

CITY OF FAIRFIELD

ORDINANCE NO. 2021-03

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 OF THE CITY OF FAIRFIELD) AMENDING THE ZONING MAP OF THE CITY OF FAIRFIELD TO REZONE TWO PARCELS AT THE SOUTHWEST CORNER OF PEABODY ROAD AND CEMENT HILL ROAD FROM IL (LIMITED INDUSTRIAL) (APN: 0170-250-030 AND -040) TO CN (NEIGHBORHOOD COMMERCIAL)

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 and Zoning Map, to address development and ensure consistency with the Fairfield General Plan and City Policy.
- B. From time to time, it is necessary to revise the Zoning Map to correct mapping errors and bring the Zoning Map into conformance with General Plan.
- C. On February 10, 2021, the Planning Commission was presented with a revision to the 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 Map in accordance with the rules and regulations regarding such.

SECTION 2. 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 (ZC2020-04) 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 proposed 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 4. 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 5. 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 2nd day of March, 2021; and

PASSED AND ADOPTED this _____ day of _____, 2021, by the following vote:

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

NOES: Councilmembers: _____

ABSENT: Councilmembers: _____

ABSTAIN: Councilmembers: _____

MAYOR

ATTEST:

CITY CLERK