

CITY COUNCIL
Alma Hernandez, Mayor
Jenalee Dawson, Mayor Pro Tem
Amit Pal, Councilmember
Parise Shepherd, Councilmember
Princess Washington, Councilmember



CITY COUNCIL MEETING

A G E N D A

REGULAR MEETING OF THE SUISUN CITY COUNCIL, SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY, AND SUISUN CITY HOUSING AUTHORITY

TUESDAY, MARCH 4, 2025

5:00 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

5:00 P.M. CLOSED SESSION 6:30 P.M. REGULAR MEETING

MEETINGS ARE HELD IN-PERSON, PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

MEETING ID: 848 9027 0480

CALL IN PHONE NUMBER: (707) 438-1720

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING
CLERK@SUISUN.COM (PRIOR TO 4 PM), VIA WEBSITE, OR ZOOM CALL IN PHONE NUMBER (707) 438-1720*

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Ord. No. – 809)

(Next City Council Res. No. 2025 – 18)

Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 01)

(Next Housing Authority Res. No. HA2025 – 01)

5:00 P.M CLOSED SESSION

CALL TO ORDER

Mayor Hernandez

ROLL CALL

Council / Board Members

CONFLICT OF INTEREST NOTIFICATION

(Any items on the closed session agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

PUBLIC COMMENT CLOSED SESSION

(In accordance with Section 54956(a), public comments are limited to items on this closed session agenda, and to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the comment period.)

CLOSED SESSION

Pursuant to California Government Code Section 54950 the Suisun City Council will hold a Closed Session for the Purpose of:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code Section (Paragraph (1) of subdivision (d) of Government Code section 54956.9)

Name of Case: PLAINTIFFS PW FUND B DEVELOPMENT. LLC AND BUZZ OATES CONSTRUCTION, INC., V. DEFENDANTS SOLANO COUNTY AIRPORT LAND USE COMMISSION, COUNTY OF SOLANO, SOLANO DEPARTMENT OF RESOURCE MANAGEMENT, AND REAL PARTY IN INTEREST CITY OF SUISUN CITY. FILED IN SUPERIOR COURT OF COUNTY OF SOLANO, CASE NUMBER CU24-07026

2. CONFERENCE WITH LABOR NEGOTIATOR

A Closed Session will be held, Pursuant to Government Code Section 54957.6, to Conduct Labor Negotiations among:

Agency Negotiator: City Manager, Bret Prebula

Employee Organization:

SCEA (Suisun City Employees' Association);

SCPOA (Suisun City Police Officers Association);

SCPFA (Suisun City Professional Firefighters' Association);

SCMPEA (Suisun City Management and Professional Employees' Association);

Unrepresented Employees;

Temporary/Part-Time Employees.

RECESS TO CLOSED SESSION (City Manager Conference Room, City Hall)

6:30 RECONVENE OPEN SESSION

CALL TO ORDER

Mayor Hernandez

ROLL CALL

Council / Board Members

PLEDGE OF ALLEGIANCE

INVOCATION

CLOSED SESSION REPORT

Announcement of Actions Taken, if any in Closed Session.

APPROVAL OF REORDERING OF AGENDA

CONFLICT OF INTEREST NOTIFICATION

(Any items on the regular meeting agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

REPORTS (Informational items only.)

3. City Manager Update - (Prebula: bprebula@suisun.com).
4. City Attorney Report - (Enright).

PUBLIC COMMENT

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

City Council

5. Council Adoption of Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California, Establishing Chapter 18.65 Preapplication and Repealing and Replacing Section 18.70.050 Preliminary Review of Title 18 (Zoning) of the Suisun City Municipal Code and Establishing a Preapplication Deposit (Introduced and Reading Waived February 18, 2025) - (Bermudez: jbermudez@suisun.com).
6. Council Adoption of Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California, Amending Various Sections of Title 18 (Zoning) of the Suisun City Municipal Code (Introduced and Reading Waived February 18, 2025) - (Bermudez: jbermudez@suisun.com).

Joint City Council / Suisun City Council Acting as Successor Agency / Housing Authority

7. City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on February 18, 2025 – (Skinner: clerk@suisun.com).

PUBLIC HEARING

City Council

8. Council Adoption of Resolution No. 2025-__: Approving the Issuance of the California Municipal Finance Authority Exempt Facility Bonds in an Aggregate Principal Amount Not to Exceed \$50,000,000 for the Purpose of Financing or Refinancing the Acquisition, Construction, Improvement and Equipping of Almond Gardens Apartments and Certain

Other Matters Relating Thereto (Continued from February 18, 2025) - (Bermudez: jbermudez@suisun.com).

GENERAL BUSINESS

City Council

9. Council Adoption of Resolution No. 2025-__: Adopting the 2025 Legislative Platform - (Prebula: BPrebula@suisun.com).

COUNCIL COMMENTS

10. Council/Board Member Updates.

REPORTS: (Informational items only)

11. Non-Discussion Items.

ADJOURNMENT

Public Access To Agenda Documents

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council/Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The city may charge photocopying charges for requested copies of such documents. To the extent feasible, the agenda packet is available for online public viewing on the City's website: <https://www.suisun.com/Government/City->

Council/Agendas The City Council/Agency/Authority hopes to conclude its public business by 10:00 p.m. No new items will be taken up after 10:00 p.m., unless so moved by a majority of the City Council, and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.

Accommodations

If you require an accommodation to participate in this meeting, please contact the City Clerk at (707) 421-7302 or clerk@suisun.com. The City's reasonable accommodation policy is available for review on the City's website at www.suisun.com/government/city-council/, you may request an electronic copy or have a copy mailed to you. Please note that for accommodations that are not readily available, you must make your request as soon as you can prior to the time of the meeting.

Decorum

All participants are expected to conduct themselves with mutual respect. Conduct that disrupts meetings will be addressed in accordance with Section 54957.95 of the Government Code.

Ordinances

Ordinances are city laws contained in the Suisun City Municipal Code. Enacting a new city law or changing an existing one is a two-step process. Government Code 36934 provides, except when, after reading the title, further reading is waived by regular motion adopted by majority vote all ordinances shall be read in full either at the time of introduction or passage; provided, however, that a reading of the title or ordinance shall not be required if the title is included on the published agenda and a copy of

the full ordinance is made available to the public online and in print at the meeting prior to the introduction or passage.

Certification Of Posting

Agendas for regular and special meetings are posted in accordance with the Brown Act at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:

- Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Ashley Nash, Administrative Assistant II, for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

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AGENDA TRANSMITTAL

MEETING DATE: March 4, 2025

AGENDA ITEM: Council Adoption of Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California, Establishing Chapter 18.65 Preapplication and Repealing and Replacing Section 18.70.050 Preliminary Review of Title 18 (Zoning) of the Suisun City Municipal Code and Establishing a Preapplication Deposit (Introduced and Reading Waived February 18, 2025).

FISCAL IMPACT: Anticipated positive fiscal impact due to cost recovery for a portion of staff time devoted to processing preapplications.

STRATEGIC PLAN: Develop Sustainable Economy; Ensure Fiscal Solvency; and Provide Good Governance.

BACKGROUND: On December 10, 2024, the Planning Commission, after holding a public hearing and considering testimony and other information, recommended the adoption of Ordinance No. _____. At the regular City Council meeting on February 18, 2025, the City Council introduced and waived reading of the subject ordinance.

Given the Development Services Department limited staff but substantial work program, it has become a financial burden on the City to provide free preapplication services to potential applicants. In order to focus on economic development and housing activities that are likely to move to the project stage, the proposed amendments will provide a process to assist serious potential applicants with the guidance necessary to bring a project to the application stage. Utilizing the preapplication process is intended to accelerate processing of feasible development projects which, in turn, will assist the City in achieving the strategic plan goals listed above. In addition, it will accelerate the development of affordable housing, achieving Housing Element implementation plan goals and objectives.

STAFF REPORT:

Preapplication review is a process intended to facilitate the exchange of information between a pre-applicant and staff prior to the submission of a formal development application. It is a common process provided by local governments throughout California. In addition to familiarizing city staff with the potential project or development proposal, the goals of the preapplication conference include providing the pre-applicant with information regarding:

- Applicable city ordinances, policies, procedures, and standards;
- Potential permitting issues;
- Consistency with the general plan, zoning code, (and specific plan, if relevant);
- Anticipated concerns from other departments/agencies;
- Required or recommended studies, including regarding environmental concerns;
- Significant development opportunities or constraints.

Projects proposed for preapplication review include:

- Annexation;
- General Plan (or Specific Plan) amendment, rezoning, or other project requiring City Council approval;
- All non-residential projects (other than permitted reuse of an existing site or structure);
- Conditional Use Permit, Site Plan Review, and Planned Development;
- Tentative Map;
- Non-residential projects located within 300 feet of a residentially-zoned district or property designated residential within a Specific Plan;
- Projects seeking a density bonus and/or other incentives or concessions under Density Bonus Law;
- Projects that do not appear to qualify for an exemption under the California Environmental Quality Act (CEQA);
- Site under Williamson Contract;
- Development Agreement or amendment.

Projects subject to streamlining.

Project streamlining in California is a process that speeds up the approval of certain projects by reducing the number of requirements and public hearings. Adoption of this ordinance is consistent with the goal of implementing the City's Housing Element implementation plan and meeting the requirements of the State in encouraging the approval of affordable housing. Projects that qualify for streamlining are exempt from the California Environmental Quality Act (CEQA), are approved through a ministerial review process instead of a discretionary review and have fewer application requirements. Housing projects, mixed-use development with at least two-thirds of the square footage designed for residential use, transitional housing or supportive housing projects, and Transit Priority Projects are subject to streamlining.

These projects would be subject only to the ordinances, policies, and standards adopted and in effect when the preliminary application was deemed submitted. Certain timeframes for staff review/approval would also be applicable.

Non-binding and advisory.

Any staff recommendations proposed during the preapplication process would be advisory only and not binding on the pre-applicant or the City.

STAFF RECOMMENDATION: Adoption of Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California, Establishing Chapter 18.65 Preapplication and Repealing and Replacing Section 18.70.050 Preliminary Review of Title 18 (Zoning) of the Suisun City Municipal Code and Establishing a Preapplication Deposit.

