

City of Fairfield Planning Commission

RESOLUTION NO. 2020-7

PUBLIC HEARING ON REQUEST BY THE CITY OF FAIRFIELD FOR ORDINANCE AMENDMENTS (OA2019-01) ADDRESSING: 1. LAND USES IN THE HEART OF FAIRFIELD INCLUDING: PERMITTING “FITNESS STUDIOS” IN THE HD ZONING DISTRICT; DEFINING AND PERMITTING AND CONDITIONALLY PERMITTING “COWORKING SPACES” IN VARIOUS ZONING DISTRICTS; AMENDING THE REGULATIONS PERTAINING TO MARKET, SPECIALTY FOOD AND BEVERAGE; DEFINING AND PERMITTING “TASTING ROOMS” IN THE HD AND HDC ZONING DISTRICTS; PERMITTING “BARS” AND “ENTERTAINMENT WITH ANY FOOD SERVICE OR BAR” IN THE HD AND HDC ZONING DISTRICTS; AND CONDITIONALLY PERMITTING OUTDOOR THEATERS IN THE HD AND HDC ZONING DISTRICTS; 2. ADDRESSING DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT; 3. UPDATING THE REFERENCE TO STATE CODE PERTAINING TO ALTERNATIVE PUBLIC HEARING NOTICES; 4. PERMITTING “CHURCHES”, “CLUB, LODGE, OR MEETING HALL” AND “COMMUNITY CENTER/BANQUET HALL” IN THE IBP ZONING DISTRICT; AND 5. AMENDING THE ZONING MAP OF THE CITY OF FAIRFIELD TO REZONE GREEN VALLEY TECHNICAL PLAZA ON BUSINESS CENTER DRIVE FROM REGIONAL COMMERCIAL (CR) TO OFFICE COMMERCIAL (CO).

AND

ORDINANCE AMENDMENT TO THE SIGN ORDINANCE ADDRESSING FREEWAY SIGNS RELOCATED DUE TO AN EMINENT DOMAIN ACTION.

THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD HEREBY RECITES, FINDS, DETERMINES, ORDERS, AND RESOLVES AS FOLLOWS:

Section 1. The Planning Commission has found that it is necessary to periodically review and revise Chapter 25, Article I (the Fairfield Zoning Ordinance) Chapter 25, Article X (the Noise Ordinance) and Chapter 25, Article IX (the Sign Ordinance of the City Code to implement the General Plan and adopted Specific Plans and to keep up-to-date with current practices and City policy, as well as correct errors and omissions where they have been identified.

Section 2. The Planning Commission has held a duly noticed public hearing on April 22, 2020. City staff presented substantial factual information regarding the proposed Zoning Ordinance amendments in staff reports and through oral presentations before the Commission, and the Planning Commission considered all public testimony and information presented during the public hearing regarding this application.

Section 3. Based on the information presented by staff, the Planning Commission has determined that the proposed amendments to the text of the Zoning Ordinance are exempt from CEQA review under Section 15305 of the CEQA Guidelines, which exempts Minor Alterations in Land Use Limitations; and under Section 15061(b)(3), the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. The text amendments make minor changes to clarify existing standards and requirements and to correct errors and omissions and will not result in any new substantial physical change to the environment. The Zoning Map amendment also would be exempt under Section 15305, Minor Alterations in Land Use Limitations.

Section 4. Based upon factual information, the Planning Commission hereby recommends the City Council adopt the Zoning Ordinance amendments, as attached hereto as Exhibit A.

Section 5. The record of proceedings shall be located at the City's Community Development Department and the Assistant City Manager (Community and Economic Development) shall be the custodian of such documents.

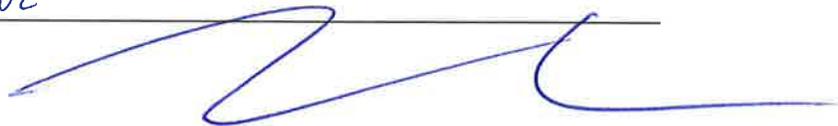
PASSED AND ADOPTED this 22 day of April, 2020.

AYES: COMMISSIONERS: Jesse BRANCH / Michael COAN (Chair) / Jerome CHILDS / Chris MATTHEWS / Perry PATTIZ / William WESLEY/ Chuck WOOD (Vice)

NOES: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE



MICHAEL COAN, Chairperson

ATTEST:



DAVID FEINSTEIN, Secretary

**CITY OF FAIRFIELD
PLANNING COMMISSION
M I N U T E S**

VIA TELECONFERENCE
Pursuant to Governor Newsom's
Executive Order N-33-20 And N-25-20

April 22, 2020
Regular Meeting
6:00 p.m.

I. ROLL CALL

Present: Chairperson COAN, Michael;
Vice-Chairperson WOOD, Chuck
Commissioner BRANCH, Jesse
Commissioner CHILDS, Jerome
Commissioner MATTHEWS, Chris
Commissioner PATTIZ, Perry
Commissioner WESLEY, William

Absent:

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Pattiz

III. INFORMATION ON SPEAKER CARDS

IV. APPROVAL OF AGENDA

Commissioner Branch made a motion to approve the agenda as proposed. The motion was seconded by Commissioner Pattiz. Voting was done by roll call, and the motion was approved unanimously.

V. APPROVAL OF MINUTES OF FEBRUARY 26, 2020

Vice-Chairperson Wood made a motion to approve the minutes of February 26, 2020 as proposed. The motion was seconded by Commissioner Pattiz. Voting was done by roll call and, the motion was approved unanimously.

VI. PUBLIC COMMENTS

The planning@fairfield.ca.gov inbox was made available and monitored for public comments. No public comments were received.

VII. SCHEDULED MATTERS

ITEM A APPOINTMENT OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADVISORY COMMITTEE MEMBER

Planning Division Manager made a presentation on the item.

Commissioner Matthews volunteered to serve as the Advisory Committee member. Commissioner Wesley volunteered to serve as the Alternate member. Chairperson Coan

made a motion to appoint Commissioner Matthews as the Committee member with Commissioner Wesley serving as the Alternate member. Voting was done by roll call, and the motion was approved unanimously.

ITEM B GENERAL PLAN CONSISTENCY OF CAPITAL PROJECTS PROGRAM FOR FISCAL YEAR 2020-2021

RESOLUTION 2020-6

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD FINDING THE FISCAL YEAR 2020-2021 CAPITAL PROJECTS PROGRAM CONSISTENT WITH THE CITY OF FAIRFIELD GENERAL PLAN

Associate Planner Brian Miller made a presentation on the item and answered questions. City Engineer Ryan Panganiban also answered questions.

No public comments were received via the planning@fairfield.ca.gov inbox.

Vice-Chairman Wood made a motion to adopt Resolution 2020-6. The motion was seconded by Commissioner Wesley. Voting was done by roll call, and the motion was approved unanimously.

