

revisions to the local zoning ordinance be reviewed for consistency with adopted airport land use compatibility plans.

Travis Plan Compatibility Zone D Criteria

The subject property lies within the Area of Influence of the Travis plan, more particularly within Compatibility Zone D. (Attachment B Travis Plan Context Map). The criteria for compatibility in Zone D are listed below.

Maximum Densities/Intensities: No Limits

Prohibited Uses: None

Other Development Conditions:

- ALUC review required for objects > 200 feet AGL
- All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1
- All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review
- All new or expanded meteorological towers > 200 feet
- AGL, whether temporary or permanent, require ALUC review
- For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for discretionary projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.
- For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use involving discretionary review that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.

California Airport Land Use Planning Handbook (2011)

The State Department of Aeronautics has published the California Airport Land Use Planning Handbook (2011) as a guide for Airport Land Use Commissions in the preparation and implementation of Land Use Compatibility Plans and Procedure Documents. Section 6.4.2 (p. 6-14) sets forth procedures for the review of local zoning ordinances and directs agencies to consider the topics listed in Table 5A, as follows:

Zoning or Other Policy Documents (from Table 5A, CalTRANS Airport Land Use Planning Handbook)

The Handbook lists the following topics for consideration when reviewing zoning or other policy documents.

- *Intensity Limitations on Nonresidential Uses*
- *Identification of Prohibited Uses*
- *Open Land Requirements*

- *Infill Development*
- *Height Limitations and Other Hazards to Flight*
- *Buyer Awareness Measures*
- *Non-conforming Uses and Reconstruction*

Staff has reviewed the Lawler Mixed Use Project in light of the tests outlined above. Our analysis is presented below.

ANALYSIS

Project Description

As previously mentioned, the Lawler Mixed Use Project is located on an approximately 2.8-acre parcel on Lawler Center Drive. The project consists of a four-story 73 unit apartment project with 7,200 square feet of commercial uses.. The proposed building is 48.5 feet tall. The project requires a Planned Unit Development (PUD) designation, which is a form of zoning that requires review by the ALUC. The site lies entirely within Compatibility Zone D of the Travis Air Force Base Land Use Compatibility Plan (Attachment B Travis Plan Context Map).

Relevant Issues for the ALUC

The ALUC is concerned with those aspects of the Lawler Mixed Use Project that have the potential to be incompatible with the Travis Air Force Base Land Use Compatibility Plan, and more particularly, with the criteria found in Compatibility Zone D.

Zoning Change Consistency Factors

As previously discussed, Table 5A of the CalTRANS Handbook lists the following topics for consideration when reviewing zoning or other policy documents.

- *Intensity Limitations on Nonresidential Uses*
- *Identification of Prohibited Uses*
- *Open Land Requirements*
- *Infill Development*
- *Height Limitations and Other Hazards to Flight*
- *Buyer Awareness Measures*
- *Non-conforming Uses and Reconstruction*

These topics are analyzed below.

Intensity Limitations on Nonresidential Uses

There are no land use limitations on non-residential uses within compatibility zone D and thus the proposed mixed-use project is consistent with this aspect of the Travis Plan.

Identification of Prohibited Uses

The Plan does prohibit “Other Hazards to Flight” which typically consist of sources of smoke or glare, attraction of birds, flashing lights and sources of electronic interference. None of these hazards are present in the proposed development

Open Land Requirements

There are no open land requirements specified for Compatibility Zone D and thus the project meets the requirements of the Travis Plan.

Infill Development

The project is considered infill development. An infill projects can be permitted even when inconsistent with an Airport Land Use Compatibility Plan if the surrounding development which already exists is inconsistent with the Airport Land Use Compatibility Plan. This is not the case here as the proposed development is consistent with the land use intensity requirements of the Travis Plan.

Height Limitations and Other Hazards to Flight

Height Limitations

The Height limit for Compatibility Zone D is 200 feet. The project proposes a 4-story building 48.5' in height. The proposal meets the height requirements of the Travis Plan.

Other Hazards to Flight

There are no land use limitations within compatibility zone D. The Plan does prohibit “Other Hazards to Flight” which typically consist of sources of smoke or glare, attraction of birds, flashing lights and sources of electronic interference. None of these hazards are present in the proposed development and the proposed project meets the requirements of the Travis plan.

Buyer Awareness Measures

Buyer awareness measures are not required within Compatibility Zone D.

Non-conforming Uses and Reconstruction

The project does not involve reconstruction or ono-conforming uses. As a consequence, no further discussion is required under this topic.

RECOMMENDATION

Based on the analysis and discussions above, staff recommends that the Solano County Airport Land Use Commission find as follows:

Determination:

- 1). That the Lawler Mixed Use Project is consistent with the Travis Air Force Base Land Use Compatibility Plan, because it is consistent with the regulations for height and the prohibitions on “Other Hazards to Flight”.

