



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 PLANNING COMMISSION OF THE CITY OF SUISUN CITY TO CONSIDER ZONING TEXT AMENDMENTS REGARDING TWO UNIT PROJECTS, URBAN LOT SPLITS, AND RESIDENDENTIAL DENSITY BONUS AND DENSITY INCENTIVES (ZTA 24/25-001)

NOTICE IS HEREBY GIVEN THAT the Planning Commission of the City of Suisun City is conducting a public hearing at a Regular Meeting at **6:30 p.m., (or immediately following the City Council Meeting) on Tuesday December 10, 2024,** at the Suisun City Council Chambers, 701 Civic Center Boulevard, Suisun City, California, for consideration of adoption of a resolution of intention to bring the City's municipal code into conformance with state law by recommending that the City Council:

- 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.

Consistent with CEQA Guidelines, the ZTA is exempt from CEQA review pursuant to **CEQA Guidelines section 15061 (b) (3)**, which provides that a project is exempt from CEQA when it is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. The zoning text amendment is not a project and has no possibility of a significant environmental effect.

The proposed amendment 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.

Please contact April Wooden, Special Projects at (831) 915-2189 or at awooden@suisun.com with any questions or concerns regarding the application **prior to 5 p.m. Tuesday, December 10, 2024.**

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: Sunday December 1, 2024

PUBLISHED FOR: The Suisun City Development Services Department