ITEM C 2020 ZONING AND SIGN ORDINANCE UPDATES AND ZONE CHANGE

RESOLUTION 2020-7

PUBLIC HEARING ON REQUEST BY THE CITY OF FAIRFIELD FOR ORDINANCE AMENDMENTS (OA2019-01) ADDRESSING: 1. LAND USES IN THE HEART OF FAIRFIELD INCLUDING: PERMITTING "FITNESS STUDIOS" IN THE HD ZONING DISTRICT; DEFINING AND PERMITTING AND CONDITIONALLY PERMITTING "COWORKING SPACES" IN VARIOUS ZONING DISTRICTS; AMENDING THE REGULATIONS PERTAINING TO MARKET, SPECIALTY FOOD AND BEVERAGE; DEFINING AND PERMITTING "TASTING ROOMS" IN THE HD AND HDC ZONING DISTRICTS; PERMITTING "BARS" AND "ENTERTAINMENT WITH ANY FOOD SERVICE OR BAR" IN THE HD AND HDC ZONING DISTRICTS; AND CONDITIONALLY PERMITTING OUTDOOR THEATERS IN THE HD AND HDC ZONING DISTRICTS; 2. ADDRESSING DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT; 3. UPDATING THE REFERENCE TO STATE CODE PERTAINING TO ALTERNATIVE PUBLIC HEARING NOTICES; 4. PERMITTING "CHURCHES", "CLUB, LODGE, OR MEETING HALL" AND "COMMUNITY CENTER/BANQUET HALL" IN THE IBP ZONING DISTRICT; AND 5. AMENDING THE ZONING MAP OF THE CITY OF FAIRFIELD TO REZONE GREEN VALLEY TECHNICAL PLAZA ON BUSINESS CENTER DRIVE FROM REGIONAL COMMERCIAL (CR) TO OFFICE COMMERCIAL (CO).

AND

ORDINANCE AMENDMENT TO THE SIGN ORDINANCE ADDRESSING FREEWAY SIGNS RELOCATED DUE TO AN EMINENT DOMAIN ACTION. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD DETERMINING THAT THE PROPOSED SALE OF PROPERTY AT 3365 NORTH TEXAS STREET AND 1600 WOOLNER AVENUE AS CONSISTENT WITH THE GENERAL PLAN.

Associate Planner Brian Miller made a presentation on the item and answered questions. Planning Division Manager David Feinstein also answered questions.

Commissioner Matthews made a motion to adopt Resolution 2020-7. The motion was seconded by Commissioner Wesley. Voting was done by roll call, and the motion was approved unanimously.

ITEM D 2020 ACCESSORY DWELLING UNIT UPDATE (ZONING ORDINANCE AMENDMENT)

RESOLUTION 2020-8

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD AMENDING VARIOUS SECTIONS OF CHAPTER 25, ARTICLE I OF THE FAIRFIELD CITY CODE (ALSO KNOWN AS THE ZONING ORDINANCE OF THE CITY OF FAIRFIELD) TO UPDATE AND BRING INTO CONFORMANCE WITH STATE LAW THE REGULATIONS REGARDING ACCESSORY DWELLING UNITS

Associate Planner Brian Miller made a presentation on the item and answered questions. Assistant City Attorney Casey Strong also answered questions.

Vice-Chairman Wood made a motion to adopt Resolution 2020-8. The motion was seconded by Commissioner Childs. Voting was done by roll call, and the motion was approved unanimously.

VIII. INFORMATION AND COMMUNICATIONS

ITEM A DIRECTOR'S REPORT AND COMMISSIONER'S COMMENTS

Planning Division Manager Dave Feinstein provided an update on two upcoming items for the Planning Commissions agenda: changes to the City's cannabis regulations and an application for a multifamily project in the One Lake neighborhood. He also introduced new Assistant City Manager David Gassaway who will be overseeing the Community Development Department.

Commissioner Matthews requested that the Commission agendaize a discussion of minimum house sizes. Commissioner Wood suggested also adding a discussion of minimum house heights and any other matters to promote increases in residential density. The Commission unanimously directed that staff agendaize these items for discussion. Planning Division Manager Dave Feinstein indicated that they would likely come back on the Commission's second May 2020 meeting agenda.

IX. ADJOURNMENT TO NEXT MEETING OF MAY 13, 2020

Respectfully submitted,

DAVID FEINSTEIN
Planning Commission Secretary

STAFF REPORT

Meeting

Date: April 22, 2020

To: Chairperson and Members of the Planning Commission

From: Community Development Department

Subject: **ITEM C: 2020 ZONING AND SIGN ORDINANCE UPDATES, ZONE CHANGE**

Resolution No. 2020-7

Ordinance Amendments (OA2019-01)

Zone Change (ZC2020-01)

Location: Citywide, Business Center Drive

Applicant: City of Fairfield

Property Owners: N/A

Public hearing on request by the City of Fairfield for Ordinance Amendments (OA2019-01) addressing: 1. Land uses in the Heart of Fairfield including: Permitting "Fitness Studios" in the HD Zoning District; Defining and Permitting and Conditionally Permitting "Coworking Spaces" in various Zoning Districts; Amending the regulations pertaining to Market, Specialty Food and Beverage; Defining and Permitting "Tasting Rooms" in the HD and HDC zoning districts; Permitting "Bars" and "Entertainment with any Food Service or Bar" in the HD and HDC zoning districts; and Conditionally Permitting Outdoor Theaters in the HD and HDC zoning districts; 2. Addressing development standards for mixed use development; 3. Updating the reference to State Code pertaining to alternative public hearing notices; 4. Permitting "Churches", "Club, lodge, or meeting hall" and "Community Center/Banquet Hall" in the IBP Zoning District; and 5. Amending the Zoning Map of the City of Fairfield to Rezone Green Valley Technical Plaza on Business Center Drive from Regional Commercial (CR) to Office Commercial (CO).

and

Ordinance Amendment to the Sign Ordinance addressing freeway signs relocated due to an eminent domain action. (Planner Brian K. Miller, 707-428-7446, bkmiller@fairfield.ca.gov)

City of Fairfield
Community Development Department

Prepared by: *BKM*
Reviewed by: *AF*

BACKGROUND/DISCUSSION

Planning staff periodically reviews and recommends revisions to the Fairfield Zoning Ordinance to keep the zoning code up-to-date with current planning practice, State law, City policy goals, and to correct errors and omissions. One focus this month is on Heart of Fairfield-related land uses to better integrate permitted uses with the goals and objectives of the Plan.