ATTACHMENTS

Attachment A: Application

Attachment A1 Application Project Description

Attachment A2 Vicinity Map

Attachment A3 Aerial Map

Attachment A4 Site Plan

Attachment A5 Building Plans

Attachment B: Travis Plan Context Map

Attachment C: Draft Resolution

CITY COUNCIL

Lori Wilson, Mayor
Michael A. Segala, Mayor Pro-Tem
Anthony Adams
Jane Day
Wanda Williams



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585
Incorporated October 9, 1868

December 12, 2019

Jim Leland
Solano County Resource Management Department
Planning Division
675 Texas Street, Suite 5500
Fairfield, CA 94533

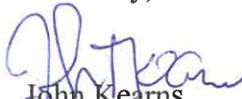
Re: Lawler Mixed Use Project, Suisun City, CA

Dear Mr. Leland:

Attached please find the application for ALUC review and supplemental materials related to the Lawler Mixed Use Project. The project is located at the southeast corner of Anderson Drive and Lawler Center Drive which is within Zone D of Travis Air Force Base Land Use Compatibility Plan.

Please accept the attached application materials and if there are any questions please call the Suisun City Development Services Department at (707) 421-7335.

Sincerely,


John Kearns
Senior Planner

Cc: File

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ DEVELOPMENT SERVICES 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

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:	RECEIVED BY:	
PROJECT APN(S):		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: City of Suisun City		DATE: December 11, 2019
ADDRESS: 528 Fortuna Drive, Suisun City, CA 94585		
E-MAIL ADDRESS: jkearns@suisun.com	DAYTIME PHONE: (707) 421-7337	FAX: (707) 429-3758
NAME OF PROPERTY OWNER: Ashria LLC		DATE:
ADDRESS: 9700 Village Center Drive, Granite Bay, CA 95746		DAYTIME PHONE: 916.740.1276
NAME OF DOCUMENT PREPARER: John Kearns		DATE:
ADDRESS: 701 Civic Center Blvd. Suisun City, CA 94585	DAYTIME PHONE: 707.421.7335	FAX: 707.429.3758
NAME OF PROJECT: Lawler Mixed Use		
PROJECT LOCATION: Southwest Corner of Anderson Drive and Lawler Center Drive		
STREET ADDRESS: N/A		

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

See Attached

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

TO BE COMPLETED BY THE APPLICANT	
II. DESCRIPTION OF PROJECT (CONT'D)	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): None	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN: Travis	COMPATIBILITY ZONE: Zone D
PERCENTAGE OF LAND COVERAGE: 17.23%	MAXIMUM PERSONS PER ACRE:
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:	
<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 checked="" type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s): <input checked="" 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) : <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. <input checked="" type="checkbox"/> SUPPLEMENTAL INFORMATION: <input checked="" type="checkbox"/> FEES: <input checked="" type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ONA CD:	
APPLICANT SIGNATURE: x <u>John Keane</u>	DATE: <u>12-11-19</u>
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:	

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

May 4, 2019

John Kerns
City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94586

Re: Lawler Residences, Suisun City, CA

Dear Mr. Kearns,

Lawler Mixed-Use will be located on the corner of Lawler and Anderson Drive. After this property has remained vacant for decades, the proposed project will introduce 73-unit high-quality residential apartments accompanied by 7200 SF of upscale commercial buildings posed to attract commercial uses that will serve the Suisun community and beyond.

Lawler Mixed-Use will be the first high-quality luxury apartment complex to be introduced in Suisun City. This project seeks to exceed the similar luxury apartments in neighboring cities by highlighting Suisun's environmental assets and combining them with stylish amenities and maximum convenience. The apartments will feature a welcoming entrance and enclosed lobby, a fitness center, and a secure temperature-controlled environment. Residents will also have access to elevators, which are an important and expensive feature of this project because of the tremendous convenience they provide occupants and their guests.

The project will feature a four-story residential building and two 3600 SF retail buildings on a 2.81-acre lot¹ accompanied by 153 parking spaces. The 73 apartments are comprised of 25 one-bedroom, 40 two-bedroom, and 8 three-bedroom luxury apartments with floor plans ranging from one-bedroom, one-bathroom to three-bedroom, two-bathroom. These units will be 660 SF to 1260 SF and will rent for \$1800 to \$2350, a new market price point for Suisun City. The commercial buildings on either side of the main entrance to the apartments will create immediate easy access from these residential units to the commercial space.

Mixed use projects have gained popularity and redefined the way buildings are designed in many urban cities throughout the country. Projects like Lawler Mixed-Use capitalize on the desire to reduce expenses and increase social interaction by providing common facilities for both residential and commercial use. In highly urbanized cities, commercial, residential, and parking facilities are stacked on top of each other. This style, though efficient in land use, is much more expensive than can be born in a suburban area such as Suisun City's.

Lawler's residential units, though an integral and economically vital component of this project, are physically stepped back by approximately 15 feet to avoid the construction pitfalls of placing midrise residential above commercial uses like restaurants. Lawler's unique integration

¹ Commercial Mixed-Use Zoning Code §18.20.030 - residential density of 25.8 (du/ac) is compliant with requiring "10 to 40 dwelling units per gross acreage".

of commercial and residential units is a more suitable and economically attainable alternative for the Fairfield-Suisun market.

This project is 48'6" at its highest point. The four-story residential building was designed to provide residents on the third and fourth floors with rich views of the Suisun wildlife amongst a backdrop of Mt. Diablo's silhouette. The views are considered a marketing attraction for this project. The provision of elevators is considered an uncompromising advantage over the competition. Elevators are expensive to build and to maintain, as such, the number of units and floors were designed to absorb this cost.

