City Engineer. Gate must be a roll gate or open into the property. Gate shall not open towards Railroad Avenue.
- PW-25 Improvements shall include a new Emergency Vehicle Access (EVA) gate along Railroad Avenue. EVA gate design shall be coordinated with the Suisun Fire Department. Gate must open into the property and not towards Railroad Avenue.
- PW-26 Improvements shall include landscape screen along Railroad Avenue.

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Example Container Images
(8'x20')



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CITY OF SUISUN CITY, 701 Civic Center Blvd., Suisun City, California 94585

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

From: City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

County Clerk-Recorder
Solano County
675 Texas Street, Suite 2700
Fairfield, CA 94533-6338

Project Title: Conditional Use Permit and Site Plan/Architectural Review Application to Add Parking Stalls and Temporary Storage Containers on Property Located at 605/621 Railroad Avenue.

Project Location: Southeast Corner of Worley Road and Railroad Avenue.

Assessor's Parcel Number(s): APN 0037-090-060.

Project Description: The proposed project includes (1) Addition of 13 temporary storage containers as ancillary storage use for existing commercial tenants; (2) Modification of ingress and egress into the site including new emergency vehicle access at the northeast; (3) Addition of 44 net new parking stalls for vehicle storage; (4) Addition of landscape screening along frontage to mitigate views of the existing facility and new parking stalls; and (5) Hours of operation - Monday, Tuesday, Thursday, Friday, and Saturday 9am to 5pm. Closed on Wednesdays and Sundays.

Lead Agency: City of Suisun City

Lead Agency Contact Person and Phone Number: John Kearns, Senior Planner, 707 421-7337

Applicant: N/A

Exemption Status:

- Ministerial
- Consistent with a Community Plan or Zoning [CEQA Guidelines §15183; PRC §21083.3]
- Emergency Project
- General Rule
- Categorical Exemption [CEQA Guidelines §15301 and 15303]
- Statutory Exemption



REASONS WHY THIS PROJECT IS EXEMPT:

The City of Suisun City Development Services Department has found the project is exempt from the California Environmental Quality Act per Sections 15301 – Existing facilities and 15303 New Construction or Conversion of Small Structures. The project is in compliance with the City's General Plan and Zoning Ordinance and the structures on the site are accessory to the primary use on-site.

Based on the above, adoption of the proposed ordinance does not have the potential to cause a significant effect on the environment. Therefore, pursuant to CEQA Guidelines Section 15061, the Project is exempt from CEQA.

By _____

John Kearns, Senior Planner
City of Suisun City

Date

RESOLUTION NO. PC19-10

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

WHEREAS, the Planning Commission has been granted the authority by the City Council to grant Conditional Use Permits for uses not specifically provided for in Title 18 “Zoning” of the Municipal Code; and

WHEREAS, the Planning Commission at a regular meeting on October 29, 2019 considered how to classify the use of outdoor vehicles storage in the CSF Zoning District; and

WHEREAS, the Planning Commission did consider the staff report and additional information provided by staff and members of the public in making their determination; and

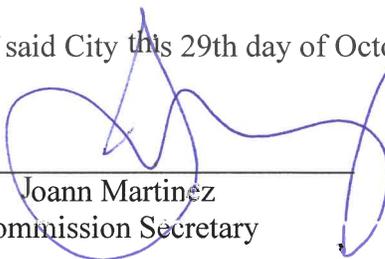
WHEREAS, the Planning Commission did conclude that the use of outdoor vehicle storage in the CSF Zoning District shall be classified as a Conditional Use.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby adopt Resolution PC19-10; 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.

The forgoing motion was made by Commissioner Pal and seconded by Commissioner Ramos and carried by the following vote:

- AYES: Commissioners: Clemente, Ramos, Borja, Holzwarth, Pal, Rowe, Thomas
- NOES: Commissioners:
- ABSENT: Commissioners:
- ABSTAIN: Commissioners:

WITNESS my hand and the seal of said City this 29th day of October 2019.



Joann Martinez
Commission Secretary

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605/621 Railroad Avenue Planning Commission Meeting



JUNE 24, 2020



Presentation Agenda

- Project Request and Summary.
- Staff Recommendation.
- Proposed Motion.
- Background/Discussion.
- Analysis.
- Planning Commission Options and Next Steps.



Project Request

- Planning Division staff is bringing forward a request to Approve a Conditional Use Permit and Site Plan/Architectural Review to add parking stalls and temporary storage containers on property located at 605/621 Railroad Avenue (APN 0037-090-060). The project proposes 44 new parking spaces as well as the addition of 13 temporary storage containers as an ancillary use for existing commercial tenants.



Staff Recommendation and Proposed Motion



Planning staff recommends adoption of Resolution No. PC20-____; A Resolution of the Planning Commission of the City of Suisun City Approving the Addition of Parking Stalls and Temporary Storage Containers on Property Located at 621 Railroad Avenue (APN 0037-090-060).

I move that the Planning Commission adopt Resolution No. PC20-____, A Resolution of the Planning Commission of the City of Suisun City Approving the Addition of Parking Stalls and Temporary Storage Containers on Property Located at 621 Railroad Avenue (APN 0037-090-060).



Background

- Commercial Services and Fabricating Zoning Classification.
- October 29, 2019 Planning Commission action.
- May 12, 2020 Planning Commission Meeting.



Analysis

The proposed project includes the following scope of work:

- Addition of 13 temporary storage containers as ancillary storage use for existing commercial tenants.
- Modification of ingress and egress into the site including new emergency vehicle access at the northeast of the site.
- Addition of 44 net new parking stalls for vehicle storage.
- Addition of landscape screening along frontage to mitigate views of the existing facility and new parking stalls.
- Hours of operation will not change. Monday, Tuesday, Thursday, Friday, and Saturday 9am to 5pm. Closed on Wednesdays and Sundays.



Planning Commission Options and Next Steps



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

1. Approve the project, as submitted;
2. Approve the project, with modifications;
3. Deny the project; or
4. Continue the item for further discussion.