Staff is recommending several minor amendments to the text of the Zoning Ordinance:

1. Heart of Fairfield Land Use Amendments

Staff is recommending several amendments to the Heart of Fairfield Land Use Table (25-H1), all intended to increase the urbanity in our downtown area. The amendments reduce barriers to entry for new entertainment uses, Coworking Spaces, Tasting Rooms, and Entertainment with any Food Service or Bar. These changes include::

- **Permit Fitness Studios in the HD Zone (Ground Floors).** Staff recommends permitting smaller fitness studios on the ground floor in the HD Zone in Downtown Fairfield. Fitness studios are defined as:

A facility with less than 5,000 square feet of floor area that specializes in fitness-related instruction, typically in a small group or one-on-one instructional setting. Includes small gyms, specialty strength training studios, yoga studios, and martial arts studios. Larger facilities offering fitness training will be classified as an athletic club.

Such studios do take up space that could otherwise be occupied by retail or restaurant uses, however, they also provide an increasingly popular amenity for downtown employees and visitors and bring people downtown during off-peak hours.

- **Conditionally Permit “Coworking Spaces” in the HD and HDC Zones,** Staff has received interest from a major developer in developing a prototype coworking space in the downtown. The site is the 900 block of Texas Street, which has been plagued with major vacancies for well over a year. The City Attorney has proposed a definition for this use which reads as follows:

“Coworking Space: A facility that contains desks or other workspaces that are made available to individuals or small businesses for short term intervals on a membership, day, or hourly rental basis, and that includes shared business resources (e.g., Internet, meeting rooms, office equipment). A Coworking Space may host classes or networking events which are either open to the public or to current or prospective members. Fabrication tools are limited to those that do not generate noise or pollutants in excess of what is customary within a typical office environment.”

Thus, a Coworking Space is not a conventional office use in which one company or agency leases an office space and operates under a single business or non-profit organizational control.

A Coworking Space would introduce new energy into a block currently experiencing high vacancies (the 900 block between Jackson and Madison Streets). The goal is to attract a large number of independent, entrepreneurs to the Heart of Fairfield that can form new businesses and provide unique new services and a customer base for downtown restaurants and services.

A Conditional Use Permit process can be used to meter the concentration of such facilities. Staff recommends one location per block, although the proposed Ordinance does not mandate this. Coworking Spaces would be a Permitted use on upper floors in Downtown. Staff also recommends Coworking Spaces be a Permitted Use in the HWT (West Texas Street), HO, and HTD zoning districts.

- **Clarify Regulations Pertaining to Market, Specialty Food and Beverage.** The current definition is unclear on the range of products sold by this land use classification. Staff recommends deleting the current reference to “a single unique type of...product”, as many specialty markets carry a range of products. For example, The Lazy Barn in Downtown Fairfield carries a variety of specialty locally produced products. This is also consistent with language referring to a “range of products”). In the existing definition. The new definition would read:

Market, Specialty Food and Beverage. An establishment emphasizing a unique range of specialty food and beverage products in distinct categories of merchandise such as local farm-to-table products, seafood, specialty butcher, cheese, or specialty wine. This use is distinct from other food or beverage stores in that the market focuses on a range of products not readily available at a convenience market or grocery. Non-specialty products may only be sold as an ancillary activity. Wine, beer, and spirits tasting, with pours limited to up to two ounces for beer and wine and up to ½ ounce for spirits, is permitted as an ancillary activity.

Staff also recommends eliminating the Conditional Use Permit requirement for alcohol sales. The definition of specialty market is specific enough to avoid opening up downtown to convenience markets or liquor stores. This will encourage businesses that wish to sell carefully selected local wines and beers.

- **Tasting Rooms.** In creating the Heart of Fairfield Zoning Ordinance, staff created a new land use definition, “Winery Tasting Room or Brew Pub”. In reality, a Winery Tasting Room is significantly different from the typical “Brew Pub,” with the latter often offering food as well as beer. Brew Pubs would remain as a potential business, but they would be defined in our Zoning Ordinance as a “Restaurant” or “Bar” , depending on the specific business model.

Staff recommends eliminating the “Winery Tasting Room and Brew Pub” land use and defining a new “Tasting Room” as a separate land use. In addition to wine,

this definition also allows specialty beer tasting rooms which are not brew pubs or bars and specialty spirits, which are a growing market segment which Downtown Fairfield should be open to. The definition would read:

Tasting Room. An establishment operated by a winery, brewery, distiller, or producer of other alcoholic beverages or a cooperative organization that highlights beverages that they produce. Tasting Rooms offer up to two-ounce sample pours of wines and beers or up to half-ounce pours of distilled spirits produced by the winery, brewery, or distillery.

Wine, beer, and distilled spirits produced by the operator may be sold for consumption on site or off-site subject to the restrictions of the California Alcoholic Beverages Commission license held by the business. An establishment that sells alcoholic beverages from a variety of producers primarily for on-site consumption would be classified as a Bar

Staff recommends PERMITTING Winery Tasting Rooms in the HD and HDC zoning districts. Regulation of the number of permits would still be addressed through the Alcoholic Beverage Commission process, and we will be able to limit an overconcentration of this use.

- **Bars and Entertainment in the Heart of Fairfield.**

The City of Fairfield has traditionally been very conservative with respect to bars and live entertainment, at least partially due to a history of public nuisances associated with some “bad operators”.

At the same time, one message that was loud and clear during the “Heart of Fairfield” planning process was a desire for more entertainment options, especially for younger patrons. “Things to do” is one goal for the Heart of Fairfield, as is creating a social and entertainment hub in downtown. As seen by the popularity of Rustwater (which also operates as a restaurant), gathering places like bars and taprooms do offer something Fairfield could support. In addition, there are currently very limited opportunities to hear live music in Fairfield.

Bars and Live Entertainment with Food Service now require a Conditional Use Permit. While the current requirement is not an insurmountable obstacle for some businesses, the \$3,000 and processing time do represent a barrier to encouraging more small businesses to offer entertainment.

A Conditional Use Permit is not the only mechanism to reduce potential negative impacts of alcohol and nightlife related businesses. The Commercial zoning section contains many specialized subsections with specific development and operational requirements. Specific requirements for operating such businesses are directly incorporated into the Heart of Fairfield chapter of the Zoning Ordinance, codified as new sections in the Municipal Code.

Given this, staff recommends the City PERMIT "Bars" and "Entertainment with any Food Service or Bar" in the HDC and HD zoning districts.

These requirements were adapted from recent Conditional Use Permits issued for downtown businesses and address issues such as lighting, security, and hours of operation. Note that ABC and the Police Department still have oversight of these businesses and may continue to impose additional requirements. The Police Department has reviewed these proposed changes and has expressed support for the Zoning Ordinance Amendment.

- **Outdoor Theaters**

As part of the same effort to position the Heart of Fairfield as a social and entertainment center, conditionally permitted outdoor theaters in the HD and HDC zones would be appropriate. For example, movies could be shown in an outdoor courtyard, with food service catered or otherwise provided. The Conditional Use Permit would regulate any potential negative impacts on adjacent properties.

