

## City of Fairfield Planning Commission

### RESOLUTION NO. 2021-14

#### RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING CHAPTER 25, ARTICLE IX TO AMEND EXEMPTIONS TO NOISE REGULATIONS

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 of the Fairfield Municipal Code reflect City practices and policy.

SECTION 2. The Planning Commission has held a duly noticed public hearing on May 26, 2021. City staff presented substantial factual information regarding the proposed Noise Ordinance amendments in staff reports and through oral presentations before the commission, and the commission considered all public testimony and information presented during the public hearing regarding this matter.

SECTION 3. Based on the information contained in the staff report and presented by staff on May 26, 2021, the commission has determined, staff has determined that the proposed amendment to the Noise Ordinance is exempt from further review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15305, which categorically exempts Minor Alterations in Land Use Limitations

SECTION 4. Based upon the factual information contained in the staff report and presented by staff on May 12, 2021, the commission hereby finds that the proposed amendments to the text of the Noise Ordinance are consistent with the General Plan and 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 director of community development shall be the custodian of such documents.

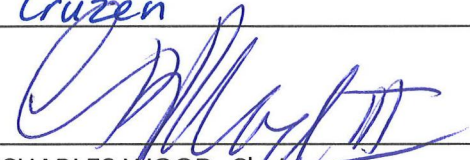
PASSED AND ADOPTED this 26<sup>th</sup> day of May 2021.

AYES: COMMISSIONERS: Jerome CHILDS / Michael COAN / ~~Melissa CRUZEN~~ / Lerecia EVANS / Chris MATTHEWS (Vice) / William WESLEY / Charles WOOD (Chair)

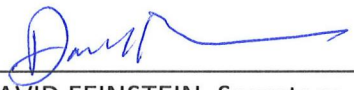
NOES: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: Melissa Cruzen

  
CHARLES WOOD, Chairperson

ATTEST:

  
DAVID FEINSTEIN, Secretary

## STAFF REPORT

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Meeting

Date: May 26, 2021

To: Chairperson and Members of the Planning Commission

From: Community Development Department

Subject: **ITEM E: NOISE REGULATIONS EXEMPTIONS FOR SPECIAL EVENTS**

Resolution No. 2021-14

Ordinance Amendments (OA2021-003)

Location: Citywide

Applicant: City of Fairfield

Property Owners: N/A

Public hearing on request by the City of Fairfield for Ordinance Amendments (OA2021-003) amending Section 25.1405 of Chapter 25, Article X of the Fairfield Municipal Code (also known as Noise Regulations of the City of Fairfield) to amend Exemptions to said Noise Regulations (Planner Brian K. Miller, 707-428-7446, [bkmillier@fairfield.ca.gov](mailto:bkmillier@fairfield.ca.gov))

### BACKGROUND/DISCUSSION

To facilitate and encourage community events while protecting public health, safety, and welfare staff is developing a comprehensive amendment to the City's Special Events regulations contained in Chapter 12A of the Fairfield Municipal Code. The proposed amendments will address types of events, the application materials, and the internal City process. Examples of special events that will be regulated under the new process include such mainstay public events as the Tomato Festival but also private events like church gatherings in public parks, private concerts, and political rallies.

While revisions to Chapter 12A are not directly the purview of the Planning Commission, one component of the Special Events amendments is subject to commission review: changes to the City's Noise Ordinance (Chapter 25, Article X of the Municipal Code). To permit events that may involve amplified music or speakers and other activities that generate noise, staff recommends exempting permitted special events as long as they meet the City's time limits (7:00 a.m. until 10:00 p.m.) for construction activities, which are a common activity that also generates noise. As a part of the Chapter 12A amendments, each event would be reviewed on a case-by-case basis, with appropriate conditions regarding noise applied to each permit. This change will allow staff to address potential noise impacts proactively up front within the permit itself, rather than rely on blanket standards in Chapter 25 that may not fit the event or its location.

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**City of Fairfield**  
**Community Development Department**

Prepared by: BKM  
Reviewed by: AR

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#### CORRESPONDENCE

Notice of the proposed Noise Ordinance amendment was published in the newspaper of record, as required by state law.

#### ENVIRONMENTAL REVIEW

Staff has determined that the proposed amendment to the Noise Ordinance is exempt from further review under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15305, which categorically exempts Minor Alterations in Land Use Limitations.

#### RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2020-14, which recommends the City Council approve the Noise Ordinance Amendment.

#### Attachments:

1. Planning Commission Resolution No. 2021-14, with attached:
  - Exhibit A - Draft City Council Ordinance

**CITY OF FAIRFIELD  
PLANNING COMMISSION  
MINUTES**

Via Teleconference

May 26, 2021  
Regular Meeting  
6:00 p.m.

**I. ROLL CALL**

Present: Chairperson WOOD, Chuck  
Vice-Chairperson MATTHEWS, Chris  
Commissioner COAN, Michael  
Commissioner CHILDS, Jerome  
Commissioner EVANS, Lerecia  
Commissioner WESLEY, William

Absent: Commissioner CRUZEN, Melissa\*

\*absence excused by the Planning Commission

**II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Wesley.

**III. INFORMATION ON SPEAKER CARDS**

**IV. APPROVAL OF AGENDA**

Commissioner Childs made a motion to approve the agenda as proposed. The motion was seconded by Commissioner Evans. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Cruzen absent.

