

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

**MINUTES OF THE SOLANO COUNTY
ZONING ADMINISTRATOR'S MEETING**

Meeting of April 18, 2024

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, and via audioconference.

STAFF PRESENT

Allan Calder, Acting Zoning Administrator
Marianne Richardson, Clerk
Nedzlene Ferrario, Principal Planner
Travis Kroger, Associate Planner
Abigail Pipkin, Assistant Planner
Chris Ambrose, HazMat Specialist
Chris Ferrucci, County Surveyor
Drew Ledford, Assistant Engineer
Holly Tokar, Deputy County Counsel

OTHER PARTICIPANTS

Lyle & Jennifer Doughty
Matt Ellis
Paul Dahlen
Frank Ables
Kevin Winn
Albert Medvitz

ADMINISTRATIVE APPROVALS

1. Waiver application no. **WA-23-07** from Roxanne Ross to waive County Code section 28.72.10 (A)(2)(c) architectural standard for a minimum roof pitch ratio of 3:12 for a roof pitch of 1.5:12 on the proposed Accessory Dwelling Unit, located at 3967 Joslin Lane in Unincorporated Solano County approximately 1 mile northwest of the city of Vacaville, within the Rural Residential (RR2.5) Zoning District. APN: 0105-190-100. (Project Planner: Abigail Pipkin)
Approved

PUBLIC HEARINGS

2. PUBLIC HEARING to consider Minor Subdivision application No. **MS-18-06** of Lyle Doughty to subdivide 80 acres into two (2) lots in the Exclusive Agriculture 20-acre zoning district; property is located at 3523 Brehme Lane in the unincorporated area of Solano County. APN: 0102-090-130. (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval

Action: The applicants Lyle & Jennifer Doughty were present and represented by Matt Ellis of Phillippi Engineers. They acknowledged receipt of the staff report and agreement with the conditions of approval. Acting Zoning Administrator Allan Calder opened the public hearing; there were no speakers.

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.

Based on the staff report, Mr. Calder took action to **Approve** the application for minor subdivision. After expiration of a 10-day appeal period, should no appeal be filed, an approval will be issued to the applicant.

3. PUBLIC HEARING to consider Minor Use Permit application No. **MU-23-06** by Frank Ables to establish a 40'x60' storage building & a modular unit for overnight security lodging; property is located at 6089 A St, Elmira in the Residential Traditional Community Mixed Use zoning district, APN: 0142-035-010 (Project Planner: Abigail Pipkin) **Staff Recommendation:** Approval

Action: The applicant Frank Ables was present and represented by Kevin Winn. They acknowledged receipt of the staff report and agreement with the conditions of approval. Acting Zoning Administrator Allan Calder opened the public hearing.

Mr. Calder confirmed receipt of written public comments from Joan Antonovich on April 10, 2024. Project Planner Abigail Pipkin provided County response to Ms. Antonovich's concerns regarding land use compatibility, environmental review, drainage and traffic.

Hazardous Materials Specialist Chris Ambrose stated this parcel is not a super-fund site.

There were no further speakers and the public hearing was closed.

Based on the staff report and testimony received, Mr. Calder took action to **Approve** the minor use permit subject to the recommended conditions of approval. After expiration of a 10-day appeal period, should no appeal be filed, a permit will be issued to the applicant.

4. PUBLIC HEARING to consider Minor Use Permit application No. **MU-24-05** by Albert Medvitz for Temporary Agritourism Events relating to sheepdog trials; property is located at 7680 Montezuma Hills Road in the Exclusive Agriculture (A-160) zoning district approximately 2 miles southwest of the City of Rio Vista, APNs 0090-200-020, 0090-200-070, 0090-200-080, 0090-190-070, & 0090-210-020. (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

Action: The applicant, Albert Medvitz, was represent and stated he received the staff report and is in agreement with the conditions of approval. Acting Zoning Administrator Allan Calder opened the public hearing; there were no speakers.

Based on the staff report, Mr. Calder took action to **Approve** the use permit subject to the recommended conditions of approval. After expiration of a 10-day appeal period, should no appeal be filed, a permit will be issued to the applicant.

Since there were no further agenda items, Mr. Calder adjourned the Zoning Administrator meeting of April 18, 2024.