DOCUMENTS ATTACHED:

1. Council Adoption of Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California, Establishing Chapter 18.65 Preapplication and Repealing and Replacing Section 18.70.050 Preliminary Review of Title 18 (Zoning) of the Suisun City Municipal Code and Establishing a Preapplication Deposit.
-

PREPARED BY:

John Kearns, Principal Planner

REVIEWED BY:

Jim Bermudez, Development Services Director

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. [Title 18 Zoning Amendments Preapplication Ordinance Clean Version for 2-18-2025 council meeting](#)

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY,
CALIFORNIA, ESTABLISHING CHAPTER 18.65 PREAPPLICATION AND
REPEALING AND REPLACING SECTION 18.70.050 PRELIMINARY REVIEW OF
TITLE 18 (ZONING) OF THE SUISUN CITY MUNICIPAL CODE AND
ESTABLISHING A PREAPPLICATION DEPOSIT**

WHEREAS, Section 1.01.050 of the Suisun City Municipal Code provides for amendments to the Suisun City Municipal Code by the City Council; and

WHEREAS, Title 18, Chapter 18.82 – Amendments of the Suisun City Municipal Code provides for the amendment of the Title by changing the text whenever the public necessity, convenience, or general welfare requires such amendment; and

WHEREAS, this proposed Zoning Ordinance amendment was considered by the City Council of the City of Suisun City at its regular meeting of February 18, 2025; and

WHEREAS, a public notice describing the proposed amendments to the Suisun City Zoning Ordinance relative to Title 18 was published in the Daily Republic, a newspaper of general circulation, in accordance with 6061 or the California Government Code.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUISUN CITY,
CALIFORNIA DOES ORDAIN AS FOLLOWS:**

SECTION 1. The City Council hereby approves the proposed changes to the text of the Suisun City Municipal Code establishing Chapter 18.65 “Preapplication.”, repealing and replacing Section 18.70.050 Preliminary Review, and establishing a preapplication deposit. Changes are shown by strike-through and new text is bold underscored to read as follows:

Chapter 18.65 Preapplication.

18.65.010 Purpose and Effect.

A. The purpose of the preapplication process is to provide an opportunity for exchange of information between the applicant and staff prior to the submittal of a formal development application. This chapter contains procedures and requirements for the preapplication review.

1 B. Discussions at the preapplication conference are not binding on the City and do not
2 constitute submittal or review of a development application.

3 C. A formal application for a development project will not be accepted until after the mandatory
4 preapplication conference has been completed.

5
6 **18.65.020 Initial meeting.**

7 A. Pre-applicants shall contact the Development Services Department to obtain the required
8 preapplication forms. Upon receipt of the completed forms and required deposit, staff shall
9 schedule a preapplication conference and inform the applicant of the date and time of the
10 conference.

11 B. Except for projects identified in this chapter or when waived by the planning division, a
12 prospective applicant for any development entitlement is required to meet with staff prior to
13 completing and filing an application for any proposed project listed in 18.65.040 or 18.65.050
14 in order to:

- 15 1. Provide an opportunity for the applicant to learn about the submittal requirements,
16 procedures, and standards applicable to the proposed project;
17 2. Familiarize staff with and offer preliminary comments about the proposed project;
18 3. Review the city's approval process, possible project alternatives, or modifications;
19 3. Determine the type of permits required for the project; and
20 5. Identify any necessary technical studies and information relating to the environmental review
21 of the project.

22
23 **18.65.030 Preapplication Deposit.**

24 No preapplication will be accepted for review without a deposit of 25% of the project
25 development fees established by the city's master fee schedule, which amount will be credited
26 toward project development fees collected at the time of submittal of a formal project
27 application.

18.65.040 Preapplication for projects in general.

A. Staff shall prepare, update, and maintain preapplication forms and a related checklist for potential projects subject to legislative or discretionary approval pursuant to the municipal code, including:

1. Annexation.
2. General Plan amendment; rezoning; or other City Council approval.
3. Specific Plan and amendment.
4. All non-residential projects (other than permitted reuse of existing site or structure).
5. Conditional Use Permit, Site Plan Review, and Planned Development.
6. Tentative map.
7. Located within 300 feet of a residentially-zoned district or property designated residential within a specific plan.
8. Includes a request for a density bonus and/or other incentives or concessions under Density Bonus Law, except as provided in 18.65.050, below.
9. Does not appear to qualify for an exemption under the California Environmental Quality Act (CEQA).
10. Any site under Williamson Contract.
11. Development Agreement or amendment (described in Section 18.70.050).

B. A preapplication shall be deemed submitted upon providing the information specified in the City's applicable submittal checklist and submittal of the deposit specified in Section 18.65.030.

C. A preapplication review shall also be available for potential projects not included in 1. Through 11., above, at the project proponent's request, subject to the same submittal requirements.

D. The planning division may waive the preapplication requirement, as appropriate, when determined that there would be no additional benefit in undergoing preapplication review.

E. A preapplication is not subject to the requirements of the California Permit Streamlining Act or the California Environmental Quality Act (CEQA), as determined by state law.

F. Discussions regarding a preapplication are not binding on the City. Submittal of a preapplication does not constitute submittal or review of a project, and does not grant a vested

right to develop the project under the regulations and fees in effect at the time the preapplication is submitted.

18.65.050 Preapplication review for projects subject to streamlining under state housing law.

Pursuant to Government Code Section 65941.1(a), and as may be amended, prospective proponents of eligible housing development projects may submit a preapplication under state law and this section.

A. Projects entitled to preapplication under this section include any of the following:

1. Residential units only;
2. Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designed for residential use; or
3. Transitional housing or supportive housing.

B. A preapplication shall be deemed submitted upon providing the information specified in the city's applicable submittal checklist and submittal of the deposit specified in Section 18.65.030.

C. The project for which a preapplication has been submitted shall be subject only to the ordinances, policies, and standards adopted and in effect when the preapplication was deemed submitted.

D. If the development project is revised such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, the housing development project shall not be deemed to have submitted a preapplication that satisfies this section until the applicant resubmits the information required by the city's applicable submittal checklist so that it reflects the revisions. For purposes of this subsection, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

1 E. Within 180 calendar days after submitting a preapplication, the application(s) required for
2 the development project shall be submitted with all of the information required to process
3 the development application consistent with state law, including, but not limited to,
4 Government Code Sections 65940, 65941, and 65941.5.

5 F. If the city determines that the application for the development project is not complete
6 pursuant to Government Code Section 65943, the development proponent shall submit the
7 specific information needed to complete the application within 90 days of receiving the
8 agency's written request for additional information. If the development proponent does not
9 submit this information within the 90-day period, then the preapplication shall expire and have
10 no further force or effect.

11
12 18.70.050 - Preapplication.

13 The city requires the use of a preapplication process, as set forth in 18.65 Preapplication., prior
14 to the submittal of a development agreement application to enable the applicant to prepare and
15 submit a complete formal application addressing the issues and concerns of the city.

16 A. Purpose. The purpose of a development agreement preapplication conference is to provide
17 an opportunity for the applicant to learn about the submittal requirements, procedures, and
18 standards applicable to development agreements. The preapplication conference is also an
19 opportunity for staff to become familiar with and offer preliminary comments about the
20 proposed development agreement.

21 B. Discussions Non-Binding. Discussions at the preapplication conference are not binding on
22 the City and do not constitute submittal or review of a development agreement.

23 C. Scheduling. Applicants shall contact the Development Services Department to obtain the
24 required preapplication forms. Upon receipt of the completed forms and required deposit, staff
25 shall schedule a preapplication conference and inform the applicant of the date and time of the
26 conference.

1 D. Procedure. During the preapplication conference, staff will explain the development
2 agreement review process and any special issues or concerns regarding the proposed
3 development agreement.

4 E. Effect. An application for a development agreement will not be accepted until after the
5 mandatory preapplication conference has been completed.

6 **SECTION 2.** This ordinance amendment is categorically exempt from environmental
7 review under Section 15061 (b)(3) of the State CEQA Guidelines. The proposed text
8 amendments are covered by the general rule that CEQA applies only to projects which have the
9 potential for causing a significant effect on the environment. Where it can be seen with certainty
10 that there is no possibility that the activity in question may have a significant effect on the
11 environment, the activity is not subject to CEQA.

12 **SECTION 3.** This Ordinance shall be in full force and effect thirty (30) days after its
13 adoption following second reading.

14 **SECTION 4.** The City Clerk is hereby authorized and directed to certify as the passage
15 of this Ordinance and to give notice thereof by causing copies of this Ordinance to be posted
16 in three public places throughout the City, or published in a county newspaper that is circulated
17 in the City, within 15 days after its passage, there being no newspaper of general circulation
18 printed and published within the City.

19
20 [SIGNATURES ON FOLLOWING PAGE]
21

22 **PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council of
23 the City of Suisun City, California, on this 4th day of March 2025.

24
25
26
27 _____
Mayor
28

1 ATTEST:
2
3

4 _____
5 Anita Skinner,
6 City Clerk
7

8 **CERTIFICATION**
9

10 I, Anita Skinner, City Clerk of the City of Suisun City and ex-officio Clerk of the City
11 Council of said City, do hereby certify that the above and foregoing ordinance was introduced
12 at a regular meeting of the said City Council held on February 18, 2025, and regularly passed
13 and adopted at a regular meeting of said City Council held on March 4, 2025, by the following
14 vote:

15 **AYES:** Councilmembers: _____
16 **NOES:** Councilmembers: _____
17 **ABSENT:** Councilmembers: _____
18 **ABSTAIN:** Councilmembers: _____

19 **WITNESS** my hand and the seal of said City this 4th day of March 2025.
20
21

22 _____
23 Anita Skinner,
24 City Clerk
25
26
27
28

AGENDA TRANSMITTAL

MEETING DATE: March 4, 2025

AGENDA ITEM: Council Adoption of Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California, Amending Various Sections of Title 18 (Zoning) of the Suisun City Municipal Code (Introduced and Reading Waived February 18, 2025).

FISCAL IMPACT: There is no anticipated fiscal impact related to the proposed zoning text amendments.

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: On December 10, 2024 the Planning Commission, after holding a public hearing and considering testimony and other information, recommended that the City Council adopt these zoning text amendments. On February 18, after holding a public hearing and considering testimony and other information, the City Council introduced and waived reading of the subject ordinance.