2. Mixed Use Residential Development Regulations

The Zoning Ordinance currently conditionally permits residential and mixed-use development in the CN, CO, CC, and CT zoning districts, and permits them in the CM zoning district. Such development is regulated by Section 25.22.4.3, which establishes densities, FAR, and other standards, but only for the CC, CT, and CN zoning districts. This amendment clarifies this omission by extending the regulations in this section to the CN and CO districts, with a lower density (20 dwelling units per acre versus 32 dwelling units per acre) appropriate for smaller CN sites.

In addition, staff is recommending a more general change to these regulations, namely a clarification to the Section pertaining to residential uses of the ground floor space facing the street, which are currently limited to 50%. Staff recommends the provision clearly apply to occupied façade space on the ground floor only when *facing the street*. This will allow for more flexibility in site planning as well as removing an unrealistic requirement for commercial space not facing the street.

3. Public Hearing Procedures.

The City Attorney identified an error in the cross reference with State law regarding noticing State Code governing public hearing noticing for particularly large mailing lists (1000+) was amended, and the City Attorney recently noted a need to update our code referencing this subsection.

4. Churches and Secular Assembly Uses.

Staff is recommending churches be permitted in the IBP Zoning District. The office and lighter industrial spaces are appropriate for church uses and consistent with the permitted uses in the Service Commercial (CS) and Limited Industrial (IL) zoning districts. Staff is also recommending "Club, lodge, or meeting hall" and Community

Center/Banquet Hall be permitted uses in the IBP zone, as these are *secular* uses with similar assembly functions to many churches.

5. Sign Ordinance Amendments-Sign Relocation Agreements

This Amendment will exempt from the sign ordinance off-site advertising signs (billboards) relocated due to an eminent domain action. The exemption would require a "Relocation Agreement" approved by the City Council subject to certain locational and spacing requirements.

6. Zone Change-Urban Realty Office Park

At the request of the property owner, staff reviewed the zoning status of the Urban Realty project located behind Costco on Business Center Drive. This property was originally designed and developed as an office park, but shares Regional Commercial (CR) zoning with the surrounding large scale regional commercial development (Costco, Green Valley Plaza) in Green Valley.

The requested Office Commercial (CO) zoning is appropriate. Traditional regional commercial uses are unlikely to be successful, given the location and site design of the project. The property owner has a large potential tenant (a church) whose occupancy will be permitted by this zone change. As the project has struggled to find tenants and the design and configuration of the buildings befits office zoning, staff is recommending this zone change. As the uses in the CO zone are generally included within the broader set of uses described in the General Plan for a Regional Commercial site, no General Plan Amendment is required at this time.

CORRESPONDENCE

Notice of the proposed Zoning Ordinance revisions was published in the newspaper, as required by state law. Notice of the Zone Change was provided to all property owners within 500 feet.

ENVIRONMENTAL REVIEW

Staff has determined that the proposed amendments to the text of the Zoning Ordinance and Sign Ordinance are exempt under CEQA.

The changes to the Heart of Fairfield Land Use Table and land use definitions are exempt under CEQA Guidelines Section 15301, which categorically exempts permitting and minor alterations to existing facilities; Section 15303, which categorically exempts the construction or conversion of small facilities or structures; Section 15305, which categorically exempts Minor Alterations in Land Use Limitations; and Section 15061(b)(3), the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. The proposed land use changes affect primarily existing older buildings in an urban infill setting. The new land uses in existing buildings will not be large enough in scale to have a significant impact on the environment, as the intensity of the new land uses is very similar to existing permitted land uses. The amendments to the land use definitions make minor changes to clarify existing standards and requirements. Finally, the amendments facilitate the vision of the Heart of Fairfield

Specific Plan, were contemplated by the Heart of Fairfield Plan Environmental Impact Report (EIR), and will result in the same or lesser environmental impacts than the impacts analyzed and mitigated therein.

A similar analysis applies to allowing churches and secular assembly uses in the IBP zone. These uses would occupy existing space during a limited number of off-peak hours. The limited areas of the City with IBP zoning have already been developed with facilities and services suitable for more intensive office and light industrial uses. Giving the anticipated use of existing space, this amendment is exempt pursuant to CEQA Guidelines Sections 15301, 15303, and 15061(b)(3).

The changes to the Mixed-Use Development Standards are minor in scope, clarifying the density range for an already permitted residential use and the potential distribution of floor space fronting on an arterial street. This change is exempt under CEQA Guidelines Section 15305, which categorically exempts Minor Alterations in Land Use Limitations; and under Section 15061(b)(3), the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Correcting the cross reference to public hearing proceedings is not a project under CEQA and it is a minor typographical correction.

The proposed amendment to the Sign Ordinance is exempt from CEQA review under Section 15061(b)(3), as it allows (but does not require) the City to enter into a relocation agreement for an off-site advertising sign in connection with an eminent domain proceeding. The amendment does not identify the sites where signs may be relocated and does not require or approve the relocation of any particular off-site advertising sign. If a relocation agreement is proposed for approval, the installation of the relocated sign would be subject to environmental review for analysis of potential environmental impacts, including aesthetics.

Finally, the Zone Change for Business Center Drive is exempt under Section 15061(b)(3) and Section 15305, as it represents a minor change to land use limitations and can be seen with certainty there will not be a significant effect on the environment. The proposed change impacts an existing, developed office park with no vacant land suitable for additional development. Land uses permitted under the proposed CO Zoning are less intense and less likely to have environmental impacts than the more intensive regional commercial land uses potentially allowed under the existing CR zoning.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2020-7, which recommends the City Council approve the Zoning Ordinance Amendments.

Attachments:

1. Planning Commission Resolution No. 2020-7, with attached:
 - Exhibit A - Draft City Council Ordinance
 - Exhibit B - General Plan Exhibit
 - Exhibit C - Zoning Map Exhibit

Section 3. Based on the information presented by staff, the Planning Commission has determined that the proposed amendments to the text of the Zoning Ordinance are exempt from CEQA review under Section 15305 of the CEQA Guidelines, which exempts Minor Alterations in Land Use Limitations; and under Section 15061(b)(3), the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. The text amendments make minor changes to clarify existing standards and requirements and to correct errors and omissions and will not result in any new substantial physical change to the environment. The Zoning Map amendment also would be exempt under Section 15305, Minor Alterations in Land Use Limitations.

Section 4. Based upon factual information, the Planning Commission hereby recommends the City Council adopt the Zoning Ordinance amendments, as attached hereto as Exhibit A.

Section 5. The record of proceedings shall be located at the City's Community Development Department and the Assistant City Manager (Community and Economic Development) shall be the custodian of such documents.

PASSED AND ADOPTED this 22 day of April, 2020.

