

AGENDA
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
6:30 P.M., JUNE 6, 2011

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC11-07

1. ROLL CALL:

Chairperson Clemente
Vice-Chair Wade
Commissioner Adeva
Commissioner Harris
Commissioner Holzwarth
Commissioner Mirador
Commissioner Ramos

2. ANNOUNCEMENTS:

None

3. 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.

4. 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. A Resolution of the City of Suisun City Planning Commission Recommending Approval to the City Council of a Zoning Text Amendment (ZTA 10/1-002) Amending Chapters 18.04, 18.26, 18.28 and 18.66 of Title 18 “Zoning” Regarding the Definition and Regulation of “Amusement Centers”**
- **Adoption of Resolution No. PC11-___-.**

5. GENERAL BUSINESS: Action to be taken where appropriate.

General Plan Update

6. COMMUNICATIONS:

- A. Staff**
B. Commissioners
C. Agenda Forecast

7. ADJOURN.

AGENDA TRANSMITTAL

SPECIAL MEETING DATE: June 6, 2011

PLANNING COMMISSION AGENDA ITEM: Resolution PC11-___; A Resolution of the City of Suisun City Planning Commission Recommending Approval to the City Council of a Zoning Text Amendment amending the Chapter 18 of the Suisun City Municipal Code regarding places of amusement.

FISCAL IMPACT: None associated with this item.

SITE DATA: Map attached showing the zoning districts affected.

ENVIRONMENTAL REVIEW: The project is exempt from the requirements of the California Environmental Quality Act (CEQA), under the General Rule that CEQA only applies to projects which could have an impact on the environment and the amendment of the zoning ordinance to require conditional use permits for amusement centers will not have an impact on the environment.

STAFF REPORT: Chapter 18.04 of the City's zoning ordinance provides definitions of various terms found in the zoning ordinance; however, while it uses the term "amusement center", it does not include a definition of that term. Section 18.26.020 lists uses permitted in the Commercial Service (CS) zoning district and Section 18.28.020 lists uses permitted within the General Commercial (GC) zoning district. In both cases, amusement centers are listed as permitted uses. However, Chapter 18.66 Use Permits, in Section 18.66.100, lists an amusement center as requiring a conditional use permit in a CS district.

City staff believes that a bingo operation should be regulated in the zoning ordinance as an activity falling under the category of "amusement center" and that "amusement center" should be defined. In addition, staff believes that the operation of an amusement center should be regulated by requiring a conditional use permit. The attached ordinance revises the definition section to define "amusement centers" and to clarify that they include bingo operations. The ordinance also would amend the zoning text to provide that amusement centers are appropriate uses in the CS and GC zoning districts only with a CUP.

Consequently, the text amendment to the zoning code shown in the attached ordinance is proposed. Strikethrough text would be deleted, while underlined text would be added. The sections of the zoning ordinance that would be amended include:

- Section 18.04 "Definitions",
 - Section 18.26.020 "Uses permitted" pertaining to Commercial Service districts,
 - Section 18.26.030 "Conditional uses" pertaining to Commercial Service districts,
 - Section 18.28.020 "Uses permitted" pertaining to General Commercial districts,
 - Section 18.28.030 "Conditional uses" pertaining to General Commercial districts,
- and

PREPARED BY:
APPROVED BY:

John Kearns, Associate Planner
April Wooden, Community Development Director

- Section 18.66.100 “Place of amusement in CS district” pertaining to Use Permits.

STAFF RECOMMENDATION: Adopt Resolution PC11-___; A Resolution of the City of Suisun City Planning Commission Recommending Approval to the City Council of a Zoning Text Amendment ZTA (10/1-002) which Amends Chapters 18.04, 18.26, 18.28 and 18.66 Regarding Definition and Regulation of “Amusement Centers”.

