



Department of Resource Management
Solano County Zoning Administrator
675 Texas Street, Suite 5500
Fairfield, CA 94533

Telephone No: (707) 784-6765
Fax: (707) 784-2894

Bill Emlen, Director
Clifford Covey, Asst Director

Use Permit Extension - Staff Report

Application: U-90-20-MR2-EX3 (Recycling Zone)
Project Planner: Eric Wilberg

Meeting of June 16, 2011
Agenda Item No. 1

Location: 4989 Peabody Road, Suite B
General Plan: Urban Project Area

Assessor Parcel Number: 0166-110-260
Zoning: General Manufacturing 'MG 1/2'

Proposal

The applicant is requesting a 2 year time extension to Use Permit U-90-20-MR2, as provided for by Condition of Approval # 9 of said permit. Use permit renewals are granted if the following conditions are satisfied:

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

History

On March 21, 1991 the Planning Commission approved use permit U-90-20 to utilize an existing developed property as a corporation yard and office space for construction, trucking, and manufacturing purposes. On March 4, 1999 the Planning Commission granted minor revision 1, which authorized installation of a hydraulic baler and related enclosure for a recycling company. On October 15, 2009 the Zoning Administrator granted minor revision 2, which added measures to minimize windblown litter to off-site locations.

Review and Recommendation

Time extension # 2 conforms in each and every way with Use Permit **U-90-20-MR2**, approved by the **Solano County Zoning Administrator** at a public hearing on **October 15, 2009**. In addition, there are no active Code Compliance cases involving the project.

Staff recommends that the applicant's request for a time extension be granted, with Condition **No. 9** being amended as follows:

*"The permit shall be valid for the shorter of the following two periods: (a) a two year period, ending ~~May 6, 2014~~, **May 6, 2013** provided that one or more extensions may be granted if a request for extension is received prior to the expiration date; (b) until annexation of the subject property is approved by the Solano County Local Agency Formation Commission, at which time this permit and all entitlements granted hereunder shall become null and void."*

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David Cliche
Building Official

Planning Services
Mike Yankovich
Program Manager

Environmental
Health
Terry Schmidtbauer
Program Manager

Administrative
Services
Su Krishnan
Office Supervisor

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Paul Wiese
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Rick O'Neill
Operations Manager