AYES: COMMISSIONERS: Jesse BRANCH / Michael COAN (Chair) / Jerome CHILDS / Chris MATTHEWS / Perry PATTIZ / William WESLEY/ Chuck WOOD (Vice)

NOES: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

MICHAEL COAN, Chairperson

ATTEST:

DAVID FEINSTEIN, Secretary

EXHIBIT A

CITY OF FAIRFIELD

DRAFT

ORDINANCE NO. 2020-_____

PUBLIC HEARING ON REQUEST BY THE CITY OF FAIRFIELD FOR ORDINANCE AMENDMENTS (OA2019-01) ADDRESSING: 1. LAND USES IN THE HEART OF FAIRFIELD INCLUDING: PERMITTING “FITNESS STUDIOS” IN THE HD ZONING DISTRICT; DEFINING AND PERMITTING AND CONDITIONALLY PERMITTING “COWORKING SPACES” IN VARIOUS ZONING DISTRICTS; AMENDING THE REGULATIONS PERTAINING TO MARKET, SPECIALTY FOOD AND BEVERAGE; DEFINING AND PERMITTING “TASTING ROOMS” IN THE HD AND HDC ZONING DISTRICTS; PERMITTING “BARS” AND “ENTERTAINMENT WITH ANY FOOD SERVICE OR BAR” IN THE HD AND HDC ZONING DISTRICTS; AND CONDITIONALLY PERMITTING OUTDOOR THEATERS IN THE HD AND HDC ZONING DISTRICTS; 2. ADDRESSING DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT; 3. UPDATING THE REFERENCE TO STATE CODE PERTAINING TO ALTERNATIVE PUBLIC HEARING NOTICES; 4. PERMITTING “CHURCHES”, “CLUB, LODGE, OR MEETING HALL” AND “COMMUNITY CENTER/BANQUET HALL” IN THE IBP ZONING DISTRICT; AND 5. AMENDING THE ZONING MAP OF THE CITY OF FAIRFIELD TO REZONE GREEN VALLEY TECHNICAL PLAZA ON BUSINESS CENTER DRIVE FROM REGIONAL COMMERCIAL (CR) TO OFFICE COMMERCIAL (CO);

AND

ORDINANCE AMENDMENT TO THE SIGN ORDINANCE ADDRESSING FREEWAY SIGNS RELOCATED DUE TO AN EMINENT DOMAIN ACTION.

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

SECTION 1. Statement of Intent

- A.** The City of Fairfield has an adopted Zoning Ordinance, Zoning Map, Sign Ordinance, and Noise Ordinance to address development, signs, and noise issues consistent with the Fairfield General Plan and City Policy.
- B.** From time to time, it is necessary to revise these Ordinances and the Zoning Map to correct mapping and typographical errors, make minor organizational revisions, clarify language, incorporate amendments that implement City policy and practice, bring the Zoning Ordinance into closer conformance with the General Plan and

Specific Plan goals, objectives, and policies, and bring the Ordinances into compliance with State law.

- C. On April 22, 2020, the Planning Commission was presented with the revisions to the Ordinances and Zoning Map contained herein and, after holding a duly noticed public hearing, voted to recommend that the City Council approve the proposed revisions.
- D. The City has held a duly noticed public hearing on the proposed revisions to the Zoning Ordinance, Sign Ordinance, and Zoning Map in accordance with the rules and regulations regarding such.

SECTION 2. Chapter 25, Article I, Section 25.23 (Heart of Fairfield Land Use Regulations) and Section 25.50 (Definitions) of the Fairfield Municipal Code are hereby amended as follows:

1. Amend Table 25-H1 (Heart of Fairfield Land Use Regulations) to Permit "Fitness Studios" on the ground floor in the HD Zoning District.
2. Amend Table 25-H1 (Heart of Fairfield Land Use Regulations) to Conditionally Permit on the ground floor of buildings facing Texas Street the "Coworking Space" land use in the HD and HDC Zoning Districts within the category of "Offices and Financial Institutions". Permit this use throughout the HD and HDC Zoning Districts on upper floors and on ground floors facing other streets than Texas Street. Permit this use in the HPO, HWT, and HTD Zoning Districts on all floors.

Amend Section 25.50 to include a definition for the "Coworking Space" land use to read as follows:

"Coworking Space: A facility that contains desks or other workspaces that are made available to individuals or small businesses for short term intervals on a membership, day, or hourly rental basis, and that includes shared business resources (e.g., Internet, meeting rooms, office equipment). A Coworking Space may host classes or networking events which are either open to the public or to current or prospective members. Fabrication tools are limited to those that do not generate noise or pollutants in excess of what is customary within a typical office environment."

3. Amend Table 25-H1 (Heart of Fairfield Land Use Regulations) to delete Note 1 which required a Conditional Use Permit requirement for "Market, Specialty Food and Beverage" establishments that sell alcoholic beverages. Amend Table 25-H1 to make this land use a Permitted Use in the HTD and HPF Zoning Districts.

Amend the Definition in 25.50 to read as follows:

“Market, Specialty Food and Beverage. An establishment emphasizing a unique range of specialty food and beverage products in distinct categories of merchandise such as local farm-to-table products, seafood, specialty butcher, cheese, or specialty wine. This use is distinct from other food or beverage stores in that the market focuses on a range of products not readily available at a convenience market or grocery. Non-specialty products may only be sold as an ancillary activity. Wine, beer, and spirits tasting, with pours limited to two ounces for beer and wine and ½ ounce for spirits, is permitted as an ancillary activity”.

4. Amend Table 25-H1 (Heart of Fairfield Land Use Regulations) to delete the “Winery Tasting Room or Brew Pub” land use. Add “Tasting Room” as a Permitted land use at all locations within the HD, HDC, and HWT Zoning Districts.

Amend Section 25.50 to delete the definition of “Winery Tasting Room or Brew Pub”

Amend Section 25.50 to add the following definition of “Tasting Room”:

Tasting Room. An establishment operated by a winery, brewery, distiller, or producer of other alcoholic beverages or a cooperative organization that highlights beverages that they produce. Tasting Rooms offer up to two-ounce sample pours of wines and beers or up to half-ounce pours of distilled spirits produced by the winery, brewery or distillery.

Wine, beer, and distilled spirits produced by the operator may be sold for consumption on site or off-site subject to the restrictions of the California Alcoholic Beverages Commission license held by the business. An establishment that sells alcoholic beverages from a variety of producers primarily for on-site consumption would be classified as a Bar

5. Amend Table 25-H1 (Heart of Fairfield Land Use Regulations) to make “Bars” a Permitted use in all locations in the HD and HDC Zoning Districts.

