

DEPARTMENT OF RESOURCE MANAGEMENT

TERRY SCHMIDTBAUER
Director

JAMES BEZEK
Assistant Director

ALLAN CALDER
Planning Services Manager



675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

Planning@SolanoCounty.com

www.SolanoCounty.com

Planning Services Division

OFFICE OF THE ZONING ADMINISTRATOR

Meeting of September 7, 2023 at 10:00 a.m. Attendance options:

Audioconference: Call 1-323-457-3408, enter Conference ID 293118721#

In Person: Office of Resource Management, County Administration Center,
675 Texas Street, Suite 5500, Fairfield, CA

Attendance by the applicant or authorized representative may be necessary to enable a decision to be rendered.

PUBLIC COMMENTS can be submitted via mail or email at the addresses listed above and must be received by 8:00 a.m. the day of the meeting; or can be submitted verbally at the meeting either in person or by audioconference. The Zoning Administrator offers the opportunity to call in to this meeting as a courtesy to the public. If a technical error or outage occurs affecting the audioconference call in number, the Zoning Administrator will continue the meeting in public in the County Administration Center.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact the Department of Resource Management at the address and phone number listed above at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

Any person adversely affected by a decision of the Zoning Administrator may file an appeal of the decision to the Planning Commission within ten days of the Zoning Administrator's action. The appeal must be filed with the Secretary to the Planning Commission and must state the reasons why the Zoning Administrator erred in the decision.

- A G E N D A -

ADMINISTRATIVE APPROVALS

1. Waiver Application No. **WA-23-04** to waive the enclosed two (2) car garage requirement for the as-built primary dwelling in favor of one (1) parking space under a covered patio and four (4) uncovered parking spaces adjacent to the driveway and existing dwellings, located at 5406 Vaca Station Road in unincorporated Solano County, within the Residential – Traditional Community 1-acre minimum (RTC-1AC) Zoning District; APN 0142-093-100. (Project Planner: Travis Kroger)

PUBLIC HEARINGS

OLD BUSINESS

2. PUBLIC HEARING continued from July 6 and August 3, 2023 to consider Minor Use permit application No. **MU-22-05** by 6734 Midway Partners LLC to establish a Junkyard/Wrecking Yard for storage and sales of total loss vehicles on a 39.11-acre parcel. The property is located at 6734 Midway Road, one (1) mile south of the City of Dixon in the General Manufacturing ½ acre minimum (M-G-1/2) zoning district, APN 0112-080-120. (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

Staff reports can be found at www.solanocounty.com approximately one week prior to the hearing under Departments, Resource Management, Boards and Commissions, Solano County Zoning Administrator.

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- A G E N D A -

(Continued)

NEW BUSINESS

3. PUBLIC HEARING to consider Minor Use Permit application No. **MU-19-07** by Jerome Klima to establish a seasonal sales lot with sales of Christmas trees and pumpkins. roadside stand with sales of fresh fruit, vegetables, berries and prepacked dried fruits and year-round nursery with public sales located southeast of Highway 80 in the vicinity of Hiddenbrooke Parkway and adjacent to the City of Vallejo in the Exclusive Agriculture 20-acre minimum (A-20) zoning district, APN 0180-360-030. (Project Planner: Travis Kroger, 707-784-6765) **Staff Recommendation:** Approval

4. PUBLIC HEARING to consider Minor Subdivision application no. **MS-19-02** of Joseph Abrew to subdivide 82.9 acres into three (3) 20-acre parcels and one (1) 22.9-acre parcel for total of four (4) parcels in the Exclusive Agriculture 20-acre zoning district (A-20). The property is located north side of Brehme Lane, 4000 feet east of Pleasants Valley Road, within unincorporated Solano County, Northwest of the City of Vacaville, CA; APN 0102-090-140. (Project Planner: Nedzlene Ferrario, 707-784-6765) **Staff Recommendation:** Approval

ADJOURNMENT

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