



Department of Resource Management
Solano County Zoning Administrator
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Use Permit Extension - Staff Report

Application: U-79-14-MR3-EX2 (Pick-n-Pull Auto Dismantlers) Meeting of August 4, 2011
Project Planner: Eric Wilberg Agenda Item No. 1

Location: 4659 Wiley Lane **Assessor Parcel Number:** 0174-110-120
General Plan: Urban Project Area **Zoning:** General Manufacturing 'MG 3'

Proposal

The applicant is requesting a five year time extension to Use Permit U-79-14-MR3, as provided for by Condition of Approval # 13 of said permit. Use permit renewals are granted if the following conditions are satisfied:

- 1) The permittee has requested renewal
- 2) The permittee has paid the applicable renewal fee
- 3) The use is being conducted in full compliance with all conditions of the use permit

History

The automobile dismantling operation was initially established in 1959 by approval of land use permits R-25 and R-113. In July 1979 the Planning Commission approved U-79-14 which incorporated buildings that were constructed since initial permit approval and extended the permit through 1999. On July 18, 1996 the Planning Commission approved minor revision 1 which allowed for a 5.5 acre expansion of the automobile dismantling operation and extended the term through 2006. On May 21, 1998 the Planning Commission granted minor revision 2, which added a 1,900 sqft. building to the site. Minor revision 3 was approved on August 19, 1999 which incorporated an additional structure. Extension 1 was processed administratively on June 6, 2006 and extended the permit through May 2, 2011.

Review and Recommendation

Time extension 2 conforms in each and every way with Use Permit **U-79-14-MR3**, approved by the **Solano County Planning Commission** at a public hearing on **August 19, 1999**. In addition, there are no active Code Compliance cases involving the project.

Staff recommends that the applicant's request for a time extension be granted, with Condition **No. 13** being amended as follows:

*"The permit shall be valid until ~~May 2, 2014~~, **May 2, 2016** or until such time that the parcel is annexed by the City of Fairfield, whichever is first. One or more extensions may be granted if a request for extension is received prior to the expiration date, and that the use shall remain the same and in compliance with the conditions of approval. At such time that the parcel is annexed by the City of Fairfield this permit shall become null and void. The applicant shall be required to seek the approval of the City of Fairfield to continue the use of the auto dismantling yard."*