Since 1969, California has required that each local government (cities and counties) plan to meet the housing needs of everyone in the community, at all income levels, by adopting a General Plan housing element. Each year the City must prepare an annual progress report (APR) describing its efforts to implement the goals and objectives of the housing element. This report is submitted to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) not later than April 1st. The zoning text amendments covered by the ordinance under consideration will be included in the APR and demonstrate to the state that Suisun City is working to address its housing implementation plan requirements. Senate Bill 9 requires zoning codes to allow duplexes on parcels currently zoned exclusively for single family homes and "urban lot splits" which divide existing single-family lots into two lots.

STAFF REPORT: The proposed zoning text amendments are necessary to bring the City into compliance with recent changes to state law.

Density Bonus: The City's density bonus ordinance was adopted recently and is legally sufficient. However, due to wording changes made to the law in the most recent legislative session, the proposed text amendments will bring the zoning code completely up to date with state law by adopting minor changes to the wording of certain definitions.

Senate Bill 9 (SB 9): SB 9 (Chapter 162, Statutes of 2021), the "California Home Act", was enacted as part of the state's broader effort to increase the development of affordable housing, and became effective January 1, 2022. SB 9 supersedes traditional single-family zoning and provides for the development of more homes than currently allowed under the City's zoning code. The intention of SB 9 is to increase the supply of housing by requiring that cities and counties implement ministerial procedures for the approval of certain applications in single family zoning districts. The required ministerial process is intended to reduce approval time and cost by mandating approval of these applications at the staff level.

These applications include:

- 1) Two Unit Development: The development of more than one primary dwelling unit on a parcel zoned for single family residential; and
- 2) Urban Lot Split: The subdivision of existing residential lots.

In addition, SB 9 includes eligibility criteria addressing environmental site constraints (e.g., wetlands, wildfire risk, etc.), anti-displacement measures for renters and low-income households, and the protection of historic structures and historic districts. SB 9 requires the city to modify or eliminate objective development standards on a project-by-project basis if they would prevent a two-unit development or an urban lot split.

STAFF RECOMMENDATION: Adopt Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California, Amending Various Sections of Title 18 (Zoning) of the Suisun City Municipal Code.

DOCUMENTS ATTACHED:

1. Council Adoption of Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California, Amending Various Sections of Title 18 (Zoning) of the Suisun City Municipal Code.

PREPARED BY:

John Kearns, Principal Planner

REVIEWED BY:

Jim Bermudez, Development Services Director

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. Ordinance No. : An Ordinance of the City Council of the City of Suisun City, California, Amending Various Sections of Title 18 (Zoning) of the Suisun City Municipal Code

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY,
CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLE 18 (ZONING) OF
THE SUISUN CITY MUNICIPAL CODE**

WHEREAS, Section 1.01.050 of the Suisun City Municipal Code provides for amendments to the Suisun City Municipal Code by the City Council; and

WHEREAS, Title 18, Chapter 18.82 – Amendments of the Suisun City Municipal Code provides for the amendment of the Title by changing the text whenever the public necessity, convenience, or general welfare requires such amendment; and

WHEREAS, this proposed Zoning Ordinance amendment was considered by the City Council of the City of Suisun City at its regular meeting of February 18, 2025; and

WHEREAS, a public notice describing the proposed amendments to the Suisun City Zoning Ordinance relative to Title 18 was published in the Daily Republic, a newspaper of general circulation, in accordance with 6061 of the California Government Code.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUISUN CITY,
CALIFORNIA DOES ORDAIN AS FOLLOWS:**

SECTION 1. The City Council hereby approves the proposed changes to the text of the Suisun City Municipal Code amending 18.47 “Residential Density Bonus and Density Incentives” Section 18.47.030 “Definitions” and adding 18.08.080 “Two Unit Project”, 18.08.090 “Urban Lot Split”, and 18.08.095 “Definitions”.

[Chapter 18.47 RESIDENTIAL DENSITY BONUS AND DENSITY INCENTIVES]

18.47.030 Definitions.

“Residential care facility for the elderly” means a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, or personal care are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained

1 in a residential care facility for the elderly. A residential care facility for the elderly shall be
2 considered a residential use of property and shall be permitted in all zones permitting residential
3 uses, subject to compliance with the restrictions and development standards for other residential
4 dwellings in the same zone. This definition shall be operative only until the enactment of
5 legislation implementing the three levels of care in residential care facilities for the elderly
6 pursuant to Section 1569.70 of the California Health and Safety Code.

7
8 “Shared housing unit” One or more habitable rooms, not within another dwelling unit, that
9 includes a bathroom, sink, refrigerator, and microwave, is used for permanent residence, that
10 meets the “minimum room area” specified in Section R304 of the California Residential Code
11 (Part 2.5 of Title 24 of the California Code of Regulations), and complies with the definition of
12 “guestroom” in Section R202 of the California Residential Code. Shared housing unit for
13 purposes of a residential care facility for the elderly includes a unit without an individual
14 kitchen where a unit may be shared by unrelated persons, and a unit where a room that may be
15 shared by unrelated persons meets the minimum room area requirements of “shared housing
16 unit”.
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19
20 **18.08.080 – Two Unit Senate Bill (SB) 9 Project.**

21
22 The purpose of this section is to facilitate the development of new residential housing units
23 consistent with the provisions of State law as reflected in Government Code Sections 65585,
24 65852.21, and 66411.7 et seq., and to establish an application and approval process for Two
25 Unit SB 9 Projects. In cases of conflict between this section and any other provision of this
26 Title, the provisions of this section shall prevail.
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1 A. A Two Unit SB 9 Project (meaning two attached or detached units on a property, as
2 described further, below) shall be ministerially approved by staff if it meets all the
3 following requirements:

4 1. The parcel is located within the Low-density residential (RL) or Medium-
5 density residential (RM) zoning district or in a Specific Plan on property
6 intended for residential development.

7 2. The parcel is not located in any of the following:

8 a. Either prime farmland or farmland of statewide importance, as defined
9 pursuant to United States Department of Agriculture land inventory and
10 monitoring criteria, as modified for California, and designated on the
11 maps prepared by the Farmland Mapping and Monitoring Program of the
12 Department of Conservation, or land zoned or designated for agricultural
13 protection or preservation by an approved local ballot measure.

14 b. Wetlands, as defined in the United States Fish and Wildlife Service
15 Manual, part 660 FW 2 (June 21, 1993).

16 c. Within a very high fire hazard severity zone, as determined by the
17 Department of Forestry and Fire Protection pursuant to Section 51178 of
18 the Government Code, or within a high or very high fire hazard severity
19 zone as indicated on maps adopted by the Department of Forestry and
20 Fire Protection pursuant to Public Resources Code Section 4202. This
21 subparagraph does not apply to sites excluded from the specified hazard
22 zones by the city, pursuant to subdivision (b) of Section 51179 of the
23 Government Code, or sites that have adopted fire hazard mitigation
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- measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
- d. A hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code Section 25356, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
- e. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5, commencing with Section 18901, of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code.
- f. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfied this subparagraph, the city shall not deny the application on the

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- basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met (1) the site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or (2) the site meets FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter 1 of Title 44 of the Code of Federal Regulations.
- g. Within a regulatory floodway as determined by FEMA in any official maps published by FEMA, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.
- h. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10, commencing with Section 2800, of Division

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3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

- i. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec 1531 et seq.), the California Endangered Species Act (Chapter 1.5, commencing with Section 2050n, of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10, commencing with Section 1900, of Division 2 of the Fish and Game Code).
- j. Lands under conservation easement.

- 3. The Two Unit SB 9 Project Application would not require demolition or alteration of any of the following types of housing:
 - a. Housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - b. Housing that is subject to any form of rent or price control through a public entity’s valid exercise of its police power.
 - c. Housing that has been occupied by a tenant in the last three years.
- 4. The parcel is not a parcel on which an owner of residential real property has exercised the ownership rights under Government Code Section 7060 et seq. to

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withdraw accommodations from rent or lease within 15 years before the date that the applicant submits an SB9 Application.

- 5. The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Public Resources Code Section 5020.1, or within a site that is designated or listed as a city landmark or historic property or district by local ordinance.
- 6. The Two Unit SB 9 Project meets all other requirements of this Section.

B. A Two Unit SB 9 Project shall be processed consistent with Section 18.76.020 – Administrative site plan review required.

- 1. Within 60 days of submittal of a complete application, the Development Services Director (or his/her designee) shall review and approve complete applications that are in compliance with the requirements of this Section and the underlying development standards in the zoning district or specific plan in which it is located, and any other applicable objective development standards stated in the Municipal Code. Provisions of this section shall supersede where any conflict exists. If the Director has not approved or denied the completed application within 60 days, the application shall be deemed approved.
- 2. Two Unit SB 9 Projects shall meet the following requirements:
 - a. The Project Application is consistent with Section 18.08.080 A.;
 - b. The side and rear setbacks of each unit are at least four (4) feet;
 - c. The front setback meets the standard of the underlying zoning district or specific plan requirements;

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- d. The architectural style, materials, and color palettes of each unit are similar and compatible;
 - e. One offstreet parking space is provided for each unit, unless:
 - i. The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code; or
 - ii. There is a car share vehicle located within one block of the parcel.
 - f. A restrictive covenant shall be recorded upon approval of the project precluding the rental of either unit for a term less than 30 days;
 - g. Each dwelling unit shall have access, provide access to, or adjoin the public right of way. Accessibility shall be in conformance with the Building Code and Americans with Disability Act and shall not preclude construction of future public improvements.
3. If the Project is a Two Unit SB 9 project to be constructed on a site created by an SB 9 Urban Lot Split, no ADU or JADU may be constructed in addition to the project's two units.
4. Fees for Two Unit SB 9 Projects shall be the same as those assessed for other residential construction projects.
- C. Notwithstanding an SB 9 Project's compliance with the above, the Director shall deny a complete application if the City's Building Official makes a written finding, based upon a preponderance of the evidence, that the proposed Two Unit SB 9

1 Project would have a specific, adverse impact, as defined and determined in
2 paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety,
3 for which there is no feasible method to satisfactorily mitigate or avoid the specific,
4 adverse impact.
5