**V. APPROVAL OF MINUTES OF MAY 12, 2021**

Vice-Chair Matthews made a motion to approve the minutes of May 12, 2021. The motion was seconded by Commissioner Childs. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Cruzen absent.

**VI. PUBLIC COMMENTS**

No persons spoke during Public Comments, and no comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

**VII. SCHEDULED MATTERS**

**ITEM A      RED TOP ROAD ABANDONMENT GENERAL PLAN CONSISTENCY  
DETERMINATION**

RESOLUTION 2021-15

RESOLUTION OF THE FAIRFIELD PLANNING COMMISSION MAKING A FINDING OF GENERAL PLAN CONSISTENCY FOR THE ABANDONMENT OF A PORTION OF RED TOP ROAD

Associate Planner Anna Noel made a presentation on the item.

No persons spoke during the Public Hearing, and no comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

Commissioner Childs made a motion to adopt Resolution 2021-15. The motion was seconded by Commissioner Evans. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Cruzen absent.

**ITEM B TRAVIS CROSSING – TIME EXTENSION**

RESOLUTION 2021-10

RESOLUTION OF THE FAIRFIELD PLANNING COMMISSION GRANTING A TWO-YEAR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP (TS2021-001) AND DEVELOPMENT REVIEW (DR2021-004) ENTITLED "TENTATIVE MAP FAIRFIELD TRAIN STATION – PLANNING AREA 3 TRAVIS CROSSINGS" ALLOWING THE DEVELOPMENT OF 79 LOTS FOR PROPERTY LOCATED EAST OF PEABODY ROAD, NORTH OF MARKELEY LANE (APNS: 0174-010-140 AND 0174-010-060).

Senior Planner Meily Sheehan made a presentation on the item and answered questions. Planning Division Manager Dave Feinstein also answered questions.

The following person spoke during the Public Hearing:

- Mike Rice, applicant

No comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

Commissioner Childs made a motion to adopt Resolution 2021-10. The motion was seconded by Commissioner Wesley. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Cruzen absent.

**ITEM C BMW OF FAIRFIELD DEALERSHIP**

RESOLUTION 2021-12

RESOLUTION OF THE FAIRFIELD PLANNING COMMISSION APPROVING A MITIGATED NEGATIVE DECLARATION (ER2021-007) AND DEVELOPMENT REVIEW (DR2021-005) FOR AUTOMOBILE DEALERSHIP WITH APPROXIMATELY 45,866 SQUARE FEET OF FLOOR AREA AND SITE IMPROVEMENTS ON AN APPROXIMATELY 4.86 ACRE SITE AT 2399 AUTO MALL PARKWAY (APNS: 0028-360-010, -150, and 0028-280-220)



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

The following persons spoke during the Public Hearing:

- Bob Karn, applicant
- Hal Logan, project operator

No comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

Vice-Chairperson Matthews made a motion to adopt Resolution 2021-12. The motion was seconded by Commissioner Childs. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Cruzen absent.

#### **ITEM D      PITTMAN ROAD COMMERCIAL ANNEXATION**

##### RESOLUTION 2021-13

RESOLUTION OF THE FAIRFIELD PLANNING COMMISSION RECOMMENDING THE FAIRFIELD CITY COUNCIL FIND THE PROPOSED ANNEXATION OF 8.07-ACRES LOCATED OFF OF PITTMAN ROAD (APNS: 0044-080-160 AND 0044-080-170) CONSISTENT WITH THE CITY'S GENERAL PLAN AND MUNICIPAL SERVICE REVIEW; AND REQUEST THE SOLANO LOCAL AGENCY FORMATION COMMISSION (LAFCO) TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY

Senior Planner Meily Sheehan made a presentation on the item and answered questions. Planning Division Manager Dave Feinstein also answered questions.

The following person spoke during the Public Hearing:

- Trent Sanson, applicant

No comments were received via the [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

Commissioner Childs made a motion to adopt Resolution 2021-13. The motion was seconded by Commissioner Coan. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Cruzen absent.

#### **ITEM E      NOISE REGULATIONS EXEMPTIONS FOR SPECIAL EVENTS**

##### RESOLUTION 2021-14

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Associate Planner Brian Miller made a presentation on the item.

No persons spoke during the Public Hearing, and no comments were received via the

[planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov) inbox.

Commissioner Childs made a motion to adopt Resolution 2021-14. The motion was seconded by Commissioner Coan. Voting was done by roll call, and the motion was approved unanimously, with Commissioner Cruzen absent.

## **VIII. INFORMATION AND COMMUNICATIONS**

### **A. DIRECTOR'S REPORT AND COMMISSIONER'S COMMENTS**

Planning Division Manager Dave Feinstein highlighted for the commission the pending completion of Phase I of the General Plan update: gathering of existing conditions and development of the vision for the General Plan. Mr. Feinstein noted that on June 16, the City will be holding a joint meeting of the City Council and Planning Commission to review the existing conditions report and consider a proposed set of Guiding Principles and Vision statement. He also provided an update on the Commission's return to the remodeled City Council Chambers, noting that it is likely that the Commission would once again meet in person in the Council Chambers, beginning with either the second Planning Commission meeting in June or the first meeting in July.

## **IX. ADJOURNMENT TO NEXT MEETING OF JULY 9, 2021**

Respectfully submitted,

DAVID FEINSTEIN  
Planning Commission Secretary