

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of June 20, 2019

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Cayler, Hollingsworth, Bauer, and Chairman Walker

EXCUSED: Commissioner Rhoads-Poston

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Jim Laughlin, Deputy County Counsel; Karen Avery, Senior Planner; Jason Riley, Public Works Engineering; and Kristine Sowards, Planning Commission Clerk

Chairman Walker called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of May 16, 2019 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

CONTINUED PUBLIC HEARING to consider Use Permit Application No. U-18-04 of The Timbers-Silveyville Christmas Tree and Pumpkin Farm (c/o Ted and Jeri Seifert) for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, and proposed event venue with a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Michael Yankovich)

Department staff recommended that the commission defer this matter to the next meeting to allow the applicant additional time to resolve several issues, and to finalize the conditions of approval for the project.

Since there was no one from the public wishing to speak on this matter, a motion was made by Commissioner Cayler and seconded by Commissioner Bauer to continue this item to the regular meeting of July 18, 2019. The motion passed unanimously.

Item No. 2

PUBLIC HEARING to consider Variance Permit Application No. V-19-01 of **Carren Jones-Reisinger** to reduce the setback for a single-family dwelling and garage due to the size of the parcel and adjacent easement. The property is located at 1041 Lewis Avenue, .2 miles east of the City of Vallejo within the Residential Traditional Community "RTC-20" Zoning District, APN: 0074-133-040. The project qualifies for an exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations. (Project Planner: Karen Avery)

Karen Avery, project planner, provided a brief overview of the written staff report. The variance allows the commission to consider the special circumstances applicable to a subject property, including size, shape, topography, location or surroundings when applying the strict application of development standards in the Zoning Ordinance. The applicant is requesting a variance of the 10' side yard setback requirement to allow the placement of a 23'8" x 48' modular home and detached 25' x 20' two-car enclosed garage. The developable area of the subject site is constrained by parcel size, and a 20' easement for Hanley Avenue that runs along the length of the parcel. Based on these circumstances staff recommended that the commission make the findings necessary to approve the variance application request.

Ms. Avery noted a correction to the conditions of approval to change the date in Condition No. 1 to June 20, 2019 and to correct a typographical error in Condition No. 4 to change the word prevision to prevention.

Commissioner Hollingsworth wanted to know the reasoning behind the requirement for a two-car garage. Mr. Yankovich explained that this requirement dates to the 1970's and at that point in time the convention was for a two-car garage. He noted that a waiver provision exists in the zoning code that specifies if a property matches what is already existing in the neighborhood, it could be something that could be considered by the commission.

Chairman Walker referred to the letter that was received from the property owner residing across the street and wanted to know if any additional communication had been received from adjoining properties. Ms. Avery noted that no other letters or comments were received.

Since there were no further questions of staff, Chairman Walker opened the public hearing. There was no one from the public wishing to speak either for or against this matter therefore the public hearing was closed.

A motion was made by Commissioner Cayler and seconded by Commissioner Bauer to adopt the resolution with respect to the mandatory and suggested findings and approve Variance Permit Application No. V-19-01, subject to the recommended conditions of approval as amended by staff. The motion passed unanimously. (Resolution No. 4674)

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

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