

AGENDA
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., NOVEMBER 27, 2018

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC18-18

1. ROLL CALL:

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

Pledge of Allegiance
Invocation

2. ANNOUNCEMENTS:

3. MINUTES:

Approval of Planning Commission minutes of October 23, 2018.

4. AUDIENCE COMMUNICATIONS:

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.)

5. PRESENTATIONS/REPORTS:

- A. Planning Commission Training: General Plan/Zoning Ordinance/Specific Plan Hierarchy and the Development Review Process.
- B. Project Status Presentation.

6. 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.

7. COMMUNICATION:

A. Staff

B. Commissioners

C. Agenda Forecast

8. ADJOURN.

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MINUTES
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., OCTOBER 23, 2018

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC18-16

1. ROLL CALL:

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

Pledge of Allegiance
Invocation

2. ANNOUNCEMENTS:

None.

3. MINUTES:

Commissioner Clemente addressed that Commissioner Pal be marked as excused for the last meeting.

Commissioner Borja moved to approve the Planning Commission minutes of September 25, 2018 with the changes.

Commissioner Ramos seconded the motion. Motion passed 6-1-0 by roll call vote with Commissioner Pal abstaining.

4. AUDIENCE COMMUNICATIONS:

None.

CONFLICT OF INTEREST NOTIFICATION

None.

Commissioner Pal asked Senior Planner John Kearns to give confirmation that both he and Commissioner Borja had no conflict of interest.

Mr. Kearns confirmed.

5. GENERAL BUSINESS:

None.

6. PUBLIC HEARINGS:

A. A Request for a Church at 333 Sunset Avenue.

A Resolution of the City of Suisun City Planning Commission Withdrawing Without Prejudice a Conditional Use Permit Application (UP18-19-001) for a Church at 333 Sunset Avenue (APN 173-010-440).

Senior Planner John Kearns provided a background of the proposed use. He let the Commission know a Public Hearing was publically noticed for the Planning Commission to consider a Conditional Use Permit to operate a church at 333 Sunset Avenue. On October 18, 2018, the applicant provided staff written correspondence withdrawing application No. UP18-19-001. Mr. Kearns reiterated because staff had received a request to withdrawal the subject application, it is necessary for the Planning Commission to adopt a resolution formally withdrawing the application per staff recommendation.

Commissioner Pal moved to adopt Resolution No. PC18-16. Commissioner Holzwarth seconded the motion. Motion passed by a roll call vote 7-0.

B. A Request to Subdivide the Property at the Northeast Corner of Highway 12 and Walters Road from One to Three Parcels (APN 0173-830-040).

Resolution PC18-___; A Resolution of the City of Suisun City Planning Commission Approving Tentative Parcel Map Application No. TPM18/19-001: A Request to Subdivide the Property at the Northeast Corner of Highway 12 and Walters Road from One to Three Parcels (APN 0173-830-040).

Mr. Kearns provided a brief background of the property and the property owners request. He described that the property is located at the northeast corner of Highway 12 and Walters Road on the eastern edge of the city. The existing site totals 3.08 acres and is triangularly - shaped with a fence around the boundary. The designated zoning for this parcel is "Commercial Retail". He went on to state that in June of this year, the Planning Commission approved a tentative parcel map to split the subject property and thus isolate the biological resources from the developable parcel. Subsequent to that approval, the applicant has chosen to submit a new application and this time request creating three parcels (including the biological resources parcel). Mr. Kearns went on to clarify that no development plans are being considered only the subdivision.

Chairperson Clemente opened the public hearing and asked the applicants representative to come up to the podium and talk about the project. Robert Karn of Robert A. Karn and Associates, talked about the project and how the owner had no tenants as of yet. Mr. Karn said that the owner felt the parcel was too large to sell and should be further subdivided in order to best sell.

Commissioner Holzwarth asked why the wetlands are in a parcel if it can never be developed. Mr. Kearns answered explaining that when future developers come it will relieve them of having to do an

environmental impact report. Commissioner Holzwarth went on to ask if there will be access from Peterson Road. To which Mr. Kearns responded that the land he was referring to is unincorporated land and not part of Suisun.

Commissioner Pal then asked the applicant what is he and the owners vision of the property in the long run. Mr. Karn explained that to vision would be retail, and then market to other developers. Commissioner Pal followed up his question by asking if another developer could come to the Planning Commission and ask to subdivide further? Mr. Kearns replied yes, but that will also come before the commission for approval. Mr. Kearns added that the only way that would happen is by a 'condominium approach'. Commissioner Pal closed by telling the applicant that he wants to see a clearer vision for this site.

Chairperson Clemente asked about the amount of proposed curb cuts. Mr. Kearns responded by saying before any development is placed there that we will work with public works to limit the number of curb cuts. Mr. Karn added that the on the map there are access easements provided and when the project finally develops there will be CC+Rs set in place.

Commissioner Osborne moved to adopt Resolution No. PC18-17. Commissioner Ramos seconded the motion. Motion passed by a roll call vote 7-0.

7. COMMUNICATION:

A. Staff

Mr. Kearns updated the Commission about a Planning Commissioner Conference at Sonoma State.

B. Commissioners

C. Agenda Forecast

Mr. Kearns informed the Planning Commission the next meeting was tentatively scheduled for November 13th.

8. ADJOURN.



DEVELOPMENT SERVICES DEPARTMENT
CITY OF SUISUN CITY
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CA 94585

(707) 421-7335 PHONE
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MEMORANDUM

DATE: November 27, 2018

TO: Planning Commission

FROM: John Kearns, Senior Planner

SUBJECT: **ITEM 5.A - Planning Commission Training: General Plan/Zoning/Specific Plan Hierarchy and the Development Review Process; and Item 5.B – Project Status Report.**

Staff will make two presentations to the Planning Commission titled “Planning Commission Training: General Plan/Zoning/Specific Plan Hierarchy and the Development Review Process” and “Project Status Report”. A PowerPoint presentation will be provided to the Commission the night of the meeting for each of the items.