

AGENDA
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., JUNE 26, 2012

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC12-04

1. ROLL CALL:

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

2. ELECTION OF CHAIR AND VICE-CHAIR

3. ANNOUNCEMENTS:

None

4. MINUTES:

Approval of May 23, 2012 Planning Commission Minutes.

5. 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.

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.

A. Consideration of a Resolution of the City of Suisun City Planning Commission to Approve Conditional Use Permit Application No. UP11/12-009 for An Amusement Center (Blue Devils Bingo Center) within the Marina Shopping Center at 600 Marina Center.

- Continued to July 24, 2012.

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

None

8. COMMUNICATIONS:

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

9. ADJOURN.

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MINUTES
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., MAY 23, 2012

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC12-03

1. ROLL CALL:

Present:

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

Absent:

Commissioner Ramos

2. ANNOUNCEMENTS:

None

3. MINUTES:

Commissioner Wade moved to approval the minutes of the March 27, 2012 Planning Commission meeting. Commissioner Mirador seconded the motion. Motion carried 6-0

4. AUDIENCE COMMUNICATIONS:

None

5. PUBLIC HEARINGS:

A Resolution of the City of Suisun City Planning Commission Approving Conditional Use Permit Application No. UP11/12-008: To Amend the Existing Conditions of Approval to Allow Signage on the Canopy at 299 Marina Boulevard, APN 0032-411-040

John Kearns presented the staff report. He gave a brief background of the 1989 CUP and that Condition No. 5 in that resolution states: "No signage shall be installed on the canopy or spandels. Total signage, including window signage, shall not exceed 230 square feet". Mr. Kearns also stated that the calculation included the wall signs for the convenience market as well as both monument signs. He further explained that in the Fall of 2010 a building permit was issued to increase the height of the base of the monument sign requiring that landscaping be installed at the base. Although the monument sign was reconstructed, the landscaping as not been installed. He also explained that, over a period of time, several trees that were part of the original landscaping have been removed and not replaced. He stated that staff recommends the removed trees be replaced and that the landscaping be installed around the base of the monument sign.

Mr. Kearns stated that Stantec Architecture, representing Arco, is moving forward with this luminate program. Arco is implementing the program throughout California. The applicant is requesting channel letters on the canopies, larger spark

logo signs, and LED lighting around the canopy. He stated that the applicant is proposing to paint the building, but that would be reviewed at staff level.

Chairperson Clemente opened the Public Hearing.

Stig Werelius with Stantec Architecture spoke in favor of the project.

Commissioner Mirador asked about a tree that was formerly located near the monument sign. Edgar Rizkalli explained that there is still a tree by the monument sign on Marina Blvd. and that there was never a sign at the signage by Highway 12.

Mr. Kearns explained that the Fire Department had recently required the removal of trees near the vapor recovery system for safety reasons.

Hearing no further comments Chairperson Clemente closed the Public Hearing.

Commissioner Harris asked about Zoning Ordinance, Title 18, Section 18.54. He asked which part of the 63 subsections apply to this item. Mr. Kearns stated that if it would be helpful for the Commission he would make sure that he listed applicable Code Sections in future staff reports.

Commissioner Adeva stated that any enhancement to the Arco site would be welcome. Commissioner Adeva moved to approve with conditions Resolution No. PC12-03. Commissioner Wade seconded the motion. Motion carried 6-0.

6. GENERAL BUSINESS:

Mr. Kearns stated that the consultant was still working on the General Plan Update and workshops would be scheduled in the future.

7. COMMUNICATIONS:

A. Staff:

- Blue Devils are planning to apply for a Bingo Permit in the Marina Shopping Center.
- Kroc Center Grand Opening, Saturday, May 26 at 11:30 am.
- Tops in Blue at Harbor Plaza on Friday, June 15

Mr. Kearns reported that he had attended the APA in Anaheim and brought back a lot of information. Much of this will be helpful for the general plan/zoning update. April commented that she was happy he had the chance to experience the conference.

B. Commission:

Commissioner Harris asked if the City has approached PG&E about placing a solar field on any of the city owned vacant parcels. Ms. Wooden stated that she was not aware but that Dan Kasperson had met with some turbine people and that she would pass on the question at the next department head meeting.

Ms. Wooden updated the Commission on the selection of Little League, BID and the Sea Otters to sell fireworks and that site selections would be held on Thursday and sales would begin on June 28.

Commissioner Clemente commented on the numerous signage at Del Taco and Commissioner Wade indicated that one of the signs indicated they were under new management.

C. Agenda Forecast June 26 General Plan workshop and possible Blue Devils CUP.

8. ADJOURN.

There being no further business the meeting was adjourned at 7:45 pm.

Anita Skinner, Commission Secretary

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TO: Planning Commission

FROM: April Wooden, Community Development Director

DATE: June 21, 2012

SUBJECT: Continuation of Public Hearing

Staff received an application from the Blue Devils Bingo for a CUP for the operation of a bingo center at Marina Shopping Center. We hoped that we would have all required information timely and proceeded to advertise for a public hearing to move the application forward expeditiously.

Unfortunately, at the time of this writing, there has not been an application filed for a Bingo License and there is an inadequate project description. Staff met with the consultant for the Blue Devils and explained that staff is recommending that the Planning Commission continue the public hearing to a date certain (July 24, 2012) and not hear the matter at next Tuesday's meeting. The consultant is committed to providing staff with all other necessary information in time for the Commission to consider this item at the July 24th meeting.