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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR
Staff Report**

Application No. MU-15-04 Extension 1 (H-Lounge) Project Planner: Eric Wilberg, Planner Associate	Meeting of Agenda Item No. 1
Applicant Julius Lavares 132 Tennessee St. Vallejo, CA 94590	Property Owner Same
Property Information	
APN: 0059-113-200 and 21	Location: 472 Benicia Road

Background

On August 6, 2015 the Solano County Zoning Administrator granted Minor Use Permit MU-15-04 to authorize multiple neighborhood commercial uses including a cocktail lounge, barbershop, and hair salon at 472 Benicia Road.

Proposed Renewal

The applicant has filed for renewal of Minor Use Permit MU-15-04 pursuant to condition of approval No. 8 of said permit. Per Zoning Regulations Section 28.106(N), the Zoning Administrator shall administratively approve a use permit renewal request so long as the following requirements are satisfied:

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

Review and Recommendation

Upon review of the renewal application, the existing and permitted land uses, use permit conditions of approval, and based on the absence of code compliance cases on file, staff recommends that the permitted neighborhood commercial land uses are being operated in compliance with the conditions of approval established for MU-15-04.

Permit Term

Staff recommends that the renewal date contained in Condition of Approval No. 8 of the attached resolution be amended as follows:

Per Section 28.106(N), the permit shall be in effect for a five (5) year period with the provision that a renewal may be granted if said request is received prior to the expiration date of August 6, ~~2020~~ **2025** and the use remains in compliance with permit conditions of approval.

Attachment: Solano County Zoning Administrator Resolution 15-15.