Additionally, a few architectural features are added to the top of the parapet that are necessary to cover the roof top mechanical equipment and the solar panels. This project will be equipped with the latest technology in lighting, heating, and cooling systems that are environmentally friendly and will significantly benefit the residents. The finalized plans will also relocate the storm drain easement from its current location to the eastern portion of the property within the project parking lot.

The project will have onsite management and leasing office, which will manage and maintain the building and the grounds. However, this Project will also join the Lawler Ranch Lighting and Landscape Maintenance District.

This developer has been involved in the development of commercial centers for the past two decades commencing with Chevron and Popeyes on Anderson Drive followed by the Grey Hawk Mixed-Use subdivision. The developer has taken a tiered strategy to deliver increasingly higher quality residential projects toed with commercial units to boost the area's marginal commercial success and to evolve the city over time.

The McCoy Creek Mixed-Use Apartments was constructed in 2018 as another component of the development projects that aim to push the outer limit of the market in Suisun. This 10-units high-quality mixed-use apartment project is fully occupied and has established a new rent benchmark in the multi-unit residential market in Suisun City. The success of this Project hints the viability of high-end mixed-use projects in Suisun City.

Lawler Mixed Use is designed to elevate the new market price point that is crucial to the economic viability of larger luxury developments in Suisun. Initially, the absorption of these units as well as the commercial units will be slow – an expense that can be very burdensome to the project – however, we understand that the city shares the importance of achieving the socio-economic goals that accompany this project for the City as a whole.

Lawler Mixed-Use will diversify the housing options and income levels in Suisun City and fill a long-existing void. The attraction of the higher income families that choose the remedy the lack of upper scale apartments, making Suisun a prime option for high-income Bay Area migrants and Travis Airforce Base families. As the population density and housing demand increases in the Bay Area, the cost of living along with the scarcity of options are pushing residents toward Solano County. Ultimately, Lawler will put Suisun City in equal footing with

more prestigious residences in the neighboring cities. High income levels would be able to better support the local businesses and elevate Suisun's profile within the region.

In addition, the residential units are toeing 7200 SF of commercial space.² The commercial space will be constructed concurrently with the residential units and are open to all allowable uses in the CMU zone. While the ratio of commercial space versus residential can be the subject of discussion, it is noteworthy to emphasize the stated purpose of the CMU zoning code, which is to provide retail and services that "effectively respond to changes in the market and promote economic viability."³ This proposal does just that. It infuses high end commercial space into Lawler Commercial Center by leveraging the market demand for housing.

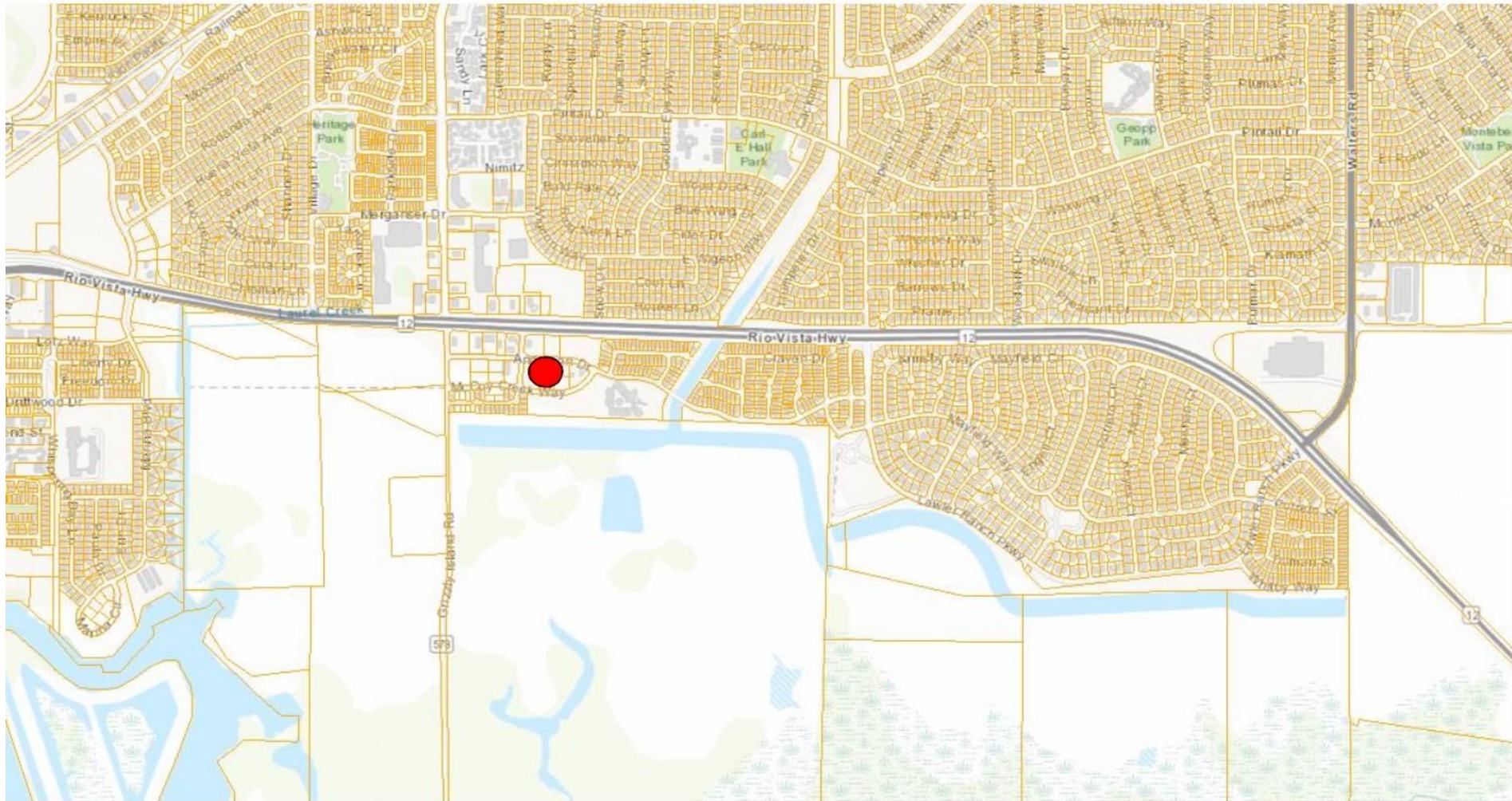
Commercial developments in Lawler commercial have proven to be very slow-coming over the years. The proposed project attempts to accelerate commercial development two elegant commercial buildings that capitalize on the influx of residents and high-visibility to bolster commercial appeal. The allowed uses for these buildings will be typical of those required for the mixed zoning code and complement existing businesses. As a result, apartments and commercial tenants will be a significant contribution to local businesses and expand the economic base in the area.

