

CITY OF FAIRFIELD
ORDINANCE NO. 2020-03

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) TO REZONE APPROXIMATELY 9.84 ACRES FROM IBP (INDUSTRIAL BUSINESS PARK) TO RVH (HIGH DENSITY RESIDENTIAL) AND APPROXIMATELY 1.5 ACRES FROM IBP TO PF (PUBLIC FACILITY) AT THE SOUTHWEST CORNER OF BUSINESS CENTER DRIVE AND SUISUN VALLEY ROAD (APNS: 0148-540-300 AND 0148-540-210)

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 (ZC2018-002) attached hereto.

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 a 281-unit apartment project is within the 22 to 32 dwelling units per acre density range of the Very High 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. Policy HO 1.1: Encourage multifamily housing at appropriate locations and densities, focusing where possible such new housing near employment, transportation, services, and recreational amenities. Objective HO 2: Encourage infill housing in developed areas of the City. Objective HS 4: Protect people and property by minimizing levels of fire danger. Policy HS 4.5: Ensure the ability to provide fire protection within areas of new development. 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. Objective LU 11: Provide multi-family ownership and rental units in a variety of cost ranges dispersed throughout the City. Policy LU 11.1: Encourage the development of a wide variety of higher density multi-family residential uses. Policy LU 13.3: Proposed land uses shall be consistent with the land use compatibility criteria, maps, and policies of the Travis Air Force Base Land Use Compatibility Plan and the Land Use Compatibility Plan for the Travis Aero Club incorporated into this General Plan. Objective LU 18: Encourage infill*

development and compact growth. Program LU 18.2A: Amend the Zoning Ordinance to facilitate development of projects with higher densities and increased number and quality of pedestrian and transit-oriented amenities. Objective PF 2: New development shall pay such fees and taxes as necessary to meet all identified costs associated with that development. Policy PF 2.1: New development shall be responsible for the public costs attached to each development project, which include, but are not limited to, the acquisition of permanent open space, the provision of adequate school facilities, and the provision of streets, street lighting, sidewalks, landscaping, storm drains, and other infrastructure needs. Policy PF 2.2: New development shall be responsible for paying a financial contribution to mitigate the effect of the development on the provision of such public services as police and fire protection, public education, water, and sewer. Policy PF 2.3: Construction permits shall not be granted until the developer provides for the installation and/or financing of needed public facilities. Objective PF 15: Ensure adequate fire protection. Policy PF 15.1: Provide enough staffing and fire stations to ensure that at least 80 percent of the residential dwelling units in any response area are located within five minutes maximum travel time of a station. Where the number of dwelling units within five minutes travel time of any response area falls below 80 percent, the City shall take the appropriate steps (e.g., construct a new fire station) to ensure that the above standard is maintained. In addition, fire stations shall be located to ensure that all target hazards are within five minutes travel time from a fire station where feasible. Policy UD 3.3: Require new development to respect the scale and character of nearby structures and minimize or mitigate abrupt and excessive differences. Objective UD 4: Ensure high standards of quality in development. Policy UD 6.1: Preserve existing significant trees and extensively plant new trees where appropriate

- B. The proposed Zoning Map Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. *The public facility component of the Project will promote the health, safety, and welfare of the City through the development of a future fire station. All necessary utilities and services such as water, sewer, and power are provided to serve the site. Additionally, the apartment component of 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. The apartment buildings have been architecturally designed to integrate into the business park setting cohesively. Together, the design features and Project conditions will ensure that the Project will not cause the 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 all necessary utilities and services such as water, sewer, and power. The proposed apartment complex and public facility site are appropriate near existing residential, industrial, and commercial uses within 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 Environmental Impact Report (ER2018-04, Exhibit A) properly identifies and mitigates potentially significant project impacts related to air quality, biological resources, cultural and tribal resources, geology and soils, noise, and transportation. The Environmental Impact Report provides findings for a Statement of Overriding Considerations for one significant and unavoidable transportation impact.*

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 4th day of February, 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