

Solano County Airport Land Use Commission

675 Texas Street Suite 5500
Fairfield, CA 94533
Tel 707.784.6765
Fax 707.784.4805

LAND USE COMPATIBILITY DETERMINATION: APPLICATION FORM

TO BE COMPLETED BY STAFF		
APPLICATION NUMBER:	FILING FEE:	
DATE FILED:	RECEIPT NUMBER:	
JURISDICTION: CITY OF FAIRFIELD	RECEIVED BY:	
PROJECT APN(S): 0037-053-560 and 700; 0037-340-010 and 190		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: CITY OF FAIRFIELD		DATE: 14 JANUARY, 2019
ADDRESS: 1000 WEBSTER STREET FAIRFIELD, CA 94533		
E-MAIL ADDRESS: bkmler@fairfield.ca.gov	DAYTIME PHONE: 707-428-7446	FAX: 707-428-7621
NAME OF PROPERTY OWNER: FAIRFIELD HOUSING AUTHORITY (CITY OF FAIRFIELD)		DATE: SAME
ADDRESS: SAME		DAYTIME PHONE: SAME
NAME OF DOCUMENT PREPARER: BRIAN K. MILLER, ASSOCIATE PLANNER		DATE: 14 JANUARY, 2019
ADDRESS: SAME	DAYTIME PHONE: SAME	FAX: SAME
NAME OF PROJECT: SANTA MONICA STREET GENERAL PLAN AMENDMENT AND ZONE CHANGE		
PROJECT LOCATION: EAST CENTRAL FAIRFIELD SOUTH OF EAST TABOR AVENUE AND WEST OF SUNSET AVENUE		
STREET ADDRESS: 1700 SANTA MONICA STREET		

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

The Santa Monica Street General Plan Amendment and Zone Change involves a relatively flat, undeveloped property in eastern Fairfield. Currently, the only direct street access is from Santa Monica Street to the north, which connects to East Tabor Avenue. However, there are vacant narrow parcels under private ownership which could potentially provide access to Sunset Avenue

A cutoff section of the former channel of Laurel Creek bisected the site from northeast to southwest. In 2008, the U.S. Army Corps of Engineers authorized through Nationwide Permit 29543N the filling of 0.14 acres of former channel. The site has been tilled/mowed on a regular basis by both the City/Housing Authority and previous owners (Mercy Housing). Vegetation on the project site is thus predominately ruderal annual grasses and forbs. Other plants typical of disturbed urban and transitional sites can also be found on the property, including coyote brush, introduced palm and ornamental trees, and other weedy or volunteer species.

The Santa Monica Street General Plan Amendment and Zone Change amends the land use designations for four parcels located at the south end of Santa Monica Street in the City. These parcels are currently vacant and are owned by the Fairfield Housing Authority. The parcels are currently designated in the General Plan as Residential-Low Medium and Open Space Conservation and are zoned for low-medium density residential use (RLM).

In 2007, Mercy Housing, a regional developer of affordable housing, proposed 18 single family homes to be built under a “sweat equity” self-help housing project. This affordable housing program was consistent with both the Residential Low Medium General Plan Designation and the current RLM zoning.

The proposed new General Plan and Zoning designations will retain the residential use designation, while permitting higher density development at a future date. No new development is proposed or permitted at this time. The Program clarifies anticipated land uses on these sites. Any new development will be reviewed, and all issues considered at the time of development review.

Under the current zoning, the maximum number of residential units that could

be permitted would be up to 28 units (at 8 dwelling units per acre). The proposed RH zoning would increase the potential number of units to 77 units (at 22 dwelling units per acre), for a potential increase of 49 units. These numbers assume full developability of the site and represent a maximum. Site planning issues and project design will potentially decrease the number of actual units, and project-level density bonus requests could potentially increase the number of units. Anticipated land uses in the new Zoning would be very similar to those permitted under the current RLM zoning, with a primary focus on residential land uses and limited institutional or public uses.

Note that the current zoning (RLM) permits single family and low-density multifamily development with a maximum height of 35'. The proposed Zone Change will permit development with a maximum height of 45'.

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LAND USE COMPATIBILITY DETERMINATION APPLICATION

TO BE COMPLETED BY THE APPLICANT	
II. DESCRIPTION OF PROJECT (CONT'D)	
<p>POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): NONE. The proposed project is a General Plan Amendment and Zone Change that will retain the current planned residential use but increase potential density. The Negative Declaration for the project finds no environmental impacts under CEQA, including smoke, steam, glare, noise and signals. The specific project will be required to meet all standards in the City Municipal Code that will ensure the future project does not violate standards related to noise, glare, etc.</p>	
<p>PROJECT AIRPORT LAND USE COMPATIBILITY PLAN: TRAVIS</p>	<p>COMPATIBILITY ZONE: D</p>
<p>PERCENTAGE OF LAND COVERAGE: TO BE DETERMINED. ZONING WILL ALLOW 22 DWELLING UNITS PER ACRE. THE ZONING DOES NOT SPECIFY A MAXIMUM LOT COVERAGE FOR THE MULTIFAMILY DEVELOPMENT PERMITTED UNDER THE CODE.</p>	<p>MAXIMUM PERSONS PER ACRE: TO BE DETERMINED (ZONING WILL ALLOW 22 DWELLING UNITS PER ACRE, BUT THE SPECIFIC UNIT MIX WILL BE DETERMINED WHEN A SPECIFIC PROJECT IS SUBMITTED.</p>
<p>THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:</p> <p><input checked="" type="checkbox"/> JURISDICTION REFERRAL LETTER: <input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: <input checked="" type="checkbox"/> LOCATION MAP: <input checked="" type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: <input type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch</p>	

<p>reduction(s):</p> <p><input type="checkbox"/> ELEVATIONS, if located in APZ, clear zones and A,B,C compatibility zones or over 200' in height, plus 8 1/2 x 11 inch reduction(s) :</p> <p><input type="checkbox"/> WIND TURBINE STUDY, including cumulative impact studies. Such studies shall include an analysis of (1) the individual effects of the proposed project, and (2) as required by law, an analysis of the cumulative effects of the proposed project considered in connection with the effects of past projects, the effects of other current projects and proposed projects, and the effects of probable future projects, including (i) the probable build out for wind energy development of the remaining vacant parcels within the wind resource areas described in the Solano County General Plan and (ii) any probable replacement of existing turbines or meteorological towers with structures having different dimensions.</p> <p><input type="checkbox"/> SUPPLEMENTAL INFORMATION:</p> <p><input checked="" type="checkbox"/> FEES:</p> <p><input type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD:</p>					
<table style="width: 100%;"> <tr> <td style="width: 50%;">APPLICANT SIGNATURE:</td> <td style="width: 50%;">DATE:</td> </tr> <tr> <td colspan="2"> X..... </td> </tr> </table>		APPLICANT SIGNATURE:	DATE:	X.....	
APPLICANT SIGNATURE:	DATE:				
X.....					
<p>DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, describe below:</p>					

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Location Map
Santa Monica Street General Plan Amendment
and Zone Change



**Annotated Assessor's Parcel Maps
Santa Monica Street General Plan Amendment
and Zone Change**

**Initial Study and Draft Negative Declaration
Santa Monica Street General Plan Amendment
and Zone Change**