Add new Section 25.23.1 titled “Specific Regulations” and a new Section 25.23.4.1 titled “Bars in the Heart of Fairfield” to read as follows:

“25.23.1.1 Bars in the Heart of Fairfield. Bars are permitted in all locations in the HD and HDC Zoning Districts if they comply with the following requirements:

1. The Bar shall not be operated in a manner that results in a disproportionate number of police service calls in comparison to

other bars/lounges in the City. As determined necessary, the City will review calls for police service related to illegal activities, public disturbances or nuisances and compare the amount of calls for service at like establishments. A pattern of service calls that are disproportionate in comparison to other bars/lounges in the City will be deemed a public nuisance operation. In such event, the City Council may impose additional requirements, such as the provision of private security, the modification of operating hours or other limits on the use of the premises. In the alternative, the City may initiate proceedings for the revocation of the Business License, and where appropriate, may work with California Alcoholic Beverages Commission to support revocation of an alcoholic beverages license. Revocation proceedings may be initiated for violations of law or public nuisance activities on or related to the premises, including, but not limited to, the following:

- a. Sales of alcoholic beverages to minors or intoxicated persons.
 - b. Public nuisance conditions associated with the business or its customers, including but not limited to: public drunkenness, public urination, excessive noise, harassment of passersby, off-site litter attributable to the business, open container violations, and other violations of law on the property or attributable to customers of the business.
 - c. Failure to enforce loitering regulations.
 - d. The bar shall only be occupied during normal business hours. Occupying the bar for private use or parties after the bar is closed is prohibited.
 - e. The number of customers shall not exceed the maximum number of occupants, as calculated by the Fairfield Fire Marshall.
2. The floor plan of the bar shall remain such that the bartender is allowed an unobstructed view of the entire interior of the establishment.
 3. Kitchen and storage areas shall be restricted to and be signed for employee access only.
 4. All windows must allow visibility into and out of the establishment.

5. Adequate interior light levels shall be provided.
6. Consumption of alcoholic beverages shall be permitted only between 8:00 a.m. and 2:00 a.m. during each business day.
7. A separate live entertainment permit must be approved by the Police Department prior to any live entertainment as required by Chapter 12A of the Fairfield Municipal Code.
8. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages outside the business premises is prohibited.
9. Loitering or congregating by customers shall not be permitted at the front or rear of the building or on the sidewalks and parking areas adjacent to the building. Signs prohibiting loitering shall be posted on the interior or exterior of the building prior to occupancy of the bar. Operator shall also enforce the City of Fairfield Downtown Smoking Ordinance and shall post a "No Smoking" sign by any front and/or rear doors.
10. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the owner/operator shall be removed or painted over within 48 hours of being applied.
11. The owner/operator shall be responsible for maintaining and removing litter from the premises and adjacent areas over which they have control.
12. Any rear parking area/alley of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons adjacent to the bar in the rear alley. The position of such lighting shall not disturb the normal privacy and use of any neighboring properties.
13. The owner/operator shall post and maintain a professional quality sign at least two feet square with two-inch block lettering facing the rear alley that reads in English and Spanish as follows:

**NO LOITERING, NO LITTERING
NO DRINKING OF ALCOHOLIC BEVERAGES
VIOLATORS ARE SUBJECT TO ARREST**

14. The bar shall use closed circuit television with no less than 1/3" high resolution color cameras, digital surveillance, and recording

equipment that is able to view the inside of the entire public access area of the premises and all exterior areas. The video must be recorded and saved for no less than 30 days and capable of being monitored online. The location and placement of the cameras shall be subject to approval by the Fairfield Police Department.

15. No pay phone shall be maintained on the premises.
 16. Loitering is prohibited, and the owner/operator shall monitor the area under their control to prevent the loitering of persons about the premises.
 17. Signs shall be posted with the Age 21 limit warning that "California State Law prohibits sale of alcoholic beverages to persons who are under 21 years old".
6. Amend Table 25-H1 (Heart of Fairfield Land Use Regulations) to make "Entertainment with any Food Service or Bar" a Permitted land use at any location in the HD and HDC Zoning Districts.

Add new Section 25.23.4 titled "Specific Regulations" and a new Section 25.32.4.2 titled "Entertainment with any Food Service or Bar in the Heart of Fairfield" which shall read as follows:

25.22.4.10 Entertainment in the Heart of Fairfield. Entertainment with any Food Service or Bar is permitted in all locations in the HD and HDC Zoning Districts if it complies with the following requirements:

1. Establishments with entertainment will require an Entertainment Permit from the Fairfield Police Department. Contact the Police Department for further information. The Department may impose specific operational requirements for and establishment offering entertainment.
2. Entertainment events shall not result in a disproportionate number of police service calls in comparison to other establishments in the City. As determined necessary, the City will review calls for police service related to illegal activities, public disturbances or nuisances and compare the amount of calls for service at like establishments. A pattern of service calls that are disproportionate in comparison to other restaurants/bars/lounges in the City will be deemed a public nuisance operation. In such event, the City Council may impose additional requirements, such as the provision of private security, the modification of operating hours or other limits on the use of the

premises. In the alternative, the City may initiate proceedings for the revocation of the Business License, and where appropriate, may work with California Alcoholic Beverages Commission to support revocation of an alcoholic beverages license. Revocation proceedings may be initiated for violations of law or public nuisance activities on or related to the premises, including, but not limited to, the following:

- a. Sales of alcoholic beverages to minors or intoxicated persons.
 - b. Public nuisance conditions associated with the business or its customers, including but not limited to: public drunkenness, public urination, excessive noise, harassment of passersby, off-site litter attributable to the business, open container violations, and other violations of law on the property or attributable to customers of the business.
 - c. Failure to enforce loitering regulations.
 - d. The establishment shall only be occupied during normal business hours. Occupying the establishment for private use or parties after the bar is closed is prohibited.
 - e. The number of customers shall not exceed the maximum number of occupants, as calculated by the Fairfield Fire Marshall.
3. The floor plan shall remain such that the manager or bartender is allowed an unobstructed view of the entire interior of the establishment.
 4. Kitchen and storage areas shall be restricted to and be signed for employee access only.
 5. All windows must allow visibility into and out of the establishment.
 6. Adequate interior light levels shall be provided.
 7. Consumption of alcoholic beverages shall be permitted only between 8:00 a.m. and 2:00 a.m. during each business day.
 8. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages outside the business premises is prohibited.

9. Loitering or congregating by customers shall not be permitted at the front or rear of the building or on the sidewalks and parking areas adjacent to the building. Signs prohibiting loitering shall be posted on the interior or exterior of the building prior to occupancy of the bar. Operator shall also enforce the City of Fairfield Downtown Smoking Ordinance and shall post a "No Smoking" sign by any front and/or rear doors.
10. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the owner/operator shall be removed or painted over within 48 hours of being applied.
11. The owner/operator shall be responsible for maintaining and removing litter from the premises and adjacent areas over which they have control.
12. Any rear parking area/alley of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons adjacent to the bar in the rear alley. The position of such lighting shall not disturb the normal privacy and use of any neighboring properties.
13. The owner/operator shall post and maintain a professional quality sign at least two feet square with two-inch block lettering facing the rear alley that reads in English and Spanish as follows:

NO LOITERING, NO LITTERING
NO DRINKING OF ALCOHOLIC BEVERAGES
VIOLATORS ARE SUBJECT TO ARREST
14. The establishment shall use closed circuit television with no less than 1/3" high resolution color cameras, digital surveillance, and recording equipment that is able to view the inside of the entire public access area of the premises and all exterior areas. The video must be recorded and for no less than 30 days and capable of being monitored online. The location and placement of the cameras shall be subject to approval by the Fairfield Police Department.
15. No pay phone shall be maintained on the premises.
16. Loitering is prohibited and the owner/operator shall police the area under their control in an effort to prevent the loitering of persons about the premises.

