

CITY OF FAIRFIELD

ORDINANCE NO. 2020-01

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD AMENDING CHAPTER 25, ARTICLE I OF THE FAIRFIELD CITY CODE (ALSO KNOWN AS THE ZONING ORDINANCE AND THE ZONING MAP) REZONING APPROXIMATELY 11.44 ACRES AT THE NORTHEAST CORNER OF THE LOPES AND GOLD HILL ROAD INTERSECTION FROM CC (COMMUNITY COMMERCIAL) TO RLM (LOW-MEDIUM DENSITY RESIDENTIAL) (APNS: 0180-080-290,0180-080-320, 0180-080-330)

THE CITY COUNCIL OF THE CITY OF FAIRFIELD DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 25, Article I, Section 25.12.3 of the Fairfield City Code, also known as the City of Fairfield Zoning Map, is hereby amended as shown on Sectional Zoning Map (ZC2017-002) attached hereto as Exhibit A.

Section 25.47.5 Findings. The City Council finds as follows:

- A. The proposed Zoning Map Amendment is consistent with the goals, policies and actions of the General Plan. *The proposed Zoning Map Amendment requires a General Plan Amendment. The associated proposed development of 79 units is within the 4.5 to 8 dwelling units per acre density range of the Low-Medium Density Residential Zoning Ordinance designation for the site. Furthermore, the Project is consistent with several General Plan Objectives and Policies, such as Objective HO 1: Provide for varied housing opportunities, in terms of type, price, amenities, neighborhood design, and location, for all income groups and family types; Objective HO 2: Encourage infill housing in developed areas of the City; Policy LU 1.1: Only allow development that is consistent with the Land Use Diagram and the Land Use Category definitions; Objective LU 8: Develop and maintain a pattern of residential land uses which provides for a variety and balance of densities and opportunities for a mixture of different dwelling and tenure types; Policy LU 18.1: Utilize land within the existing city limits as efficiently as possible, allowing for a wider variety of housing types and densities within the same zone district, and economical use of public services and infrastructure; Objective UD 4: Ensure high standards of quality in development; and Objective UD 6: Utilize extensive landscaping to beautify Fairfield's urban areas.*
- B. The proposed Zoning Map Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. *The Project is surrounded by existing residential development to the north, south, and west and will be integrated into the setting cohesively. All necessary utilities and services such as water, sewer, and power are provided to the site. Additionally, the project will be developed to specific Zoning Ordinance standards and conditions to ensure that the architectural design, site improvements, and landscaping are compatible with surrounding developments. Together the design features and Project*

conditions will ensure that the Project will not cause this residential area to economically, physically, or visually decline.

- C. The site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments. *The site is physically suitable for the proposed Project. As designed and conditioned the Project consists of proposed streets and all necessary utilities and services such as water, sewer, and power. The proposed low-medium density development is appropriate near existing residential and public services in the vicinity.*
- D. The proposed Zoning Map Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA). *The proposed project complies with the California Environmental Quality Act (CEQA). The City has completed an environmental review (ER2017-19) for the proposed subdivision and a Mitigated Negative Declaration has been prepared. The mitigation measures proposed will result in all potentially significant air quality, biological, cultural, geology and soils, greenhouse gas, tribal, and noise impacts being properly mitigated to less than significant levels.*

SECTION 2. This ordinance shall be effective 30 days following its adoption by the City Council. A summary of this ordinance shall, within fifteen (15) days after passage, be published in accordance with Section 36933 of the Government Code of the State of California with the names of the City Councilmembers voting for and against it.

INTRODUCED at a regular meeting of the City Council of the City of Fairfield on the 21st day of January 2020; and

PASSED AND ADOPTED this 18th day of February 2020, by the following vote:

AYES: Councilmembers: PRICE / BERTANI / MOY / TIMM / VACCARO

NOES: Councilmembers: _____

ABSENT: Councilmembers: _____

ABSTAIN: Councilmembers: _____

MAYOR

ATTEST:

CITY CLERK