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Planning Services Division
ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal

Application: U-79-14-MR3-EX3
Applicant: Pick-N-Pull Auto Dismantlers
Project Planner: Eric Wilberg
Location: 4659 Wiley Lane
Assessor Parcel Number: 0174-110-120

Meeting of June 2, 2016
Agenda Item No. 1

General Plan: Urban Project Area
Zoning: General Manufacturing MG-3

Proposal

The applicant is requesting a five year time extension to Use Permit U-79-14-MR3, as provided for by Condition of Approval # 13 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

Background

The automobile dismantling operation was initially established in 1959 by approval of land use permits R-25 and R-113. In July 1979 the Planning Commission approved U-79-14 which incorporated buildings that were constructed since initial permit approval and extended the permit through 1999. On July 18, 1996 the Planning Commission approved minor revision 1 which allowed for a 5.5 acre expansion of the automobile dismantling operation and extended the term through 2006. On May 21, 1998 the Planning Commission granted minor revision 2, which added a 1,900 sq. ft. building to the site. Minor revision 3 was approved on August 19, 1999 which incorporated an additional structure. Extension 1 was processed administratively on June 6, 2006 and extended the permit through May 2, 2011. Extension 2 was granted August 4, 2011 extending the permit through May 2, 2016.

Review and Recommendation

Based on the application materials submitted for this renewal and review of the approved development plans and conditions of approval, staff has determined that the auto dismantling business is being operated in compliance with U-79-14-MR3. Staff recommends approval based on the following findings:

1. The applicant filed an application for a renewal.
2. The applicant has paid the necessary permit renewal fee.
3. The permitted use is operating in compliance with the conditions of approval as set forth in U-79-14-MR3.

Permit Term

Staff recommends that the applicant's request for a time extension be granted, with Condition No. 13 being amended as follows:

*"The permit shall be valid until ~~May 2, 2016~~, **May 2, 2021** provided that one or more extensions may be granted if a request for extension is received prior to the expiration date, and that the use shall remain the same and in compliance with the conditions of approval.*

Attachments: Planning Commission Resolution No. 4252

**SOLANO COUNTY PLANNING COMMISSION
RESOLUTION NO. 4252**

WHEREAS, the Solano County Planning Commission has considered Minor Revision No. 3 to Use Permit No. U-79-14 of **Pick-n-Pull Auto Dismantlers** to permit an existing building as part of an auto dismantling operation on 18.8 acres at 4659 Airbase Parkway in an "MG-3" General Manufacturing Zoning District, less than 1 mile east of the City of Fairfield, APN: 174-110-12, and

WHEREAS, said Commission has reviewed the report of the Department of Environmental Management and heard testimony relative to the subject application at the duly noticed public hearing held on August 19, 1999, and

WHEREAS, after due consideration, the said Planning Commission has made the following findings in regard to said proposal:

1. The establishment, maintenance or operation of a use or building applied for are in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator or Planning Commission to be pertinent.

The establishment, maintenance and operation of an automobile wrecking yard is consistent with all pertinent General Plan goals, policies and programs of the Solano County General Plan.

2. Adequate utilities, access roads drainage and other necessary facilities have been or are being provided.

The property has existing power and an existing driveway from Air Base Parkway serves the site. The use is served by a private well and septic system.

3. The applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood as such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County; provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.

The proposed use is compatible with surrounding land use and will not conflict with agricultural operations. The project is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15303, New Construction or Conversion of Small Structures of the CEQA Guidelines. The project creates no compatibility problems with the Aero Club airstrip or Travis Air Force Base.

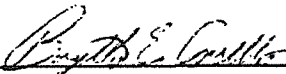
BE IT, THEREFORE, RESOLVED, that the Planning Commission of the County of Solano does hereby adopt the suggested findings and approves Minor Revision No.3 to Use Permit No. U-79-14 subject to the following recommended conditions of approval:

1. The above use shall be established and conducted in accord with the statements and plans submitted with Use Permit Application No. U-79-14 and Minor Revisions approved by the Solano County Planning Commission.
2. Off-street parking and incidental grading, drainage, surfacing and marking thereof shall be established and maintained pursuant to Chapter 28, Section 28-55 of the Solano County Code (Parking Requirements) and shall provide for all uses conducted on the contiguous 18.82-acre ownership of the permittee. The public parking area shall be surrounded by fencing to prohibit parking on dirt, gravel or grass covered areas. All of the area not protected by fencing shall be improved with base rock and asphalt concrete paving suitable for the intended use. Gravel, grass or dirt covered parking areas are prohibited.
3. Signage on the property shall be brought into compliance with the Solano County Zoning Regulations within one year of the granting of this Minor Revision No. 3, or within six months of any amendment to the County Code requirements for on-site signs subject to the review and approval of a further Minor Revision to this Use Permit by the Zoning Administrator. A one year extension to comply with the existing County Code requirements for on-site signs is provided in the event no amendments to the applicable regulations are enacted within one year of the granting of this permit.
4. Use Permit No. R-25, and Use Permit No. R-113, and Use Permit No. U-79-14 as previously granted by the Solano County Planning Commission shall be superseded and revised by Minor Revisions 1, 2, and 3.
5. All damaged vehicles, dismantled parts and other similar material associated with the wrecking yard operation shall be stored within the 8'0" high wood fence.
6. The 8'0" high wood fence designated on the plans shall be maintained in a plumb and level structurally sound and aesthetically acceptable condition and shall adequately screen the wrecking yard operation from view of any point along its entire length.
7. No material stored within the wrecking yard fence shall exceed the height of the fence. Materials shall not be visible above fence tops.
8. No unsightly conditions shall be maintained outside of the wrecking yard fence. The premises shall be maintained in a neat and orderly manner and kept free of accumulation of debris or junk.
9. Inoperable machinery or unlicensed trucks or truck body parts shall not be stored in public view.

10. The uses of the entire 18.82-acre ownership of the permittee shall be conducted in accord with the regulations of the "M-G" General Manufacturing District.
11. The use shall be operated in such a manner as to not constitute a nuisance or be detrimental to the health, safety, comfort, or general welfare of the people of the County, or be detrimental to adjacent properties or improvements or to the general welfare of the County.
12. The permittee shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws. Submit four (4) sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
13. The permit shall be valid until May 2, 2006, provided that one or more extensions may be granted if a request for extension is received prior to the expiration date, and that the use shall remain the same and in compliance with the conditions of approval.
14. The property owner and the applicant shall both sign the Use Permit before it is issued to acknowledge agreement with these Conditions of Approval.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on August 19, 1999 by the following vote:

AYES:	Commissioners	<u>Hawkes, Campbell, Plutchok and</u> <u>Chairman Stahl</u>
NOES:	Commissioners	<u>None</u>
ABSTAIN:	Commissioners	<u>None</u>
ABSENT:	Commissioners	<u>Robbins</u>

By: 
Birgitta Corsello, Secretary