6 **18.08.090 – Senate Bill (SB) 9 Urban Lot Split.**

7 The purpose of this section is to appropriately regulate qualifying SB 9 urban lot split
8 developments on property intended for single family residential development in accordance
9 with California Government Code Section 66411.7 and to establish an application and approval
10 process for such projects. In cases of conflict between this section and any other provision of
11 this Title, the provisions of this section shall prevail.
12

13 A. An SB 9 Urban Lot Split shall be ministerially approved by the Development
14 Services Director or his/her designee within 60 days of the date of submission of a
15 complete application if it meets all the following requirements:

- 16
- 17 1. The parcel is located within the Low-density residential (RL) or Medium-
18 density residential (RM) zoning district or in a Specific Plan on property
19 intended for residential development;
 - 20 2. The Project Application is consistent with Section 18.08.080 A.;
 - 21 3. The Project will create no more than two (2) new parcels and each of the newly-
22 created parcels meets the following requirements:
23
 - 24 a. Is at least 40% of the lot area of the parcel being divided;
 - 25 b. Is at least 1200 square feet in size;
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- c. Allows for the construction of a unit not less than 400 square feet and not greater than 1200 square feet, with side and rear setbacks not less than (4) feet;
 - d. Has access to or adjoins the public right-of-way, sufficient to allow development on the parcel to comply with any property access requirements under the California Fire Code Section 503 and Title 14, California Code of Regulations Section 1273.00 et seq., when applicable to the parcel;
 - e. Allows for the construction of one offstreet parking space, unless:
 - i. The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code; or
 - ii. There is a car share vehicle located within one block of the parcel.
 - f. The Project includes a covenant to be recorded upon approval precluding the rental of either unit for a term less than 30 days;
 - g. The proposed new parcels are intended for exclusively residential use
4. If the Two Unit SB 9 project is intended to be constructed on a site created by an SB 9 Urban Lot Split, no ADU or JADU may be constructed in addition to the project's two units.
5. The owner of the parcel to be subdivided signs an affidavit under penalty or perjury declaring all of the following to be true:

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- a. The housing units proposed to be demolished or altered (if any) have not been occupied by a tenant at any time within three years of the date of application for an Urban Lot Split;
- b. The owner of the parcel intends to occupy one of the housing units as their principal residence for a minimum of three (3) years from the date of approval of the Urban Lot Split. (Ownership is not required if the owner is a community land trust or qualified nonprofit corporation under Sections 214.5 or 402.1 of the Revenue and Taxation Code.)
- c. The owner has not previously subdivided an adjacent parcel using an Urban Lot Split.
- d. The owner has not previously acted in concert with any person to subdivide an adjacent parcel using an Urban Lot Split. (“Acted in concert” means that the owner, or a person acting as an agent or representative of the owner, knowingly participated with another person in a joint activity or parallel action toward a common goal of subdividing the adjacent parcel.)

B. SB 9 Urban Lot Splits are not permitted on parcels:

- 1. Described in Section 18.08.080.A;
- 2. Created by a prior SB 9 Urban Lot Split;
- 3. Containing more than two existing units.

C. All provisions of the Subdivision Map Act and the City of Suisun City Municipal Code shall apply unless expressly modified in this section.

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1. No dedication of right-of-way or construction of offsite improvements shall be required as a condition of SB 9 Urban Lot Split parcel map approval.
2. If the SB 9 Urban Lot Split is proposed on a public street that has not been dedicated to its ultimate width, public access and utility easements shall be recorded as a condition of parcel map approval.
3. Correction of nonconforming zoning conditions shall not be required as a condition of ministerial approval.

D. Notwithstanding an SB 9 Project’s compliance with the above, the Director shall deny a complete application if the City’s Building Official makes a written finding, based upon a preponderance of the evidence, that the proposed Two Unit SB 9 Project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety, for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

18.08.095 – SB 9 Definitions

The following definitions are applicable to SB 9 Two Unit Projects and Urban Lot Splits:

“Adjacent parcel.” A parcel of land that is touching the subject parcel at any point, separated from the subject parcel by only a public right-of-way, private street or way, or public or private utility access easement.

“Car share vehicle.” A motor vehicle that is operated as part of a fleet by a public or private car-sharing company or organization and provides hourly or daily service.

1 “Common Ownership or Control.” Property owned or controlled by the same person, persons,
2 or entity, or by separate entities in which any shareholder, partner, member, or family member
3 of an investor of the entity owns ten (10) percent or more of the interest in the property.

4 “Lower-Income Household.” A household described by the meaning set forth in California
5 Health and Safety Code Section 50079 et seq.

6
7 “Major Transit Stop.” A site containing any of the following: 1) an existing rail or bus rapid
8 transit station; 2) a ferry terminal served by either a bus or rail transit service; or 3) the
9 intersection of two (2) or more major bus routes with frequency of service intervals of 15
10 minutes or less during morning and evening peak commute periods.

11 “Moderate-Income Household.” A household described by the meaning set forth in California
12 Health and Safety Code Section 50093 et seq.

13
14 “SB 9 Project or SB 9 Application.” A project application submitted to the City in accordance
15 with Section 18.08.080 or Section 18.08.090 of this Title to: 1) Split a qualifying single-family
16 residential zoned parcel into two (2) lots; or 2) Develop no more than two primary units on a
17 single lot.

18
19 “Two Unit SB 9 Development.” A development that proposes no more than two new primary
20 residential units (or proposes to add one new primary residential unit to one existing primary
21 residential unit) that meets all the criteria and standards set forth in Section 18.08.080 of this
22 Title.

23
24 “Urban Lot Split.” Subdivision of an existing parcel into no more than two (2) separate parcels
25 that meets all the criteria and standards set forth in Section 18.08.090 of this Title.

26 “Very Low-Income Household.” A household described by the meaning set forth in California
27 Health and Safety Code Section 50105 et seq.
28

SECTION 2. This ordinance amendment is categorically exempt from environmental review under Section 15061 (b)(3) of the State CEQA Guidelines. The proposed text amendments are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 3. This Ordinance shall be in full force and effect thirty (30) days after its adoption following second reading.

SECTION 4. The City Clerk is hereby authorized and directed to certify as the passage of this Ordinance and to give notice thereof by causing copies of this Ordinance to be posted in three public places throughout the City, or published in a county newspaper that is circulated in the City, within 15 days after its passage, there being no newspaper of general circulation printed and published within the City.

[SIGNATURES ON FOLLOWING PAGE]

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Suisun City, California, on this 4th day of March 2025.

Mayor

ATTEST:

Anita Skinner,
City Clerk

CERTIFICATION

I, Anita Skinner, City Clerk of the City of Suisun City and ex-officio Clerk of the City Council of said City, do hereby certify that the above and foregoing ordinance was introduced at a regular meeting of the said City Council held on February 18, 2025, and regularly passed and adopted at a regular meeting of said City Council held on March 4, 2025, by the following vote:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal of said City this 4th day of March 2025.

Anita Skinner,
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: March 4, 2025

AGENDA ITEM: City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on February 18, 2025.

FISCAL IMPACT: None

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: Pursuant to Government Code 40801, the City Clerk shall keep an accurate record of the proceedings of the City Council meetings. City Council minutes are prepared in a manner consistent with the intent of the Government Code. Minutes provide a record of when and where the meeting took place, type of meeting, and report any action taken, including the vote of each member of the City Council.

STAFF REPORT: The minutes of the meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on February 18, 2025, are submitted for your approval.

STAFF RECOMMENDATION: City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on February 18, 2025.

DOCUMENTS ATTACHED:

1. Minutes - February 18, 2025, Regular Meeting of the City Council-Successor Agency-Housing Authority
-

PREPARED BY:

Anita Skinner, City Clerk

REVIEWED BY:

Bret Prebula, City Manager

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. [Minutes - February 18, 2025 City Council - Successor Agency-Housing Authority](#)
- .



MINUTES

**REGULAR MEETING OF THE SUISUN CITY COUNCIL,
SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,
AND SUISUN CITY HOUSING AUTHORITY**

TUESDAY, FEBRUARY 18, 2025

5:00 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

NOTICE

Pursuant to Government Code Section 54953(b) the following Suisun City Council meeting includes teleconference participation by:

- Councilmember Pal from: 2282 Warwick Dr, Oldsmar, FL 34677.
- Councilmember Washington from: Old Oakland Building, 827 Broadway, Ste. 3, Oakland, CA 94607.

**5:00 P.M. CLOSED SESSION
6:30 P.M. REGULAR MEETING**

MEETINGS ARE HELD IN-PERSON, PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

MEETING ID: 886 3839 1435

CALL IN PHONE NUMBER: (707) 438-1720

**REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING
CLERK@SUISUN.COM (PRIOR TO 4 PM), VIA WEBSITE, OR ZOOM CALL IN PHONE NUMBER (707) 438-1720**

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Ord. No. – 816)

(Next City Council Res. No. 2025 – 09)

Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 02)

(Next Housing Authority Res. No. HA2025 – 02)

5:00 P.M. CLOSED SESSION

CALL TO ORDER

Mayor Hernandez called the meeting to order at 5:13pm.

ROLL CALL

PRESENT: Dawson, Hernandez, Pal, Washington

ABSENT: Shepherd

CONFLICT OF INTEREST NOTIFICATION **None**

(Any items on the closed session agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

PUBLIC COMMENT CLOSED SESSION

(In accordance with Section 54956(a), public comments are limited to items on this closed session agenda, and to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the comment period.)

Steve Olry spoke on negotiation item; need to concentrate creating revenue; spending money on raises instead of fixing infrastructure.

CLOSED SESSION

Pursuant to California Government Code Section 54950 the Suisun City Council will hold a Closed Session for the Purpose of:

1. CONFERENCE WITH LABOR NEGOTIATOR

A Closed Session will be held, Pursuant to Government Code Section 54957.6, to Conduct Labor Negotiations among:

Agency Negotiator: City Manager, Bret

Prebula Employee Organization:

SCEA (Suisun City Employees' Association); SCPOA

(Suisun City Police Officers Association); SCPFA

(Suisun City Professional Firefighters' Association);

SCMPEA (Suisun City Management and Professional Employees'

Association); Unrepresented Employees;

Temporary/Part-Time Employees.