ATTACHMENTS:

1. Resolution PC11-___
2. Ordinance No. _____
3. Zoning Map

RESOLUTION NO. PC11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING CHAPTERS 18.04, 18.26, 18.28 AND 18.66 OF TITLE 18 ZONING REGARDING THE DEFINITION AND REGULATION OF “AMUSEMENT CENTERS”

WHEREAS, the Planning Commission of the City of Suisun City wishes to recommend that the City Council modify the definition and regulation of amusement centers in specific portions of Title 18 “Zoning” of the Suisun City Municipal Code; and

WHEREAS, on June 6, 2011, the Planning Commission reviewed the staff report materials, considered all testimony and arguments, if any, of all persons desiring to be heard, and considered all the facts relating to the proposed zoning text amendment at a Special Planning Commission meeting:

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

1. The City Council should consider a text amendment to Chapters 18.04, 18.26, 18.28 and 18.66 of the Suisun City Municipal Code to amend as follows (deletions are ~~stricken through~~; additions are underlined):

18.04.045 – Amusement Center. “Amusement Center” means a facility wholly enclosed in a building that offers games, including one or more of the following, but not limited to, bingo, bowling, billiards, pool, ski-ball, air hockey, skating, go-karts, miniature golf, and electronic arcade games.

18.26.020 “Uses Permitted.” ~~P. Amusement center, bowling alley, dancehall and similar places of amusement;~~

18.26.030 “Conditional Uses.” G. Amusement Center.

18.28.020 “Uses permitted.” ~~D. Bowling alley, amusement center;~~

18.28.030 “Conditional uses.” M. Amusement Center.

18.66.100 ~~Place of amusement in CS District.~~

18.66.100 Amusement center in CS District or CG District.

The foregoing motion was made by Commissioner ____ and seconded by Commissioner ____ and carried by the following vote:

AYES: Commissioners: None
NOES: Commissioners: None
ABSENT: Commissioners: None
ABSTAIN: Commissioners: None

WITNESS my hand and the seal of said City this 6th day of June 2011

Anita Skinner
Commission Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, AMENDING CHAPTERS 18.04, 18.26, 18.28, AND 18.66 OF THE MUNICIPAL CODE (ZONING ORDINANCE) REGARDING THE DEFINITION AND REGULATION OF AMUSEMENT CENTERS

WHEREAS, the City Council of the City of Suisun City (the “City Council”) wishes to provide greater clarification and stricter regulation of amusement centers in the City; and

WHEREAS, the City Council believes that a conditional use permit should be required for the operation of an amusement center in the City; and

WHEREAS, the Planning Commission of the City of Suisun City, at its Special Meeting of June 6, 2011 adopted a resolution recommending approval of the proposed zoning text amendment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that the above recitals are true and correct and incorporated herein by this reference.

SECTION 2. Chapter 18.04 “Definitions” of the Suisun City Municipal Code is hereby amended as follows (deletions are ~~strikethrough~~; additions are underlined):

18.04.045 – Amusement Center. “Amusement Center” means a facility wholly enclosed in a building that offers games, including one or more of the following, but not limited to, bingo, bowling, billiards, pool, ski-ball, air hockey, skating, go-karts, miniature golf, and electronic arcade games.

SECTION 3. Chapter 18.26 “CS Commercial Service District” of the Suisun City Municipal Code is hereby amended as follows (deletions are ~~strikethrough~~; additions are underlined):

18.26.020 “Uses Permitted.” ~~P. Amusement center, bowling alley, dancehall and similar places of amusement;~~

18.26.030 “Conditional Uses.” G. Amusement Center.

SECTION 4. Chapter 18.28 “CG General Commercial District” of the Suisun City Municipal Code is hereby amended as follows (deletions are ~~strikethrough~~; additions are underlined):

18.28.020 “Uses permitted.” ~~D. Bowling alley, amusement center;~~

18.28.030 “Conditional uses.” M. Amusement Center.

SECTION 5. Chapter 18.66 "Use Permits" of the Suisun City Municipal Code is hereby amended as follows (deletions are ~~stricken through~~; additions are underlined):

18.66.100 ~~Place of amusement in CS District.~~

18.66.100 Amusement center in CS District or CG District.

SECTION 6. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause, and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 8. This ordinance shall be posted in at least three (3) public places within the City or published in a county newspaper that is circulated in the City within fifteen (15) days after its passage, there being no newspaper of general circulation printed and published within the City.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2011.