We believe that Lawler Mixed-Use will be an overall benefit for both the residential and commercial markets. This project will also mark the beginning of an exciting new era for Suisun City.

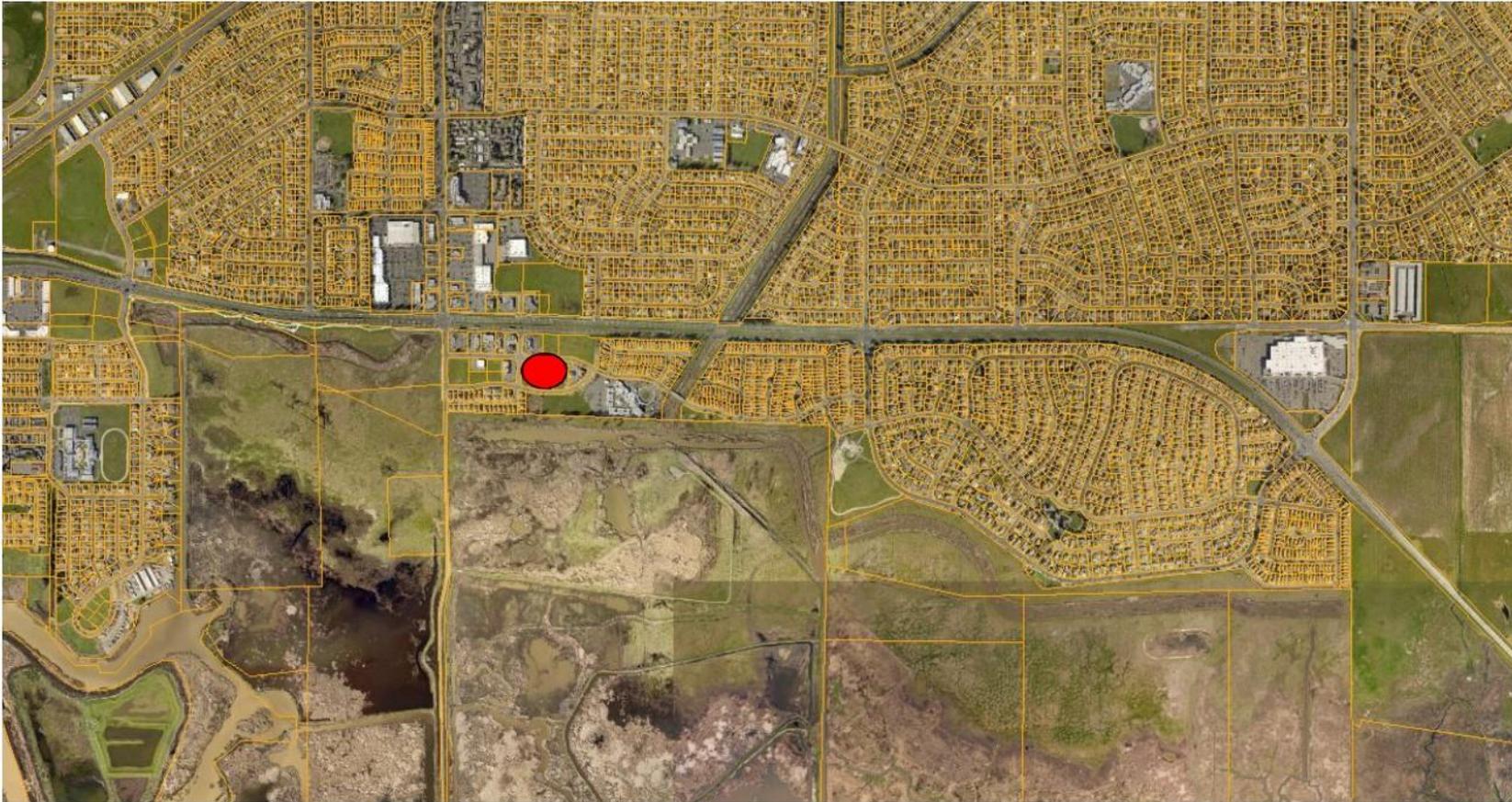
² Commercial Mixed-Use Zoning Code §18.22 requires minimum of 50% of the site reserved for retail use. Expected minimum square footage of retail = 15,409 SF.