RECESS TO CLOSED SESSION (City Manager Conference Room, City Hall)

Recessed to Closed Session at 5:18pm.

6:30 RECONVENE OPEN SESSION

Mayor Hernandez welcomed the Parent Leadership Training Institute who are in attendance to be civically engaged and listening to the proceedings.

CALL TO ORDER

Mayor Hernandez called the meeting to order at 6:47pm.

ROLL CALL

PRESENT: Dawson, Hernandez, Pal, Washington

ABSENT: Shepherd

PLEDGE OF ALLEGIANCE

Led by Council Member Washington.

INVOCATION

Given by Clerk Skinner

CLOSED SESSION REPORT

City Attorney Enright gave a brief explanation on the Closed Session negotiations explaining this was preliminary discussion prior to agreements expiring.

Mayor Hernandez adjourned Closed Session at 6:36 pm

APPROVAL OF REORDERING OF AGENDA

Vice Mayor Dawson requested Item 17 be moved after Public Comments and seconded by Council Member Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Washington

NOES: None

ABSENT: Shepherd

CONFLICT OF INTEREST NOTIFICATION

(Any items on the regular meeting agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

Council Member Pal has a conflict with Item 17 and Item 14; Mayor Hernandez announced Item 14 has been moved to the March 4 agenda.

REPORTS (Informational items only.)

2. City Manager Update - (Prebula: bprebula@suisun.com).

Thanked Acting City Manager Deol for her role during his recent absence; March 4 will be a very important meeting with a discussion on Economic Development Strategy.

3. City Attorney Report - (Enright).

Mr. Enright stated there would be an in-person Ethics training on April 2nd and the public is invited.

4. Informational Report on Council Credit Card Statements - (Deol: Ideol@suisun.com).

Ms. Deol gave the report.

PUBLIC COMMENT

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

Catherine Brown comment on Public Workers and thanked Dispatch and Police for the quick response in fixing the sewer leak; suggested all water lines on Civic Center Drive be removed.

Steve Olry commented he feels financially the city is heading in the wrong directions; Code Enforcement was belligerent to him and another resident; selection process for commission comments.

Michelle Chavez commented on overnight camping on Humphrey Drive, enough is enough it's time to do enforcement; 300 Railroad Ave. still have encampment behind the house; spoke on garbage bin enforcement.

Chuck Phillips spoke on wrecked inoperable vehicles in his neighborhood; Council is driving city in bankruptcy.

Aaron Leming spoke on safety concerns for personnel and equipment as backing into the station has been very difficult with residents not paying attention, not stopping and going around equipment.

Donna LeBlanc commented as another set of rain storms approach and mosquito season starting to please remember to empty any buckets or items that have standing water; community garden, Sustainable Solano is holding a meeting on Tuesday 2/25 from 6-7 pm at the Library; suggested signage for businesses on Humphrey with specific time for employee parking and deliveries be placed.

17. **HEARING:** Council Adoption of Resolution No. 2025-09: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California - (Deol: ldeol@suisun.com).

Council Member Pal has conflict of interest.

Finance Director Deol presented the report.

PUBLIC COMMENT

Gary Gale commented he can understand why people are not paying bill, fixed income for seniors; he can go a month without filling up container; need to have allowance for those don't fill up the waste; too much money for too little service.

City Manager Prebula stated staff would be bringing back the contract in the next few months; currently negotiating.

Motion by Vice Mayor Dawson to approve Item 17 and seconded by Council Member Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Washington
NOES: None
ABSENT: Pal (due to conflict), Shepherd

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

5. Solano County Civil Grand Jury Presentation - (Presented by Representative of Solano County Civil Grand Jury).

Terry West and Clyde Huff, Jr., members of the Civil Grand Jury gave the presentation. They encouraged anyone interested to pick up an application located at the back of the chambers.

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

City Council

6. Council Adoption of Resolution No. 2025-10: Adopting a List of Projects for Fiscal Year 2025-26 Funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 - (Vue: Nvue@suisun.com).
7. Council Adoption of Resolution No. 2025-11: Authorizing the City Manager to Execute a Consulting Services Agreement with California Consulting to Support the Suisun City Fire Department in Identifying, Applying for, and Managing Grant Opportunities. (Lopez: blopez@suisun.com).
8. Council Adoption of Resolution No. 2025-12: A Resolution of the City of Suisun City Amending Administrative Directive - AD 1: Travel Expense Policy - (Prebula: bprebula@suisun.com).
9. Council Adoption of Resolution No. 2025-13: Authorizing the City Manager to Execute the Lease Agreement Between the City of Suisun City and Suisun City RUSH Soccer for Field Use at Heritage Park (Hull: jhull@suisun.com).
10. Council Adoption of Resolution No. 2025-14: Approving a Priority List of Community Events for Fiscal Year (FY) 2025-2026 - (Hull: jhull@suisun.com).

Joint City Council/Suisun City Council Acting as Successor Agency

11. Accept the Investment Report for the Quarter Ending December 31, 2024 - (Deol: Ideol@suisun.com).
12. Council/Agency Approval of January 2025 Accounts Payable and Payroll Warrants - (Deol: Ideol@suisun.com).

Joint City Council / Suisun City Council Acting as Successor Agency / Housing Authority

13. City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on January 21, 2025 and February 4, 2025 – (Skinner: clerk@suisun.com).

Council Member Washington pulled Item #8.

PUBLIC COMMENTS

Item #10

Lilia Dardon asked Council not to change National Night Out to October; add a Christian concert and a Country Western event; make the Gay Pride Event for 18yrs and over.

Herbert Dardon requested the Gay Pride Event be 18yrs and over as it has explicit entertainment which might be too much for younger children; create family friendly events.

Steve Olry asked to not change National Night Out; consider moving 4th of July to October.

James Berg

Item 7

Commented the RPMA Department has a grant person and the city should utilize him more.

Item 10

Asked why National Night Out was being moved to October; Pride Event should be 18yrs and older plus guidelines for the event.

Donna LeBlanc

Item 9

Asked if there were other funding practices; provision in agreement for who is responsible for removing graffiti.

Item 11

Report is the responsibility of the City Treasurer and did he have an opportunity to review the report? It would be nice to hear what he has to say.

Item 10

As a member of RPMA, they did consider all the cities wants and needs and this is the event list they recommended, no need to make it 18yrs and over, it is a family friendly organization.

Joe Joyce

Item 10

Co-host of Cinco de Mayo event does not see age restriction needed for pride event.

John Harter

No need to restrict age limit on Pride event.

Ruth Forney

Everything is family oriented; no age limit; children are struggling with identity; National Night Out needs to stay with national event in August.

Police Chief Roth explained that all cities in Solano will be moving National Night Out to October.

Motion by Vice Mayor Dawson to approve Consent Calendar Items 6,7,9,10,11,12,13 and seconded by Council Member Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Washington
NOES: None
ABSENT: Shepherd

ITEM #8

Travel Expense Policy

Council Member Washington asked how this would affect Cal Cities event which Council does attend.

PUBLIC COMMENT

James Berg commented residents recently elected a new city treasurer and would like to see him more involved as an elected official. Thank you for bringing item forward.

Donna LeBlanc asked what happens when training is not quite 50 miles but takes a long time to get there; would overnight be allowed; how is using carpool, being picked up and dropped off affected.

Further Council discussion.

Motion by Council Member Pal to approve Item 8 with the exception of Cal Cities event and seconded by Council Member Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Washington
NOES: None
ABSENT: Shepherd

PUBLIC HEARING

14. Council Adoption of Resolution No. 2025-__: Approving the Issuance of the California Municipal Finance Authority Exempt Facility Bonds in an Aggregate Principal Amount Not to Exceed \$50,000,000 for the Purpose of Financing or Refinancing the Acquisition, Construction, Improvement and Equipping of Almond Gardens Apartments and Certain Other Matters Relating Thereto (Continued from February 4, 2025) - (Bermudez: jbermudez@suisun.com).

Due to conflict of interest and not having an in-house quorum this item has been moved to March 4th.

15. Council Waive Reading and Introduction of Ordinance No. 816: An Ordinance of the City Council of the City of Suisun City, California, Establishing Chapter 18.65 Preapplication and Repealing and Replacing Section 18.70.050 Preliminary Review of Title 18 (Zoning) of the Suisun City Municipal Code and Establishing a Preapplication Deposit - (Bermudez: jbermudez@suisun.com).

John Kearns introduced Consultant April Wooden who presented the report.

Council Member Pal and Mayor Hernandez had clarifying questions.

Mayor Hernandez opened the Public Hearing.

James Berg commented the report seemed a bit shady as presented tonight, makes it harder for someone to move forward with a project; commented on the employee appreciation party;

Steve Olry commented City is already over low-income housing numbers.

Donna LeBlanc commented charging fees up front is a good idea; changes are State changes not city.

Ruth Forney commented it makes it good idea to know that developers are serious and will move forward.

Hearing no further comments Mayor Hernandez closed the Public Hearing.

Council comments.

Motion by Vice Mayor Dawson to approve Item 15 and seconded by Council Member Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Washington

NOES: None

ABSENT: Shepherd

16. Council Waive Reading and Introduction of Ordinance No. 817: An Ordinance of the City Council of the City of Suisun City, California, Amending Various Sections of Title 18 (Zoning) of the Suisun City Municipal Code - (Bermudez: jbermudez@suisun.com).

Consultant April Wooden presented the report.

Council Member Washington asked clarifying questions. Ms. Wooden responded.
Mayor Hernandez opened the Public Hearing.

James Berg voiced concerns about loop holes; what about water restrictions in developing these units; parking concerns.

Steve Olry made receivership comments

Donna LeBlanc made lot split comments and asked what is the minimum lot size.

Hearing no further comments Mayor Hernandez closed the Public Hearing.

April Wooden responded to public comments.

Motion by Council Member Pal to approve Item 16 and seconded by Vice Mayor Dawson. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Washington

NOES: None

ABSENT: Shepherd

GENERAL BUSINESS

18. Council Adoption of Resolution No. 2025-15: Authorizing the City Manager to Enter into a One-Year Agreement with Mission Samoa to Provide Shelter Beds and Additional Services to Suisun City's Unhoused Population - (Prebula: bprebula@suisun.com).  

