

**MINUTES OF THE
SOLANO COUNTY ZONING ADMINISTRATOR**

Meeting of August 6, 2015

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
Eric Wilberg, Associate Planner
Kristine Letterman, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

There were no items scheduled for approval.

PUBLIC HEARINGS

1. **PUBLIC HEARING** to consider Minor Use Permit Application No. MU-15-04 of **Julius Lavares (H-Lounge)** to revise an existing neighborhood commercial use to provide parking on the adjacent parcel, an outdoor seating area, and incorporate a barber/beauty shop into the existing bar located at 472 Benicia Road, south of the City of Vallejo, in an "R-TC-MU" Residential Traditional Community Mixed Use Zoning District, APN's: 0059-113-200 and 210. This consideration is categorically exempt from the California Environmental Quality Act. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

Eric Wilberg gave a brief presentation of the written staff report. The project is located along Benicia Road, within an unincorporated neighborhood of Solano County generally identified as Starr Subdivision. The H-Lounge bar operates within a 2,000 square foot structure located on Assessor's Parcel No. 0059-110-200. The applicant proposes to modify the existing permit to integrate existing paved and striped parking on APN 0059-113-210, incorporate a 1,500 square foot space to provide an outdoor bar and lounge seating area, and convert the office and storage rooms at the northwest corner of the existing structure into a barbershop and hair salon. Each of the proposed modifications including paved parking, outdoor seating, and the office and storage rooms of the structure have been previously constructed and no new development is proposed at this time.

Mike Yankovich opened the public hearing.

The applicant, Julius Lavares gave a brief summary on the history of the property and provided a petition signed by neighbors in support of the project.

Dennie Brooks, a neighboring property owner voiced his opposition to the proposed outdoor seating area, citing noise as the major issue. Mr. Brooks stated that there have been problems in the past due to noise at the site. He said the outdoor use does not fit the zoning of the property and is a public nuisance. Mr. Books submitted a petition signed by area residents who are opposed to the project.

Dan Amos, also a resident in the area voiced his concern with noise, hours of operation, and parking. He stated that this is the wrong location for this type of business.

A gentleman who identified himself as the security person for the H-Lounge stated that the facility has never had an incident or a law enforcement citation.

Since there were no further speakers, Mr. Yankovich closed the public hearing. He commented that he understands there may be nuisances to residents when a business is located within a residential area. He said that since there was some conflict between the two petitions that were submitted, such as duplicate names, he approved the minor use permit application minus the proposed outdoor seating area.

Mr. Yankovich asked that the applicant and both Mr. Brooks and Mr. Amos discuss this further with the neighbors who live adjacent to the project, and come to some kind of an agreement regarding usage of the patio.

Mr. Yankovich stated that he will reschedule the consideration of the outdoor seating area for this project in 6 months or sooner if need be. A notice of public hearing will be published at the time this item is scheduled for public hearing.

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

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