³ Commercial Mixed-Use Zoning Code §18.22.010

Vicinity Map



Aerial Map



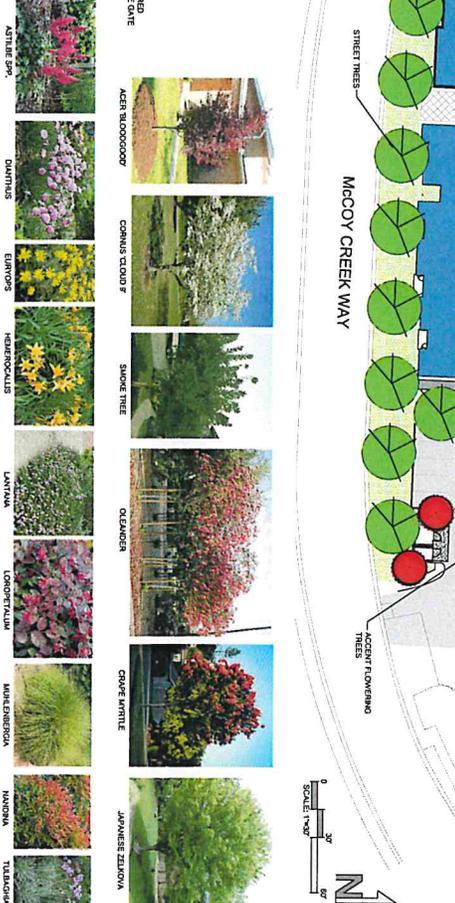
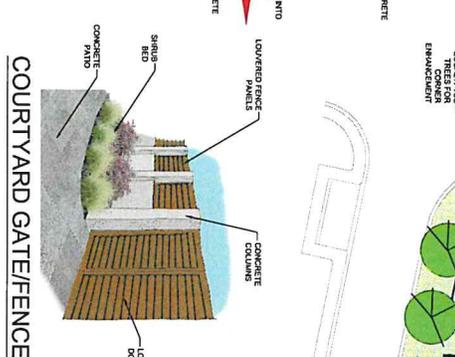
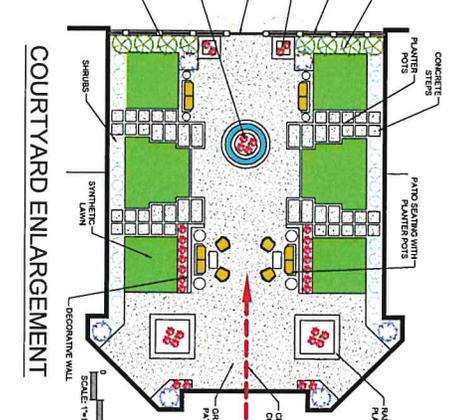


LAWLER MIX-USE APARTMENTS

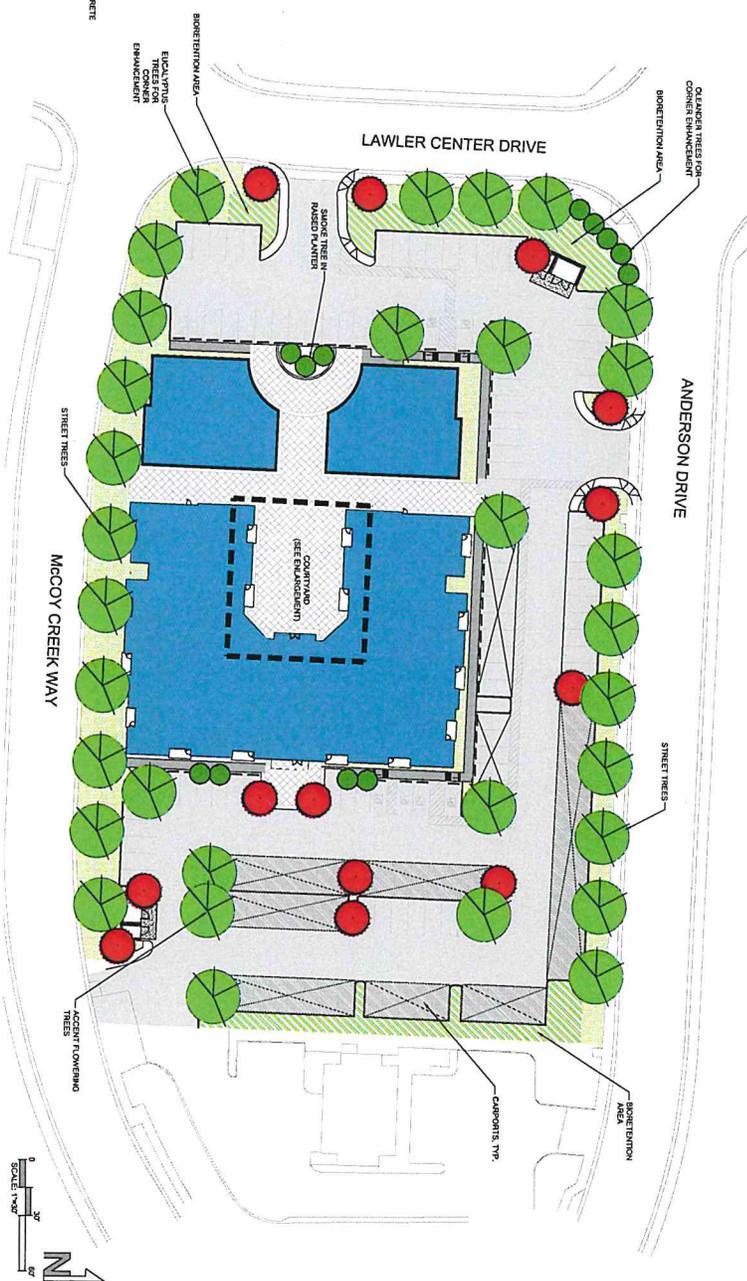
SUISUN, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN
SEPTEMBER 12, 2018