Mr. Prebula explained the need for a change with previous vendor, whose agreement has been terminated, but some safety provisions are still needed.

PUBLIC COMMENTS

Michelle Chavez asked about the number of beds that will be available and is this going to be beneficial to the city.

Donna LeBlanc asked if Mission Samoa a 24/7 facility; how are they determining gender beds? Provide outreach to the community, will they have people come to Suisun and talk to people.

Mr. Prebula responded to questions.

Motion by Vice Mayor Dawson to approve Item 18 and seconded by Council Member Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Washington

NOES: None

ABSENT: Shepherd

19. Council Consideration of Adopting the Fiscal Year (FY) 2024-25 Mid-Year Budget Review and Amending the Citywide Salary Schedule - (Deol: ldeol@suisun.com).
- Council Adoption of Resolution No. 2025 -16: Adopting the FY 2024-25 Mid-Year Budget Review, 4th Amendment to the Annual Appropriation Resolution No. 2024-87 to Appropriate Mid-Year Budget Adjustments for Additional Costs in Various Accounts Organization Wide.
 - Council Adoption of Resolution No. 2025 -___: Adopting the Amended Citywide Salary Schedule to include the Information Technology (IT) Director and Human Resources (HR) Director positions, and to eliminate the HR Administrator classification.

Mr. Prebula explained Item 19B would not be discussed as additional work needs to be done on the resolution.

Finance Director Deol presented the staff report.

Mr. Prebula detailed overall changes.

Chief Roth detailed the Fire department.

Chief Lopez detailed the Fire Department.

Director Vue detailed the Public Works Department.

Council asked clarifying questions.

Mr. Prebula responded.

PUBLIC COMMENT

Steve Olry commented the city needs more tax revenue not more citizens, which would require additional services.

Michelle Chavez asked if the city will get monies back from Shelter Solano, where did it go? What monies are we getting from Stiizy? If city hall moves to another location, does it alleviate repairs to existing city hall; monies spent on employee party could have paid for a portion of canine unit that is being asked for.

James Berg commented he is disappointed new council member is not present, good opportunity to learn about our city; concerns about getting involved with California Forever, legal issues; talk with Fairfield to annex us, don't see any way out.

Donna LeBlanc asked how many temp employees could we have been paid for with the monies spent employee party; how do we plan to pay back the reserve if we keep spending; hire additional temps rather than full time employees.

Mr. Prebula responded to questions.

Motion made by Vice Mayor Dawson to approve Item 19 and seconded by Council Member Pal.

Council Member Pal asked clarifying questions. Mr. Prebula responded.

Council Member Pal amended the motion to take away the canine unit and add a 3rd officer. Police Chief Roth explained what that would do for the department.

Council Member Washington voiced concerns about upcoming negotiations and impact on retainment and would like to wait to for Council to make decision.

Council Member Pal rescinded his amendment to the motion.

AYES: Dawson, Hernandez, Pal

NOES: Washington

ABSENT: Shepherd

Motion by Vice Mayor Dawson to continue the meeting for Item 20 and Council Comments and seconded by Council Member Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Washington

NOES: Pal

ABSENT: Shepherd

Council Member Pal left the meeting at 10:34pm.

20. Council Adoption Resolution No. 2025-17: Adopting the Suisun City Strategic Plan Fiscal Year 2024-25 through 2029-30 - (Prebula: bprebula@suisun.com).

Michael Elm, Administrative Technician and Prebula presented the report.

PUBLIC COMMENTS

Michelle Chavez commented on Humphrey Canal clean-up and permits needed and when would it happen.

Donna LeBlanc asked about cannabis saturation mentioned in the staff report.

Mr. Prebula and Mr. Vue responded to comments.

Motion by Council Member Washington to approve Item 20 and seconded by Vice Mayor Dawson. Motion passed by the following vote:

AYES: Dawson, Hernandez, Washington

NOES: None

ABSENT: Pal, Shepherd

COUNCIL COMMENTS

No Council comments.

Mayor Hernandez thanked Council Member Washington who was not scheduled to be in attendance for changing plans for a quorum.

REPORTS: (Informational items only)

21. Non-Discussion Items.

ADJOURNMENT

There being no further business the meeting was adjourned at 10:46pm.

Anita Skinner, City Clerk

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AGENDA TRANSMITTAL

MEETING DATE: March 4, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-__: Approving the Issuance of the California Municipal Finance Authority Exempt Facility Bonds in an Aggregate Principal Amount Not to Exceed \$50,000,000 for the Purpose of Financing or Refinancing the Acquisition, Construction, Improvement and Equipping of Almond Gardens Apartments and Certain Other Matters Relating Thereto (Continued from February 18, 2025).

FISCAL IMPACT: The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California but are to be paid for solely from funds provided by the Borrower.

The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the "Foundation"), acts as the Board of Directors for the CMFA. Through its conduit issuance activities, the CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City of Suisun City, it is expected that that a portion of the issuance fee attributable to the City will be granted by the CMFA to the general fund of the City. Such grant may be used for any lawful purpose of the City.

STRATEGIC PLAN: Revitalize Downtown Waterfront District; Provide Good Governance.

BACKGROUND: On January 30, 2024, the Suisun City Planning Commission approved the Almond Gardens Redevelopment Project. The development application was appealed and City Council denied the appeal and upheld the Planning Commission's decision at a public hearing on March 12, 2024.

The City Council is requested to hold a public hearing in accordance with the Tax and Equity Fiscal Responsibility Act ("TEFRA"). This hearing, which was continued from February 4 and 18, concerns the proposed issuance of revenue bonds by the California Municipal Finance Authority ("CMFA"), a joint powers authority and public entity of the State of California. The bonds, not to exceed \$50,000,000 (the "Bonds"), are intended to finance or refinance the acquisition, construction, improvement, and equipping of a multifamily rental housing project located at 707-815 Almond Street (the "Project") within the City of Suisun City, California (the "City").

The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 350 municipalities have become members of CMFA.

The CMFA was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. The

CMFA’s representatives and its Board of Directors have considerable experience in bond financings.

STAFF REPORT: The Borrower requested that the CMFA serve as the municipal issuer of the Bonds in an aggregate principal amount not to exceed \$50,000,000 (the “Bonds”) of tax-exempt revenue bonds. The proceeds of the Bonds will be used to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 707-815 Almond Street (the “Project”) within the City of Suisun City, California (the “City”).

In order for the Bonds to qualify as tax-exempt bonds, the City of Suisun City must conduct a public hearing (the “TEFRA Hearing”) providing for the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the members of the community. Following the close of the TEFRA Hearing, an “applicable elected representative” of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

STAFF RECOMMENDATION:

1. Adopt Resolution No. 2025-__: Approving the Issuance of the California Municipal Finance Authority Exempt Facility Bonds in an Aggregate Principal Amount Not to Exceed \$50,000,000 for the Purpose of Financing or Refinancing the Acquisition, Construction, Improvement and Equipping of Almond Gardens Apartments and Certain Other Matters Relating Thereto.
2. Conduct the public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the “Code”).

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-__: Approving the Issuance of the California Municipal Finance Authority Exempt Facility Bonds in an Aggregate Principal Amount Not to Exceed \$50,000,000 for the Purpose of Financing or Refinancing the Acquisition, Construction, Improvement and Equipping of Almond Gardens Apartments and Certain Other Matters Relating Thereto.
2. Almond Gardens TEFRA PowerPoint

PREPARED BY:

John Kearns, Principal Planner

REVIEWED BY:

Jim Bermudez, Development Services Director

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. [Resolution Almond Gardens TEFRA Attachment 1](#)
2. [Almond Gardens TEFRA PowerPoint Attachment 2](#)

RESOLUTION NO. 2025-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING THE ISSUANCE OF THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY EXEMPT FACILITY BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$50,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF ALMOND GARDENS APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, Almond Gardens, LP (the “Borrower”) a partnership of which Harbor Park, LLC (the “Developer”) or a related person to the Developer is the general partner, has requested that the California Municipal Finance Authority (the “Authority”) adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the “Code”) in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$50,000,000 in aggregate principal amount (the “Bonds”), to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 707-815 Almond Street, Suisun City, California (the “Project”); and

WHEREAS, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Suisun City (the “City”) because the Project is located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the “City Council”) is the elected legislative body of the City and is one of the “applicable elected representatives” required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the “Agreement”), among certain local agencies, including the City; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Suisun City as follows:

Section 1. The foregoing resolutions are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority. It is the purpose and intent of the City Council that this resolution constitute approval of the

issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The issuance of the Bonds shall be subject to the approval of the Authority of all financing documents relating thereto to which the Authority is a party. The City shall have no responsibility or liability whatsoever with respect to the Bonds.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing to acquire or construct the Project or any refinancing of the Project; (ii) approve any application or request for or take any other action in connection with any planning approval, permit or other action necessary for the acquisition, construction, rehabilitation, installation or operation of the Project; (iii) make any contribution or advance any funds whatsoever to the Authority; or (iv) take any further action with respect to the Authority or its membership therein.

Section 5. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 6. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 4th day of March 2025, by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 4th day of March 2025.

Anita Skinner,
City Clerk

Tax Equity and Fiscal Responsibility Act (TEFRA)

Almond Gardens Apartments
City of Suisun City

1

TEFRA Hearing

- TEFRA requires that a public hearing be held by the governing body of the jurisdiction where a project to be financed with tax-exempt financing is located
- The public hearing allows interested individuals to express their views on the issuance of tax-exempt bonds and the nature of the improvements and projects for which the bond funds will be allocated.
- City has no financial obligation or responsibility with the bond issuance

2

TEFRA Hearing (cont.)

