

**MINUTES OF THE
SOLANO COUNTY ZONING ADMINISTRATOR**

Meeting of July 19, 2018

The regular meeting of the Solano County Zoning Administrator was called to order at 10:00 a.m. in the Department of Resource Management, Fairfield, California.

STAFF PRESENT: Michael Yankovich, Program Manager
Nedzlene Ferrario, Senior Planner
Eric Wilberg, Planner Associate
Travis Kroger, Planning Technician
Kristine Sowards, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

1. Compliance Review No. 1 of Use Permit No. U-12-04 of **Gli-Co Hay, Inc.** for the continued operation of an agricultural processing facility located at 7228 Tremont Road, Dixon, within the Exclusive Agricultural “A-40” Zoning District, APN’s: 0110-170-080 and 070. (Project Planner: Travis Kroger)
APPROVED

PUBLIC HEARINGS

2. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-18-02 (CC-18-02) of **Roger & Pamela Loar and David & Tara Dacus** to adjust two legal non-conforming parcels into one 4.19 acre parcel and one 5.91 acre parcel. The property is located at 4092 and 4094 Suisun Valley Road, Fairfield, within the Suisun Valley Agricultural “A-SV-20” Zoning District, APN’s: 0027-200-060 & 230. The proposed lot line adjustment is a ministerial action and is therefore not subject to the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Section 21080(b)(1). (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval

After a brief presentation of staff’s written report, Mike Yankovich opened the public hearing. The applicant was present at the meeting and concurred with staff’s recommendation for approval. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the application subject to the recommended conditions of approval.

3. **PUBLIC HEARING** to consider Minor Use Permit Application No. MU-18-01 of **Kelly McLean (Central Station)** to remodel an existing accessory structure for a business and professional office and Indoor merchandise showroom use. The property is located at 3625 Central Way south of the City of Fairfield in the Residential Traditional Community Mixed Use “RTC-MU” Zoning District, APN: 0044-080-030. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA

Guidelines Section 15301, Existing Facilities. (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. There were two neighboring property owners present at the meeting who voiced concern about the building height, stating that if the structure is going to be two-story it would impede their scenic views. They also voiced concern over the possible proliferation of commercial businesses locating to this small area and making it even more crowded and impacting traffic.

The applicant, Kelly McLean assured his neighbors that the building will remain as a one story structure and that the structure will be kept in character with the surrounding area. Mr. McLean commented that the demand for small office space is on the rise, stating that this area is the perfect setting due to the smaller parcel sizes in keeping with the rural nature. He also noted that with the limited office space there would be limited parking and a limited amount of people in and out of the area therefore not impacting traffic.

Since there were no further speakers, and those who did speak stated that they no longer had concerns, Mr. Yankovich closed the public hearing and approved the application subject to the recommended conditions of approval.

4. **PUBLIC HEARING** to consider Minor Subdivision Application No. MS-17-07 of **Shane Petersen and Marie Nguyen** to subdivide a 45.02 acre parcel into two lots of 20 and 25.02 acres. The property is located at 2252 Morrison Lane, 2.5 miles west of the City of Fairfield within the Suisun Valley Agriculture "A-SV-20" Zoning District, APN: 0153-140-190. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), General Rule exemption. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. The applicant was present and concurred with staff's recommendation for approval. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the application subject to the recommended conditions of approval.

5. **PUBLIC HEARING** to consider Minor Use Permit Application No. MU-17-04 of **Cool Patch Pumpkins** for a seasonal sales lot and related amusement and entertainment uses located at 6150 W. Dixon Ave, Dixon in an "A-40" Exclusive Agricultural District Zoning District. (APN's: 0109-030-050,120). The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3), General Rule exemption. (Project Planner: Jim Leland). **Staff Recommendation:** Approval

After a brief presentation of staff's report, Mike Yankovich opened the public hearing. The applicant was present at the hearing and requested that the hours of operation listed in the staff report in Condition No. 27 be extended until 10 p.m. The applicant said this change would allow more time for their patrons to be able to vacate the property.

Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the application subject to the recommended conditions of approval with the change in hours from 9am to 10pm.

Since there was no further business, the meeting was **adjourned**.

Any person who believes he or she has been adversely affected by the decision of the Zoning Administrator may file an appeal of the decision to the Planning Commission within ten days.