

CITY OF FAIRFIELD APPEAL FORM

Community Development Department

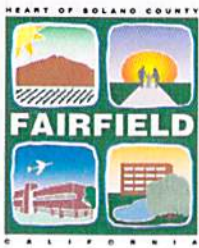
GENERAL INFORMATION			
PROJECT LOCATION (ADDRESS) Business Center Drive, APN 0148-540-250, 260, 300		PROJECT NAME PDC Building A	
TYPE OF PROJECT Warehouse Distribution		APPELANT EMAIL ADDRESS sbeauchamp@panattoni.com	
APPELANT NAME/CONTACT PERSON Steve Beauchamp		PHONE (916) 379 - 1106	CELL (916) 436 - 6341
APPELANT ADDRESS 8775 Folsom Blvd. Suite 200		CITY Sacramento	STATE CA
		ZIP 95826	

Any party aggrieved or affected by a decision or determination in the administration of the Zoning or Subdivision Ordinance may file an appeal within fourteen (14) business days of the decision using this form. Appeals, addressed in Section 25.34 of the Fairfield City Code, are subject to the following:

1. Appeals of actions by City Staff or the Zoning Administration are heard by the Planning Commission.
2. Appeals of the Planning Commission actions are heard by the City Council.
3. An appeal should be based on either an alleged error by staff, or the Planning Commission in interpreting or applying the Zoning or Subdivision Ordinance, or an adverse impact or effect caused wholly or in part by the decision or determination.
4. All proceedings on the action being appealed shall be stayed during the appeal process.
5. Upon hearing the appeal, the Planning Commission or the City Council may either wholly or partially affirm, change or modify, or reverse the appealed decision or determination upon making findings justifying and supporting the action.

To file an appeal, complete this form and file it with the applicable fee to the Community Development Department, 1000 Webster Street, Room 200, Fairfield, CA 94533, **no later than fourteen (14) business days after the decision (postmarks are acceptable.)** You will be notified in writing of the hearing dates for your appeal.

APPEAL INFORMATION
The decision or determination requested for appeal was made by (check one): <input checked="" type="checkbox"/> City Staff <input type="checkbox"/> Planning Commission on the date of <u>December 23rd</u> , 20 <u>19</u> .
Describe the decision or determination being appealed. If applicable, be sure to include the type of application, and the name and address of the project in General Information above. <u>Resolution No. 2019-16. Development Review DR2019-005. Use Permit UP2018-017.</u> <u>As the project applicant we are appealing the Planning Commission decision to decline approval of the CUP based on the perception that there would be an abundance warehouse in the industrial park and related traffic if they approved this project in conjunction with our other application PDC Buildings B&C. We feel that Industrial use that is allowed in the park under zoning (IBP-NC) would have a higher traffic impact than warehouse use. The traffic consultant for the City ran models of the proposed CUP use along with addition pending projects and did not indicate any direct adverse issues.</u>
List the specific element(s) of the above decision or determination which are subject to this appeal. Attach additional sheets if necessary.
<div style="text-align: right;">RECEIVED DEC 23 2019 CITY OF FAIRFIELD COMMUNITY DEVELOPMENT</div>



CITY OF FAIRFIELD APPEAL FORM

Community Development Department

APPEAL INFORMATION (cont'd)

Explain how you are aggrieved or adversely affected by the decision or determination for each of the elements described on Page 1 and specifically state the reason(s) why it should be changed, modified, or reversed. Describe any error(s) you believe staff or the Planning Commission made in making the decision or determination, citing the applicable City Code section(s) if appropriate. Be as concise and thorough as possible. The information contained herein shall be the basis for making a decision on the appeal. Attach additional sheets as necessary.

- Warehouse and distribution is an allowed use for the industrial park. There is a Development Agreement in place
- for this business park that allows for two million square feet and a variety of uses which we feel we are meeting.
- The buildings are within the design guidelines of the business park. The proposed building could accommodate
- a variety of the users including high tech and manufacturing. The Owner does not want to constrain or limit
- possible tenants for these buildings. We are requesting a reconsideration of our application and CUP.

Was the information contained in your argument made known to City staff or the Planning Commission at the public hearing or in written correspondence prior to, or at, the public hearing? (check one)

☐ No ☒ Yes. If yes, please explain.

What is your relationship to the item being appealed? (check one)

☐ Project proponent ☐ Neighbor ☐ Concerned Citizen ☒ Other Applicant

APPELLANT
SIGNATURE

X

[Handwritten Signature]

DATE

12/23/19