- Harbor Park LLC has asked the California Municipal Finance Authority (the “CMFA”) to be the issuer of tax-exempt financing in an amount not to exceed \$50,000,000
- The proceeds from the bonds will be used to finance or refinance the acquisition, construction, improvement and equipping of a multifamily rental housing project within the City of Suisun City, California to be owned and operated by Almond Gardens, LP

3

California Municipal Finance Authority

- Joint powers authority formed to assist local governments, non-profit organizations, and businesses with the issuance of both taxable and tax-exempt debt

4

Almond Gardens

- 97-unit Affordable Housing Development (96 affordable units and 1 unrestricted manager's unit)
- The project design includes five residential buildings, a leasing office, and maintenance shop.
- Adult education and health and wellness classes will be offered
- Target tenants earning between 30%-50% AMI
- Located at 707-815 Almond Street, Suisun City, CA 94585

5

Recommended Actions

- Conduct a public hearing consistent with the requirements of the Tax Equity and Fiscal Responsibility Act and Section 147(f) of the Internal Revenue Code of 1986, as amended; and
- Adopt a resolution approving the issuance of bonds by the CMFA for the acquisition, construction, development, and equipping of the Almond Gardens Apartments

6

AGENDA TRANSMITTAL

MEETING DATE: March 4, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-__: Adopting the 2025 Legislative Platform.

FISCAL IMPACT: No fiscal impact on this item.

STRATEGIC PLAN: The 2025 Legislative Platform directly aligns with Suisun City's Strategic Plan by advancing key priorities that support long-term growth, sustainability, and quality of life improvements. Each legislative priority corresponds to one or more strategic goals outlined in the plan. By aligning legislative efforts with the Strategic Plan, Suisun City ensures a coordinated approach to policymaking that maximizes impact and community benefits.

BACKGROUND: The City of Suisun City has developed the 2025 Legislative Platform to align legislative advocacy with the priorities established in the City's Strategic Plan. The platform serves as a roadmap for policy initiatives, funding opportunities, and governmental partnerships that will support economic development, infrastructure investments, environmental stewardship, and community well-being.

The Legislative Platform is reviewed and updated annually to reflect changing priorities, legislative opportunities, and community needs. By adopting this platform, Suisun City positions itself to proactively engage with lawmakers, secure funding, and advocate for policies that benefit residents and businesses.

STAFF REPORT: The 2025 Legislative Platform establishes the City's official stance on a range of issues and ensures that advocacy efforts remain consistent, strategic, and impactful. The platform is structured around the following key priorities:

- Economic Development
 - Business retention and expansion initiatives.
 - Redevelopment of key opportunity sites.
 - Public-private partnerships to attract new industries.
 - Support for regional and global economic competitiveness.
- Education, Diversity, and Enrichment
 - Advocacy for high-quality educational opportunities.
 - Enhancement of cultural and civic engagement programs.
 - Strengthening of community partnerships for youth development.
- Housing
 - Policies to streamline housing development and affordability.
 - Protection of local land-use control.
 - Solutions for addressing homelessness and transitional housing.
- Infrastructure
 - Sustainable funding for critical infrastructure projects.
 - Climate resiliency and disaster preparedness investments.

- Transportation and mobility improvements.
- Responsive, Accountable & Cost-Effective Government
 - Government transparency and public engagement.
 - Advocacy for local decision-making authority.
 - Reform of unfunded mandates and cost-saving initiatives.
- Marina Advocacy & Dredging
 - Securing sustainable funding for ongoing dredging projects.
 - Expedited permitting processes for marina and harbor maintenance.
 - Investment in waterfront infrastructure.
- Stewardship of the Environment
 - Support for renewable energy initiatives and conservation programs.
 - Water quality and habitat protection efforts.
 - Sustainable urban planning and green innovation policies.

By adopting the 2025 Legislative Platform, City Council will provide staff with clear direction on legislative priorities, enabling proactive advocacy at all levels of government.

STAFF RECOMMENDATION:

1. Adopt Resolution No. 2025-__: Adopting the 2025 Legislative Platform
2. Adopt the 2025 Legislative Platform for Suisun City to guide advocacy efforts and policy priorities at the federal, state, and regional levels.

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-__: Adopting the 2025 Legislative Platform
2. Legislative Platform PDF

PREPARED BY:

Michael Elm, Administrative Technician

REVIEWED BY:

Bret Prebula, City Manager

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. [Resolution Adopting the 2025 Legislative Platform](#)
2. [Legislative Platform - Suisun City - February 2025.pdf](#)

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY ADOPTING THE 2025 LEGISLATIVE PLATFORM

WHEREAS, the City of Suisun City (the "City") recognizes the importance of actively engaging in legislative and regulatory processes to advocate for policies that support the City's priorities, enhance the well-being of its residents, and promote sustainable growth; and

WHEREAS, the City's Legislative Platform establishes priorities and guiding principles that enable the City to proactively and effectively respond to legislative and regulatory proposals at the federal, state, and regional levels; and

WHEREAS, the Legislative Platform serves as a foundation for the City's advocacy efforts, ensuring that policies align with the City's strategic goals and that Suisun City has a unified voice in policy discussions affecting its community; and

WHEREAS, the City Council of Suisun City has reviewed the proposed 2025 Legislative Platform and finds that it aligns with the City's policy objectives, including but not limited to economic development, infrastructure investment, public safety, environmental sustainability, housing, and local government fiscal stability;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City as follows:

Section 1. The City Council hereby adopts the 2025 Legislative Platform, attached hereto as Exhibit A and incorporated herein by reference.

Section 2. The City Manager or their designee is authorized to communicate and advocate the City's positions as outlined in the 2025 Legislative Platform to legislators, regulatory agencies, and other stakeholders.

Section 3. The City Manager or their designee is authorized to monitor and track legislative proposals, report significant developments to the City Council, and recommend actions consistent with the adopted Legislative Platform.

Section 4. The City reserves the right to take positions on legislative and regulatory matters not explicitly addressed in the 2025 Legislative Platform when it is in the best interest of the City, as determined by the City Council or City Manager.

Section 5. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a regular meeting of said City Council of the City of Suisun City dully held on Tuesday, the 4th of March, 2025 by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of the City of Suisun City this 4th day of March 2025.

Anita Skinner
City Clerk



LEGISLATIVE PLATFORM 2025



The City of Suisun City developed its Legislative Platform to support successfully implementing the City's adopted Strategic Plan. The Strategic Plan serves as the roadmap to advance the City's mission and vision by aligning the City's resources and activities, the City Council's policy direction, and the desires of residents, businesses, and community stakeholders.

The City's Strategic Plan embraces and helps advance priorities outlined at the Federal and State levels of government, which include but are not limited to (not in priority order):

- 1.Economic Development
- 2.Education, Diversity and Enrichment
- 3.Housing
- 4.Infrastructure
- 5.Mobility (Traffic and Transportation)
- 6.Responsive, Accountable and Cost Effective Government
- 7.Marina Dredging / Marina Advocacy
- 8.Stewardship of the Environment

City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

P: 707-421-7300
<https://www.suisun.com/Home>



Vision, Mission, Values

Our Vision:

“Discover the gem by the Bay.”

Our Mission:

The City provides a resilient, safe, inclusive community to enhance the quality of life for community members and visitors.

Our Values:

Integrity
Inclusivity

Adaptability
Humility

About the Platform

In order to continue improving the local quality of life while contributing to the greater goals of the region, the City of Suisun City will advocate for policy priorities and funding opportunities outlined in this legislative platform. This commitment is a testament to our dedication to the community and its well-being.

This Legislative Platform, adopted by the Suisun City City Council, will establish the City's position on matters of priority and importance to the City. The Platform is designed to be flexible and nimble, allowing staff to proactively and immediately engage, advocate, and influence the Legislature where possible and as necessary at all levels of government.

By adopting this Platform, staff will actively collaborate with Federal, State, regional, and local elected officials and their respective staff, partners, and stakeholders to implement the goals and deliverables outlined by the City Council. This platform supplements and aligns with existing City Council-established goals and policies adopted in various documents such as the General Plan, the City's Strategic Plan, and approved Resolutions.

Given the ever-changing political atmosphere, the Legislative Platform shall be reviewed regularly and updated annually. The Legislative Platform shall be published and disseminated widely to promote transparency and awareness among the public.

Council Members



Alma Hernandez
Mayor



Jenalee Dawson
Mayor Pro Tem



Princess Washington
Councilmember



Parise Shepherd
Councilmember

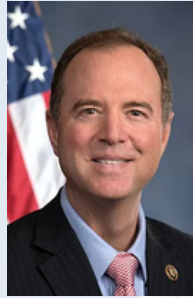


Amit Pal
Councilmember

ELECTED OFFICIALS



Alex Padilla
U.S. Senator



Adam Schiff
U.S. Senator



John Garamendi
Congressmember, CD8



Christopher Cabaldon
State Senator, SD3



Lori Wilson
State Assemblymember, AD11



Wanda Williams
Supervisor, District 3



Mitch Mashburn
Supervisor, District 5

Economic Development



The Economic Development priority focuses on retaining and attracting businesses while creating quality jobs for the community. It also includes adapting to global markets, emerging technologies, and economic trends. The City supports businesses through various services, while businesses contribute through civic engagement, job creation, and economic growth. This priority highlights the partnership between businesses and the community to maintain a strong and balanced economy.

2025 Strategic Plan:

- **Economic Development Strategy and Implementation Plan**
 - NorthBay Clinic
 - Redevelopment of Opportunity Sites (Sunset Building Feasibility Review, Postage Stamp Lot)
 - Establish Economic Development Board
 - Implement Highest and Best Use of 34 acre Site.
- **Parking Study**
- **Cannabis Saturation Analysis**
- **Citywide Restructuring of the Business Improvement Special Assessment Districts**
- **Support Business Retention & Expansion** – Advocate for policies and programs that help existing businesses thrive and expand within the community.
- **Attract New Investment & Industries** – Promote initiatives that encourage business relocation, entrepreneurship, and economic diversification.
- **Leverage Public-Private Partnerships (P3s)** – Encourage collaboration between government, private businesses, and nonprofit organizations to drive economic innovation and investment.
- **Strengthen Regional & Global Economic Competitiveness** – Support initiatives that position the city for success in both regional and global markets.

Education, Diversity and Enrichment



This priority emphasizes the importance of education, diversity, and enrichment in building a strong community. Education ensures access to high-quality learning opportunities for all, while enrichment fosters cultural, social, recreational, and civic engagement. Together, they support individual growth, personal responsibility, and leadership while strengthening community diversity and inclusivity. A well-educated, engaged, and culturally aware population enhances the overall quality of life for everyone.