PETE SANCHEZ
MAYOR

ATTEST:

LINDA HOBSON, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF SOLANO) ss.
CITY OF SUISUN CITY)

I, LINDA HOBSON, City Clerk of the City of Suisun City, California, do hereby certify that the foregoing Ordinance No. _____ was adopted by the City Council of the City of Suisun City at a special meeting held on the ___ day of _____, 2011 by the following vote:

AYES:

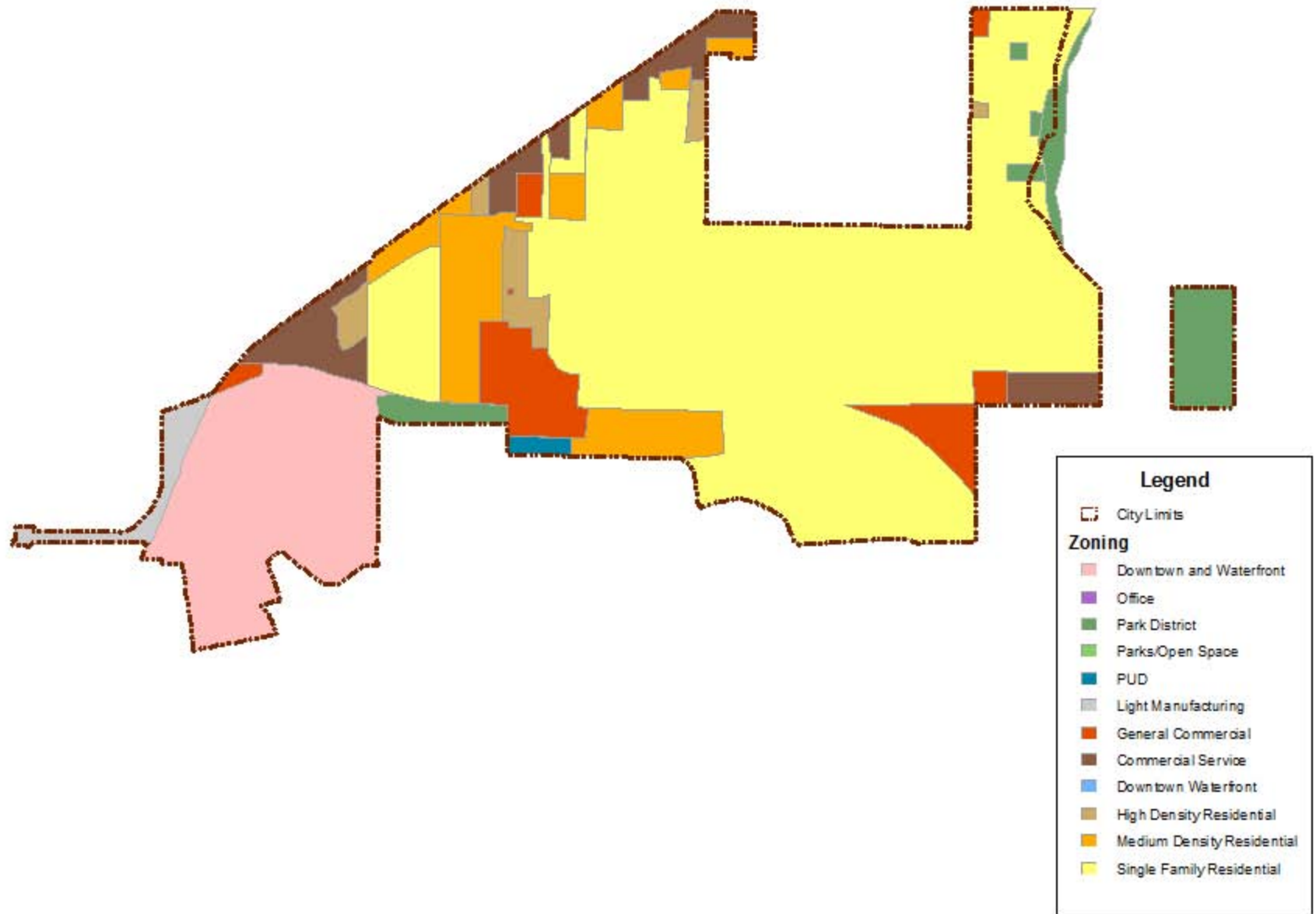
NOES:

ABSENT:

ABSTAIN:

LINDA HOBSON, CITY CLERK

Suisun City Zoning Map



Downtown Waterfront Specific Plan

