



CITY OF SUISUN CITY

Notice of Public Hearing and Summary of Proposed Ordinance Amending Title 18 Zoning of the Suisun City Municipal Code

NOTICE IS HEREBY GIVEN that the City Council of the City of Suisun City (the “City Council”), will hold a public hearing to conduct the first reading of a proposed ordinance amending Title 18 Zoning of the Suisun City Municipal Code. The public hearing will take place at a regular meeting of the City Council on **Tuesday, February 18, 2025, at 6:30 p.m., or as soon thereafter as the matter can be heard, at the Suisun City Council Chambers, 701 Civic Center Boulevard, Suisun City, California.**

SUMMARY

On December 10, 2024, the Suisun City Planning Commission, after holding a public hearing and considering testimony, recommended approval of the proposed ordinance to the City Council of the City of Suisun City.

On February 18, 2025, the City Council of the City of Suisun City will consider and may take action to waive the first reading and introduce by title only, the proposed ordinance.

- 1) Adopt a zoning text amendment adding Municipal Code Chapter 18.08.080 Two Unit Project, and Chapter 18.08.090 Urban Lot Split.; add definitions of Two Unit Project and Urban Lot Split in Chapter 18.04; and amend the City’s Master Fee Schedule to include fees for processing Two Unit Projects and Urban Lot Splits.
- 2) Repeal and Replace Municipal Code Chapter 18.47 Residential Density Bonus and Density Incentives. The purpose of these amendments is to bring the Suisun City Municipal Code into conformance with current state law.

The California Environmental Quality Act (CEQA) Section 15061(b)(3) establishes that where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is exempt from review under CEQA. California statutes require ministerial approval of Urban Lot Splits and Two Unit Urban Residential Development which meet certain criteria, as well as residential density bonus and density incentives. These zoning code amendments guide the ministerial approval process for these applications but do not allow for approval beyond the standards established in the statute. Therefore, the proposed amendments do not have the potential to result in a significant effect on the environment and adoption of the proposed amendments is exempt from review under the provisions of CEQA and the CEQA Guidelines.

All interested persons are invited to attend the public hearing and comment upon any proposed action, express opinions, or submit evidence for or against the matter as outlined above. 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 you or someone else raised at the public hearing described in this notice, or included in written correspondence delivered to the City Clerk, 701 Civic Center Boulevard, Suisun City, California, 94585, at or prior to the public hearing.

If you have any questions or comments regarding this matter or wish to review the full text of the proposed ordinance, please contact the City Clerk at (707) 421-7300 between 9:00 a.m. and 5:00 p.m. Monday through Thursday, or email clerk@suisun.com.

Donna Pock

Deputy City Clerk

DATED: February 4, 2025

TO BE PUBLISHED ON: February 9, 2025