2025 Strategic Plan:

- **Support High-Quality Education for All** – Advocate for policies that expand access to diverse educational opportunities, from early childhood to higher education and workforce training.
- **Enhance Access to Arts, Culture & Civic Engagement** – Support programs that foster cultural awareness, creative expression, and community involvement.
- **Strengthen Community Partnerships for Enrichment** – Encourage collaboration between schools, businesses, nonprofits, and local government to enhance educational and cultural programming.
- **Foster Civic Engagement & Volunteerism** – Promote opportunities for residents to contribute to their community through civic involvement, leadership, and service.
- **Invest in Youth & Leadership Development** – Encourage initiatives that empower young people through mentorship, leadership programs, and community service opportunities.

Housing



This cycle, the Committee added Housing as a Strategic Priority based on data supporting the need to address homelessness and affordable housing. There is concern over state-led efforts to increase housing production, particularly the push for higher-density developments. While recognizing the need for housing, the Committee emphasizes the importance of preserving the city's character. New developments should be thoughtfully designed to complement existing neighborhoods. This priority aims to carefully address housing, homelessness, and development challenges with a balanced approach.

2025 Strategic Plan:

- **Support Increased Housing Production** – Advocate for policies that streamline housing development, reduce regulatory barriers, and incentivize diverse housing options to meet community needs.
- **Expand Affordable & Workforce Housing Opportunities** – Promote funding, tax credits, and policy solutions that support the creation and preservation of affordable and workforce housing.
- **Protect Local Control Over Land Use Decisions** – Ensure municipalities retain authority over zoning, density, and development decisions to align with community priorities.
- **Invest in Infrastructure for Housing Growth** – Secure state and federal funding for critical infrastructure (transportation, water, sewer, broadband) to support sustainable housing development.
- **Improve Housing Affordability Through Policy & Funding** – Seek legislative solutions that reduce costs for renters and homeowners, including rental assistance, first-time homebuyer programs, and equitable property tax policies.
- **Address Homelessness Through Coordinated Solutions** – Advocate for increased resources for shelter, transitional housing, mental health services, and wraparound support programs.

Infrastructure



Infrastructure includes various systems like roads, drainage, sewer, water, telecommunications, and utilities. Some are city-controlled, while others are managed externally, but all are essential for a well-functioning community. It also includes city-owned buildings and properties, which must be maintained to support government, public safety, and recreational services. A well-maintained infrastructure is crucial for residents, businesses, and the city's economic health, ensuring present and future needs are met.

2025 Strategic Plan:

- **Humphrey Canal Project**
- **Secure Sustainable Funding for Infrastructure Projects** – Advocate for grants, partnerships, and funding mechanisms to maintain and expand critical infrastructure without overburdening local budgets.
- **Invest in Critical Infrastructure Improvements** – Advocate for funding and policies that support roads, bridges, water systems, and public facilities to ensure long-term sustainability.
- **Enhance Transportation & Mobility** – Support initiatives that improve public transit, pedestrian and bike accessibility, and traffic management for a more connected community.
- **Improve Climate Resiliency & Disaster Preparedness** – Support infrastructure investments that mitigate the impacts of climate change, natural disasters, and extreme weather events.



Mobility focuses on reducing congestion, improving local and regional transportation, and protecting neighborhoods from traffic impacts. Safe, efficient movement of people and goods is essential for both residents' quality of life and the local economy.

Future transportation planning must support growth while expanding alternative transportation options to reduce reliance on costly road expansions and improve air quality.

2025 Strategic Plan:

- **Secure Sustainable Funding for Infrastructure Projects** – Advocate for grants, partnerships, and funding mechanisms to maintain and expand critical infrastructure without overburdening local budgets.
- **Invest in Critical Infrastructure Improvements** – Advocate for funding and policies that support roads, bridges, water systems, and public facilities to ensure long-term sustainability.
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Responsive, Accountable & Cost-Effective Government



Responsive, Accountable, and Cost-Effective Government means managing city operations efficiently while considering community and employee input. It ensures accountability, maintains service standards, and continuously assesses the government's role to align services with community needs and available resources.

2025 Strategic Plan:

- **Transparency and Public Engagement** – Advocate for policies that enhance government transparency, encourage public participation, and improve access to city decision-making processes.
- **Service Delivery Efficiency** – Support legislation that enables cities to modernize operations, leverage technology, and improve service delivery to meet community needs effectively.
- **Local Control** – Defend and strengthen local government authority in decision-making, fiscal management, and service provision to ensure policies reflect community needs.
- **Unfunded Mandate Reform** – Oppose state and federal mandates that impose financial burdens on cities without providing necessary funding or flexibility in implementation.
- **Government Innovation and Modernization** – Advocate for legislative measures that allow cities to adopt innovative solutions, emerging technologies, and best practices to improve governance and service delivery.

Marina Advocacy / Dredging

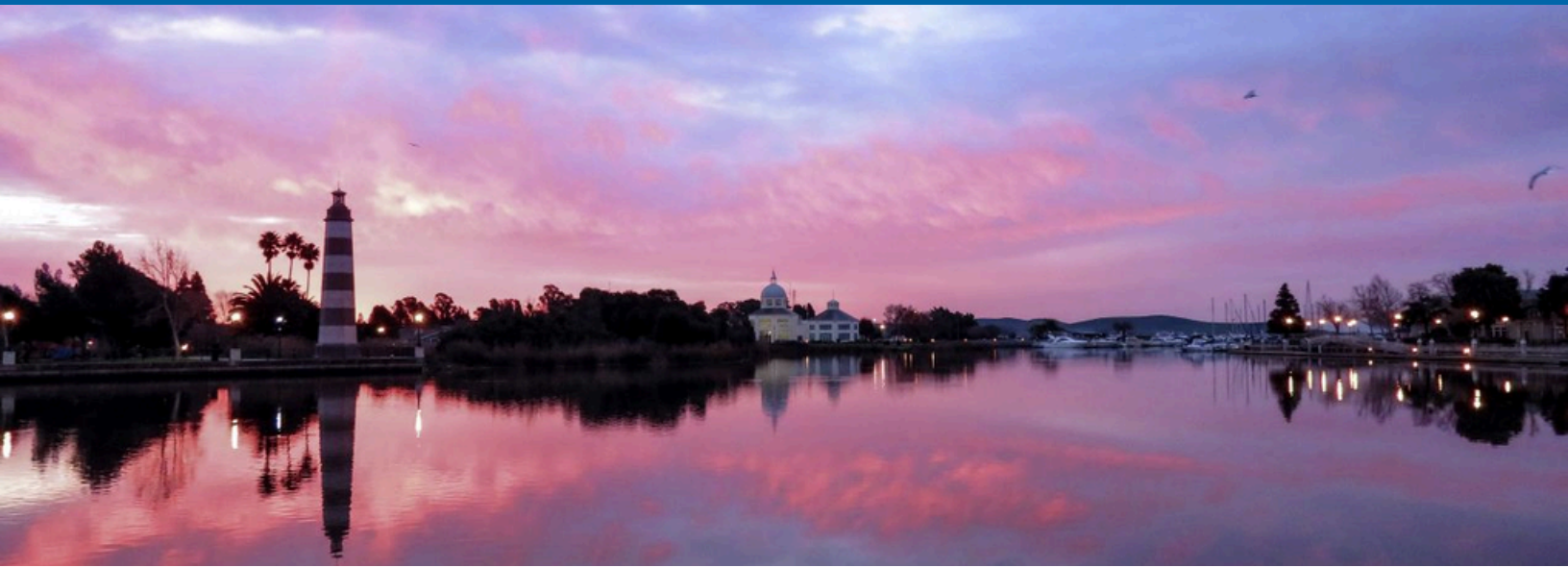


Responsive, Accountable and Cost-Effective Government describes the City government's responsibility to manage in a manner which seeks out and is responsive to community and employee input and feedback on actions, plans and initiatives; is accountable and responsible for actions taken; and, which maintains effective operational standards and efficient delivery of services. It acknowledges the need for continual monitoring and assessment of the role of City government and the services it provides, to ensure that the appropriate services are provided in a manner that best reflects both the needs of the community and the ability of the government to provide them.

2025 Strategic Plan:

- **Securing Sustainable Dredging Funding** – Advocate for dedicated state and federal funding streams to support routine dredging, ensuring navigability, economic viability, and environmental sustainability of the marina.
- **Regulatory Streamlining for Dredging Projects** – Support legislation that simplifies and expedites permitting processes for dredging and sediment management, reducing delays and costs for local governments.
- **Harbor and Waterfront Infrastructure Investment** – Promote policies that provide grants and resources for maintaining and upgrading marina infrastructure, including docks, bulkheads, and shoreline stabilization.
- **Environmental Stewardship in Dredging Practices** – Support legislation that encourages beneficial reuse of dredged materials, habitat restoration efforts, and environmentally responsible sediment management strategies.

Stewardship of the Environment



In 2008, Stewardship of the Environment rose to the level of a Strategic Priority based on increasing awareness and concerns regarding climate change and its effects on our world. This Strategic Priority addresses the need for Suisun to be aware of, and proactively respond to, a wide variety of issues concerning the physical environment, from the micro and local to the macro and global. Understanding and addressing the cumulative impacts of individual, local and regional activities assures that Suisun will be a leader in minimizing negative effects on our environment. We see this priority as both a vital issue to address and preserve the quality of life for future generations, and an opportunity for Suisun to be a leader in encouraging and facilitating individual, local, regional and commercial solutions for this on-going global issue.

2025 Strategic Plan:

- **Sustainable Land Use and Development** – Support legislation that promotes sustainable growth, climate-conscious urban planning, and smart infrastructure investments that protect natural resources while meeting community needs.
- **Water Quality and Conservation** – Advocate for policies that ensure the protection and sustainable management of Suisun’s waterways, including wetlands, groundwater, and the Suisun Marina, through conservation efforts, pollution reduction, and responsible water use.
- **Renewable Energy and Green Innovation** – Promote legislative initiatives that expand access to renewable energy, incentivize green building practices, and support local efforts to transition toward a low-carbon economy.

Suisun City Executive Team

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City Manager

Anit Skinner
City Clerk

Vinay Tewari
City Treasurer

Donna Pock
Deputy City Clerk

Aaron Roth
Police Chief

Brad Lopez
Fire Chief

Lakhwinder Deol
Finance Director

Jim Bermudez
Development
Services Director

Janet Hull
Director of Parks,
Recreation, Marina
and Arts

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