



PUBLIC HEARING NOTICE

CITY OF VACAVILLE PLANNING COMMISSION

650 MERCHANT STREET, VACAVILLE, CA 95688

**NOTICE OF PUBLIC HEARING
CITY OF VACAVILLE PLANNING COMMISSION
650 MERCHANT STREET
VACAVILLE, CALIFORNIA 95688**

DATE OF HEARING: February 16, 2016

TIME OF HEARING: 7:00 P.M.

PLACE OF HEARING: Council Chambers, 650 Merchant Street

NOTICE IS HEREBY GIVEN THAT:

The Vacaville Planning Commission will hold a public hearing to consider the merits of the following:

Vacaville Economic Vitality Code Amendments

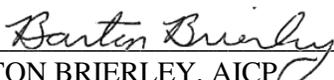
The project proposes text amendments to the City's Land Use and Development Code to enhance the economic vitality of Vacaville. The amendments would

- (1) make all land use approvals valid for two years instead of one, and allow the Director of Community Development to approve a one year extension;
- (2) allow a conditional use that has been discontinued to be reestablished within one year, instead of six months, without a new conditional use permit. It also would clarify language related to conditional uses;
- (3) clarify language and remove inconsistencies regarding temporary commercial uses and events;
- (4) allow mobile food services to set up on improved commercial properties for a short term event without acquiring a temporary commercial use permit from the City, and allow a property owner to establish a location for mobile food services through the design review process;
- (5) allow the Community Development Director to approve a reduction in the number of parking spaces through an administrative clearance process rather than a variance;
- (6) allow fences in interior residential yards to be up to eight feet high if both property owners agree and if the top two feet is 25 percent open, and allow the Community Development Director to approve an administrative clearance to increase other fence heights by two feet;
- (7) allow pet day cares as a permitted use (or conditional use if adjacent to residential zones) in various commercial zones;
- (8) make a number of conditional uses in commercial zones permitted uses if they are not adjacent to residential zones; and
- (9) allow administrative level design reviews instead of planning commission level for commercial projects 25,000 square feet or less and industrial projects 100,000 square feet or less where the project does not abut a residential zone.

Pursuant to the California Environmental Quality Act (CEQA), the proposed amendments have been reviewed and analyzed in an Initial Study. The City has determined that the proposed amendments could not have a significant impact on the environment and has prepared a Negative Declaration for the project. A copy of the Negative Declaration and all supportive documentation is available at the Community Development Department, 650 Merchant Street, during regular business hours. Pursuant to Section 15307 of CEQA, the Negative Declaration has been completed and issued for a public review period from **January 23, 2016 through February 12, 2016**.

All persons interested in these matters are invited to be present and submit statements orally or in writing during the public hearing. The environmental documents are available for review at, and further information may be obtained from the Community Development Department, 650 Merchant Street, during regular business hours. Phone (707) 449-5140. A staff report will be available to the public at City Hall or at www.cityofvacaville.com on the Friday preceding the public hearing.

If you challenge the Planning Commission's actions(s) on any of the above-listed items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. An appeal to the City Council from any action of the Planning Commission may be brought by any interested party within ten (10) days of the Public Hearing date.


BARTON BRIERLEY, AICP
Community Development Director