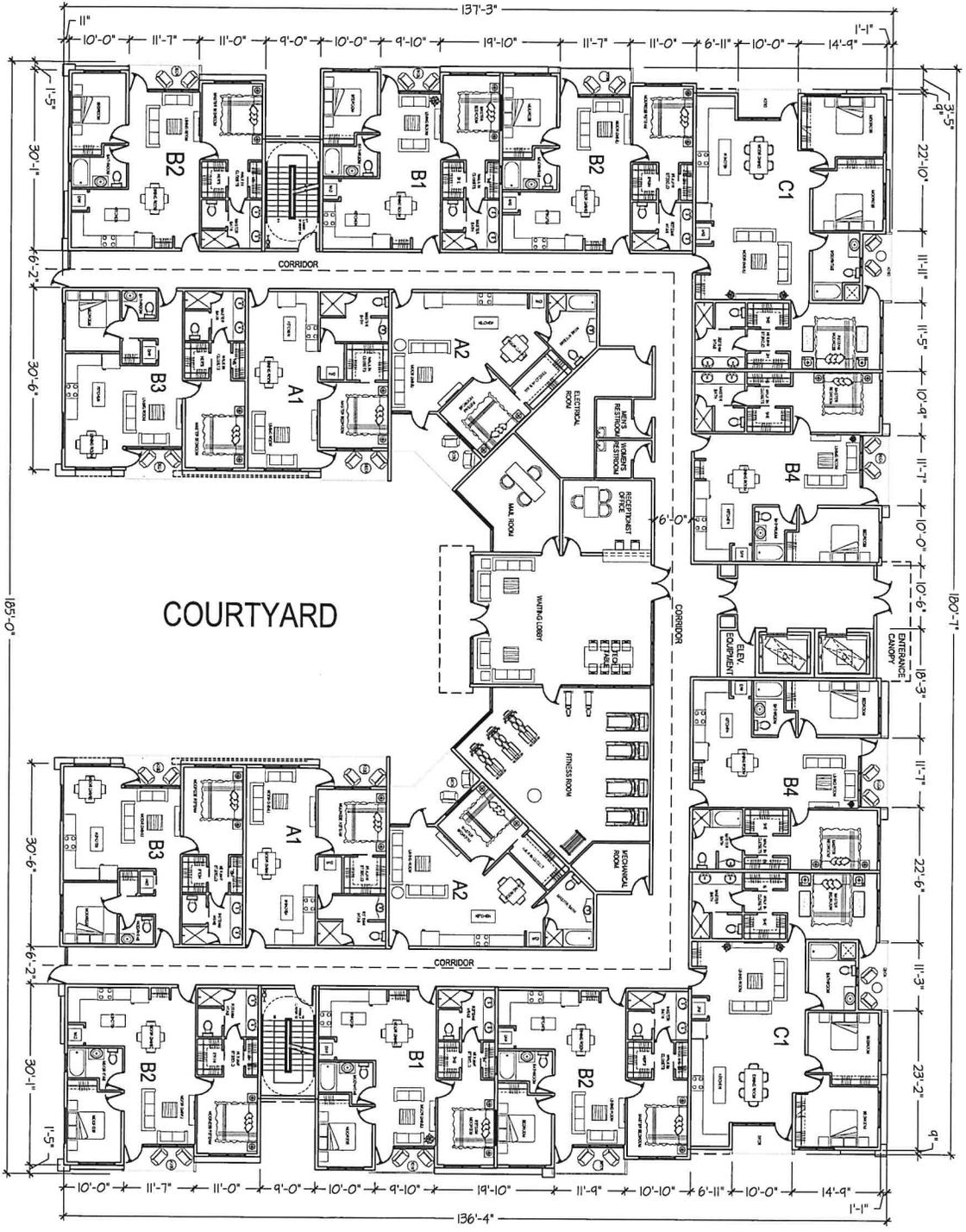
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SYMB	BOTANICAL COMMON NAME	SIZE	QTY
[Symbol]	SITE TREES		
[Symbol]	LAGERTI PINEAPPLE DYNAMITE GRAPE WHITE	15 DGL	13
[Symbol]	CORNING AMERICAN AMERICAN SMOKE TREE	24" BOX	12
[Symbol]	REINBA OLIVIER (S. BARKO)		
[Symbol]	COURTYARD TREES		
[Symbol]	ZELKOV, SERBINA VALDUE GREEN-JAPANESE ELDERON	15 DGL	32
[Symbol]	CORNING CLOUD Y WHITE FLOWERING DOORWOOD	15 DGL	1
[Symbol]	ACER BLOODGOOD-ALDOORWOOD JAPANESE LAURE	15 DGL	2
[Symbol]	SPRINGERS/SHRUBS		
[Symbol]	DOUMMUS 6P"	1 DGL	1
[Symbol]	EURONS 6P"	1 DGL	1
[Symbol]	LANTANA MONTI VORSTETALUM LANTANA	1 DGL	1
[Symbol]	MULEENBERG MULEENBERG	5 DGL	1
[Symbol]	NAINFA VULF STEZALU HEAVELY T. SAKADO	5 DGL	1
[Symbol]	TULAGORA VULF STEZALU HEAVELY T. SAKADO	1 DGL	1



