



CITY OF SUISUN CITY

DEVELOPMENT SERVICES DEPARTMENT

701 Civic Center Boulevard • Suisun City, CA 94585

Phone 707-421-7335 • FAX 707-429-3758

E-mail: planning@suisun.com

NOTICE OF PUBLIC HEARING OF THE CITY OF SUISUN CITY COUNCIL TO CONSIDER A SETTLEMENT AGREEMENT FOR THE RESOLUTION OF LITIGATION REGARDING THE CRYSTAL SCHOOL/PARCEL 14 PROJECT (APN NUMBER: 0032-152-180)

NOTICE IS HEREBY GIVEN THAT the City of Suisun City Council will be conducting a public hearing at their regular meeting of **Tuesday April 17, 2018 at 7 p.m.** to consider a settlement agreement between the City of Suisun City (“City”), Responsible Development in Suisun City (“RDSC”), and Main Street West Partners (“MSW Partners”).

The proposed settlement agreement resolves a lawsuit entitled *Responsible Development in Suisun City v. City of Suisun City* (Solano County Superior Court Case No. FCS049567) filed on September 12, 2017, by RDSC (“Lawsuit”).

The Lawsuit concerned the August 8, 2017, City Council approval of a Planned Unit Development Permit, Precise Development Plan, and Vesting Tentative Subdivision Map for the Crystal School/Parcel 14 Residential Development Project (the “Project”), which proposed subdivision of a vacant property within the City (Assessor’s Parcel Number: 0032-152-180) and construction of 78 residential units and associated improvements wherein the City found that its action to approve the Project was exempt from the California Environmental Quality Act (CEQA) under section 15183 of the CEQA Guidelines (14 C.C.R. §15183 Projects Consistent With a Community Plan or Zoning). MSW Partners was the Project applicant. If approved, the settlement agreement, in summary, will provide as follows:

1. Require that MSW Partners modify the Project Plan as described further in the settlement agreement (“Revised Project”). The modifications will include the following:
 - a. Density to be reduced from 78 to 71 total units, as provided further in the settlement agreement.
 - b. 15 parking spaces to be added as provided further in the settlement agreement.
 - c. Increase the width (street frontage) on 38 lots as provided further in the settlement agreement.

2. As provided further in the settlement agreement, the Revised Project will also include the following changes to the Project elevations:
 - a. Plan 1, Elevation C will be modified to replace the second story siding in the previous design with horizontal siding, and to add column and rail at the centerline of the front door.
 - b. Plan 2, Elevation C will be replaced with an entirely new elevation.
 - c. Plan 3, Elevation A will be replaced with an entirely new elevation, which will remove board and batten and replace it with stucco, and add shutters to the second story feature window.

- d. Plan 3, Elevation C will be replaced with an entirely new elevation to remove second story siding and replace it with horizontal siding.
- e. Plan 4, Elevation A will be replaced with an entirely new elevation to add side twin gables to more closely match the front porch gable.
- f. Plan 5, Elevation A is an entirely new elevation and will be added to the Project in the locations depicted in the settlement agreement.

The settlement agreement contains other terms and conditions that do not require a public hearing and the settlement agreement is on file and may be reviewed at the Suisun City Development Services Department at 701 Civic Center Boulevard between 8:00 a.m. and 6:00 p.m., Mondays, Wednesdays and Thursdays and between 8:00 a.m. and 7:00 p.m. on Tuesdays, City Hall is closed on Fridays.

The City Council will hold a public hearing to consider the item at a regular meeting on **Tuesday, April 17, 2018 at 7:00 p.m.** at the Suisun City Council Chambers, 701 Civic Center Boulevard, Suisun City, California. All interested parties are invited to attend.

Please contact John Kearns, Senior Planner, at (707) 421-7337 or at jkearns@suisun.com with any questions or concerns regarding the proposed settlement agreement.

Pursuant to California Government Code Section 65009, if you challenge any of the above actions in court you may be limited to raising only those issues which you or someone else raised at the public hearing, which are described in this notice, or which were included in written correspondence delivered to the Suisun City Development Services Department, 701 Civic Center Boulevard, Suisun City, California, 94585, at, or prior to, the public hearing.

TO BE PUBLISHED ON OR BEFORE: Saturday, April 7, 2018

PUBLISHED FOR: The Suisun City Development Services Department