



Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Minutes - Final Planning Commission

Thursday, December 15, 2022

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on December 15, 2022, in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 7:00 p.m.

Solano County staff members present were Resource Management Director Terry Schmidtbauer (Webex), Planning Services Manager Allan Calder, Deputy County Counsel Jim Laughlin, Associate Planner Travis Kroger, and Clerk Marianne Richardson.

SALUTE TO THE FLAG

ROLL CALL

Commissioners Paula Bauer, Kay Cayler (Webex), Michael Reagan and Chairperson Kelly Rhoads-Poston.

APPROVAL OF AGENDA

On a motion by Commissioner Reagan, and seconded by Commissioner Bauer, the agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 1 [PC 22-041](#) Approve the minutes of the Planning Commission meetings of November 17 and December 1, 2022.

Attachments: [Minutes of November 17, 2022 - Draft](#)
[Minutes of December 1, 2022 - Draft](#)

On a motion by Commissioner Bauer, and seconded by Commissioner Reagan, the minutes of November 17 and December 1, 2022 were approved by affirmation.

ITEMS FROM THE PUBLIC:

Chairperson Rhoads-Poston invited members of the public to speak on items not listed in the agenda. There were no speakers.

REGULAR CALENDAR

2 [PC 22-042](#) **PUBLIC HEARING** to consider **Variance Application No. V-22-01** by David Trujillo to reduce the required front yard setback from 60 feet to 16.78 feet and side yard setback from 20 feet to 6.23 feet for a new 780 square foot detached garage; The Department of Resource Management determined that the project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15303. The property is located at 7958 Robben Road/7140 Hackman Road, 1.5 miles east of the City of Dixon in the Exclusive Agriculture “A-40” Zoning District; APN 0111-140-100.

- Attachments:*
- [A - Draft Resolution](#)
 - [B - Project Location Map](#)
 - [C - Site & Elevation Plans](#)
 - [D - Subject Site and Surrounding Parcels](#)

Associate Planner Travis Kroger presented the variance application to the Commission.

Responding to a question by Commissioner Bauer, Mr. Kroger stated that no existing tree removal will be required with the proposed structure location.

Commissioner Cayler stated concern of the utility boxes on Hackman Road interfering with the new structure. Resource Management Director Terry Schmidbauer noted the proposed structure is a replacement in the same location of a previously demolished structure; and Mr. Kroger added the new structure will be slightly larger but will not interfere with existing utilities or be near any utility boxes.

Responding to a question by Commissioner Bauer, Mr. Kroger stated the public notice was mailed to property owners within one-half mile of the project and that no public comments were received.

Chairperson Rhoads-Poston invited the applicant to speak.

David Trujillo commented on the detailed process and appreciated staff’s work on this application. He responded to Commissioner concerns about proximity to utilities by stating the structure will be on the opposite (Robben Rd.) side of the property and will not be near any utility boxes.

Chairperson Rhoads-Poston opened the public hearing. After hearing no speakers, the public hearing was closed.

On a motion made by Commissioner Reagan, and seconded by Commissioner Cayler, the Commission adopted a resolution to approve PC 22-042, variance application V-22-01 of David Trujillo. So ordered by 4:0 vote.

ANNOUNCEMENTS AND REPORTS

Planning Manager Allan Calder noted there were no agenda items scheduled for the next regular meeting of January 5, 2023.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:13 p.m. The next regular meeting is scheduled for January 5, 2023.