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



DATE: 02/12/2018
DWG BY: RK
CHK BY: MG

A1.10

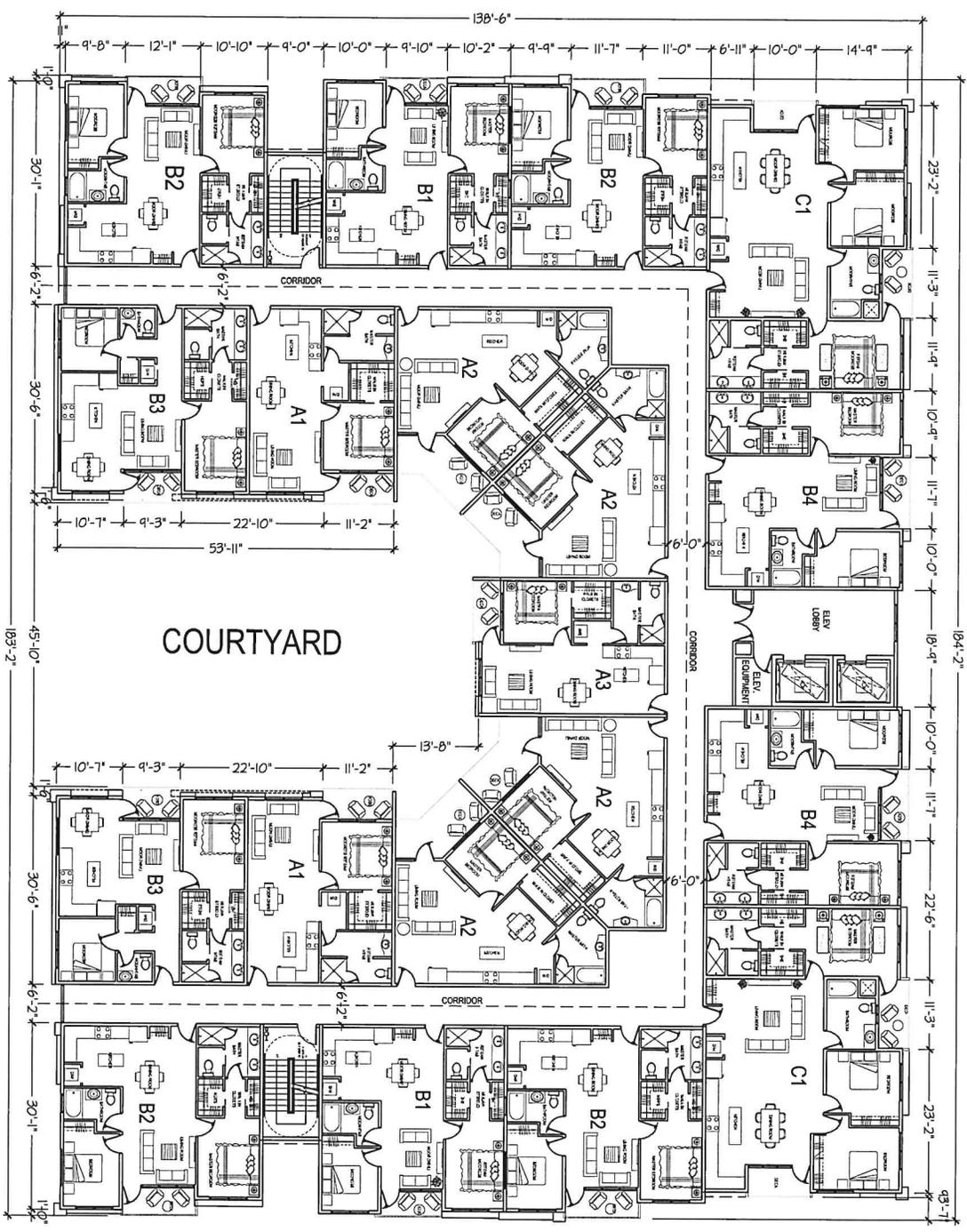
SHEET
2 OF 13

TITLE
PROJECT

FIRST FLOOR PLAN
APARTMENTS
LAWLER RESIDENCES
CITY OF SUISUN, CA

ACE Design LLC
7455 Arroyo Crossing, Suite 220
LAS VEGAS, NEVADA 89113
Phone: (702) 396-5113, Fax: (702) 446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