17. Signs shall be posted with the Age 21 limit warning that “California State Law prohibits sale of alcoholic beverages to persons who are under 21 years old”.
7. Amend Table 25-H1 (Heart of Fairfield Land Use Regulations) to make “Outdoor Theaters” a Conditionally Permitted use in all locations in the HD and HDC Zoning Districts.

SECTION 3. Chapter 25, Article I, Section 25.24, Table 25-11 (Industrial District Land Use Regulations) is amended to make “Churches”, “Club, lodge, or meeting hall” and “Community Center/Banquet Hall” Permitted uses in the IBP zoning district.

SECTION 4. Chapter 25, Article I, Sections 25.22.4.3 A and B.4. (Mixed Use Residential Development Regulations) are amended as follows:

- A. Density and intensity.** The maximum permitted residential density for any mixed-use development project shall be 32 dwelling units per acre in the CO, CC, CM, and CT zoning districts and 20 dwelling units per acre in CN zoning district. To achieve this density, the maximum allowable floor area ratio (FAR) in the CN, CO, CC, CM, and CT zoning districts shall be increased to .85. The calculation of FAR shall not include the area covered by ground floor parking structures or any ground floor area devoted to parking.
- B. Development Regulations.**
 4. **Ground Floor Residential Uses.** For all buildings facing an arterial public street, no more than 50% of the occupied frontage façade on the ground floor facing the street shall be devoted to a residential use. Residential uses may occupy 100% of the ground floor frontage facing any local or collector street, parking area, or landscaped area

SECTION 5. Chapter 25, Article I, Section 25.43.2(B) (Method of notice distribution) pertaining to alternative public hearing notices is amended to replace the existing reference to California Government Code Section 65091 (a) (3) with the correct current reference to California Government Code Section 65091(a)(4)

SECTION 6. 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 the Sectional Zoning Map Exhibit (ZC2020-01) attached hereto as Exhibit A.

Pursuant to Section 25.47 of the Zoning Ordinance, the City Council finds as follows:

- A. The proposed Zoning Map changes are consistent with the goals, policies and actions of the General Plan; and

- B. The proposed Zoning Map changes would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
- C. The existing developments on the sites are 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
- D. The proposed Zoning Map changes are in compliance with the provisions of the California Environmental Quality Act (CEQA) as approved by the Fairfield City Council.

SECTION 7. Chapter 25, Article IX (the Sign Ordinance, Section 25.302 is amended to read in its entirety as follows:

“25.1302 Applicability

This Section applies to signs erected, placed, or maintained outdoors, or signs placed inside a building if the sign is placed within three feet of an exterior window and visible from outside the building. The following are exempt from this Article:

- A. Non-commercial holiday decorations, signs on products or product containers, public information and safety signs, historical markers, signs required by local, state or federal law, and non-commercial messages placed on lawful signs.
- B. Off-site advertising signs for which a relocation agreement is entered into by the City and the owner of the off-site advertising sign in connection with an eminent domain proceeding, consistent with California Business and Professions Code Section 5412, provided that:
 - 1. The relocation of the sign does not result in a net increase in the total number of off-site advertising sign faces in the City; and
 - 2. The relocated sign is not within 500 linear feet of a residential zoning district; and
 - 3. If the relocated sign is an electronic message board, (a) the relocation of the sign results in a net reduction in the total number of off-site advertising sign faces in the City, and (b) the relocated sign is not within 2,500 linear feet of another electronic message board.

the right to use the new site for the relocated sign(s). Relocation agreements shall be reviewed and approved by the City Council.”

SECTION 8. A summary of this ordinance shall be printed and published twice in the Daily Republic, a newspaper of general circulation, printed and published in the City of Fairfield.

SECTION 9. The City Council hereby makes the following findings pursuant of the California Environmental Quality Act.

- A. The changes to the Heart of Fairfield Land Use Table and land use definitions are exempt under CEQA Guidelines Section 15301, which categorically exempts permitting and minor alterations to existing facilities; Section 15303, which categorically exempts the construction or conversion of small facilities or structures; Section 15305, which categorically exempts Minor Alterations in Land Use Limitations; and Section 15061(b)(3), the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. In addition, the amendments facilitate the vision of the Heart of Fairfield Specific Plan, were contemplated by the Heart of Fairfield Plan Environmental Impact Report (EIR), and will result in the same or lesser environmental impacts than the impacts analyzed and mitigated therein.
- B. The proposed changes permitting churches and secular assembly uses in the IBP zone would be exempted under CEQA Guidelines Sections 15301, 15303, and 15061(b)(3).
These uses would occupy existing space during a limited number of off-peak hours.
- C. The proposed amendments to the Mixed-Use Development Standards are minor in scope, clarifying the density range for an already permitted residential use and the potential distribution of floor space fronting on an arterial street. This change would qualify under CEQA Guidelines Section 15305, which categorically exempts Minor Alterations in Land Use Limitations; and under Section 15061(b)(3), the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment.
- D. Correcting the cross reference to public hearing proceedings is not a project under CEQA and it is a minor typographical correction.
- E. The proposed amendment to the Sign Ordinance is exempt from CEQA review under Section 15061(b)(3), as it allows (but does not require) the City to enter into a relocation agreement for an off-site advertising sign in connection with an eminent domain proceeding. The amendment does not identify the sites where signs may be relocated and does not require or approve the relocation of any particular off-site advertising sign. If a relocation agreement is proposed for

approval, the installation of the relocated sign would be subject to environmental review for analysis of potential environmental impacts, including aesthetics.

- F. Finally, the Zone Change for Business Center Drive is exempt under Section 15061(b)(3) and Section 15305, as it represents a minor change to land use limitations and can be seen with certainty there will not be a significant effect on the environment. The proposed change impacts an existing, developed office park with no vacant land suitable for additional development. Land uses permitted under the proposed CO Zoning are less intense and less likely to have environmental impacts than the more intensive regional commercial land uses potentially allowed under the existing CR zoning.

SECTION 10. This Ordinance shall be effective 30 days following its adoption by the City Council. A summary of this Ordinance shall, within 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 _____ day of May, 2020; and

PASSED AND ADOPTED this _____ day of _____, 2020, by the following vote:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

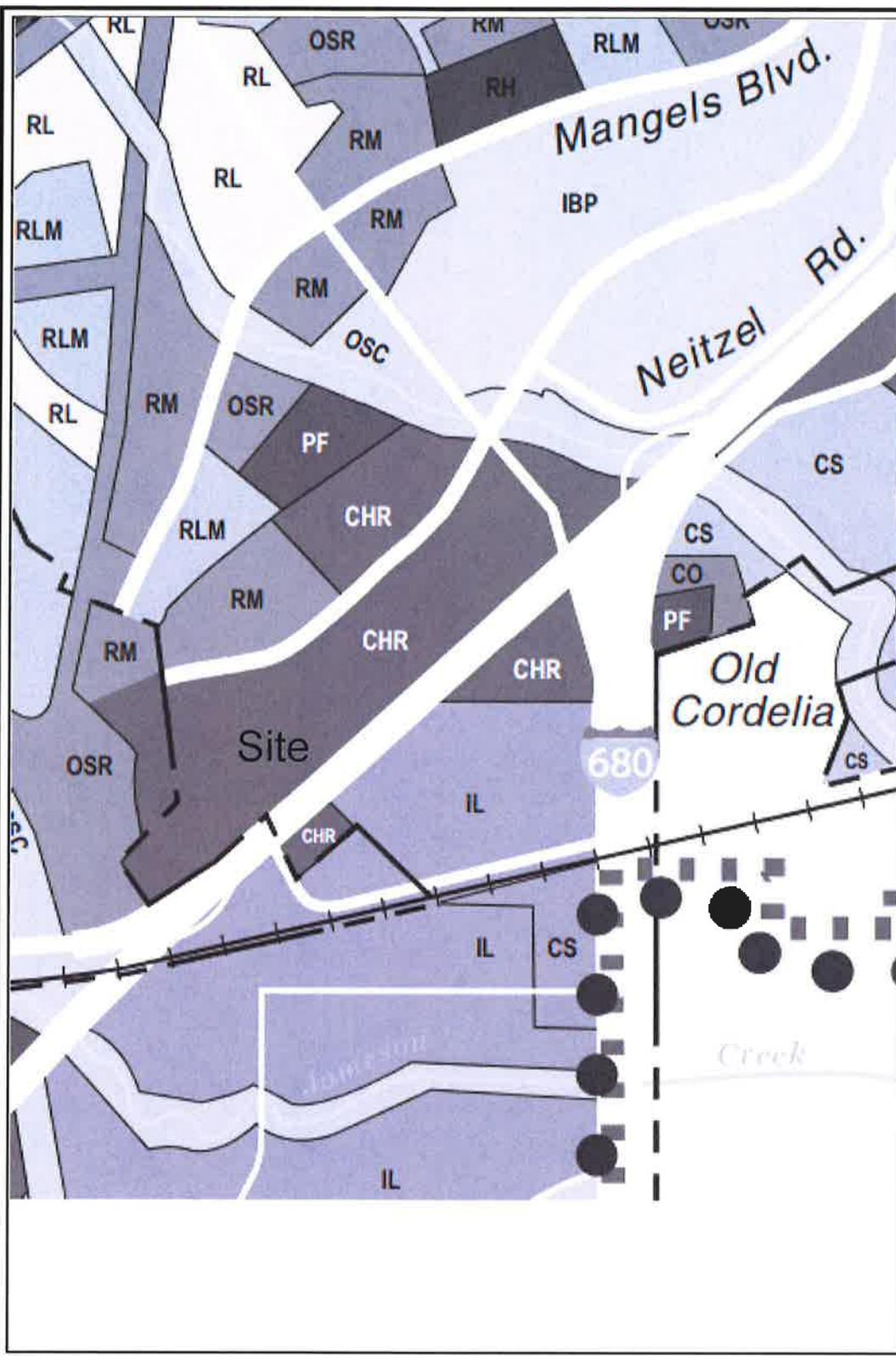
ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

MAYOR

ATTEST:

CITY CLERK



Legend

Agriculture

- AI Intensive
- AE Extensive

Open Space

- OSR Recreation
- OSC Conservation

Residential

- RVL Very Low Density
- RL Low Density
- RLM Low-Medium Density
- RLM-C Low-Medium Density (Cap)
- RM Medium Density
- RM-C Medium Density (Cap)
- RH High Density
- RVH Very High Density

Commercial

- CN Neighborhood
- CC Community/CBD
- CS Service
- CHR Highway & Regional
- CO Office

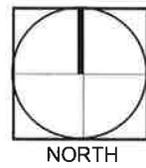
Industrial

- IL Limited
- IG General
- IBP Business & Industrial Park

Other

- PF Public Facilities
- MU Mixed Use
- Phasing/ Special Study Area
- Suisun Marsh Protection Boundary
- Urban Limit Line
- - - - Boundary between Phasing Areas D & E

Scale: N.T.S.



General Plan Land Use Exhibit

City of Fairfield
Community Development Department

ZONING EXHIBIT

Urban Realty Rezone (ZC2020-001)



LEGEND

Zone Designations

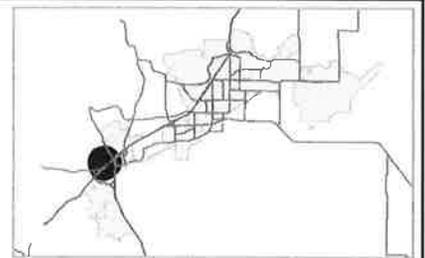
- AG Agriculture
- CC Community Commercial
- CD Downtown Commercial
- CDC Downtown Commercial Core
- CM Mixed Commercial
- CN Neighborhood Commercial
- CO Office Commercial
- CR Regional Commercial
- CS Service Commercial
- CT Thoroughfare Commercial
- IBP Industrial Business Park
- IG General Industrial
- IL Limited Industrial
- ITP Industrial Technology Park
- OSC Open Space Conservation
- PF Public Facilities
- REC Recreation
- RVL Very Low Density Residential
- RL Low Density Residential
- RLM Low-Medium Density Residential
- RM Medium Density Residential
- RH High Density Residential
- RVH Very High Density Residential
- None Not in City / No Pre-Zoning

Overlays

- NC North Cordelia Overlay
- PD Proposed Development Overlay
- P1 Downtown Parking Overlay
- H Hillside Overlay



- CR to CO
- Parcels
- Zoning



ZONING EXHIBIT

Urban Realty Rezone (ZC2020-001)



LEGEND

Zone Designations

- AG Agriculture
- CC Community Commercial
- CD Downtown Commercial
- CDC Downtown Commercial Core
- CM Mixed Commercial
- CN Neighborhood Commercial
- CO Office Commercial
- CR Regional Commercial
- CS Service Commercial
- CT Thoroughfare Commercial
- IBP Industrial Business Park
- IG General Industrial
- IL Limited Industrial
- ITP Industrial Technology Park
- OSC Open Space Conservation
- PF Public Facilities
- REC Recreation
- RVL Very Low Density Residential
- RL Low Density Residential
- RLM Low-Medium Density Residential
- RM Medium Density Residential
- RH High Density Residential
- RVH Very High Density Residential
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- CR to CO
- Parcels
- Zoning