REVISIONS:		DATED
NO.	REVISION	ISSUE



1 2ND & 3RD FLOOR PLAN
 SCALE: 1/8"=1'-0"

DATE: 02/19/2019
 DWG BY: RK
 CHK BY: MG
 A1.2.0
 SHEET
 3 OF 13

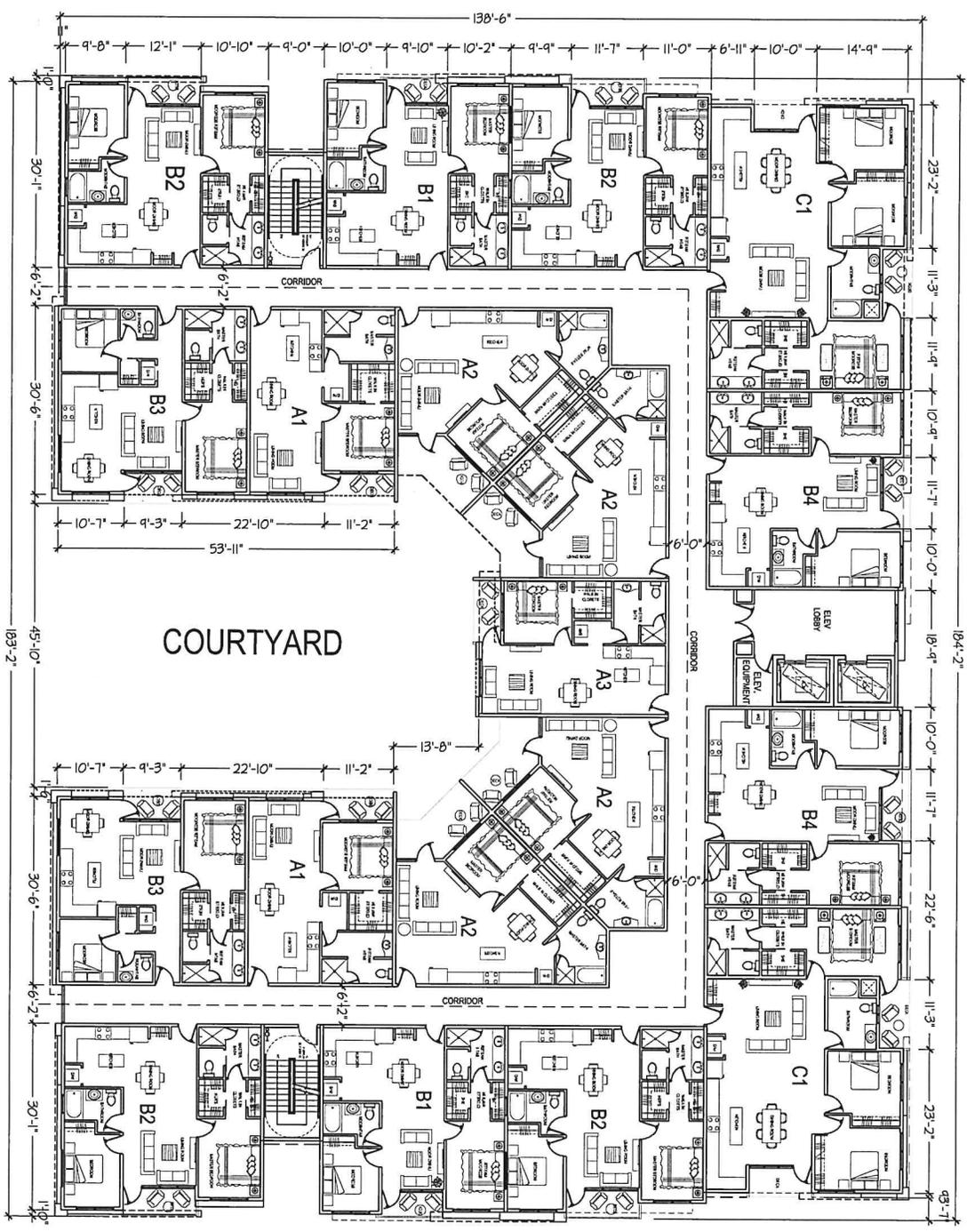


TITLE
2ND & 3RD FLOOR PLAN
 APARTMENTS
 LAWLER RESIDENCES
 CITY OF SUISUN, CA

ACE Design LLC
 7455 Arroyo Crossing, Suite 220
 LAS VEGAS, NEVADA 89113
 Phone: (702) 396-5113, Fax: (702) 444-8155
 Land Planning • Civil Engineering • Architectural Design • Structural Engineering

REVISIONS:		DATED
NO.	REVISION ISSUE	

1 FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"



PROJECT: 152/12/2019
DATE: 10/2/2019
DWG BY: RJK
CHK BY: MEG

A1.3.0
SHEET
4 OF 13



TITLE: FOURTH FLOOR PLAN
PROJECT: APARTMENTS
LAWLER RESIDENCES
CITY OF SUISUN, CA

ACE Design LLC
7455 Arroyo Crossing, Suite 220
LAS VEGAS, NEVADA 89113
Phone: (702) 396-5113, Fax: (702) 446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

REVISIONS:		DATE
NO.	REVISION	ISSUE



G N A G E

SIGNAGE

SIGNAGE

SIGNAGE

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SIGNAGE

Travis AFB Context Map

