

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

Meeting of October 17, 2019

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, Zoning Administrator
Nedzlene Ferrario, Senior Planner
Paris Stovell, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

There were no items scheduled for approval.

PUBLIC HEARINGS

1. **PUBLIC HEARING** to consider Minor Revision No. 1 of Use Permit No. U-03-07 of Francesca Marsh to establish group and private training lessons, for an existing kennel facility. The facility is located at 6927 Cypress Trail, 3.25 miles southwest of the City of Dixon within the Exclusive Agriculture 40 acre minimum "A-40" Zoning District, APN: 0141020160. The project qualifies for a Class 1 Categorical Exemption Section 15301 Existing Facilities, pursuant to the California Environmental Quality Act. (Project Planner: Nedzlene Ferrario)

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. The applicant concurred with staff's recommendation for approval. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the application subject to the recommended conditions of approval.

2. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-19-05 and Certificate of Compliance No. CC-19-12 of William and Joan DeWolf to reconfigure APN's: 0071310220 and 0071310210. The property is located at 1048 and 1050 Orchard Avenue, Vallejo, within the Residential Traditional Community 20, 000 square foot minimum, "RTC-20" Zoning District. Lot line adjustments are ministerial projects, and therefore are not held to the provisions and requirements of CEQA per CEQA Section 21080 (b)(1). (Project Planner: Nedzlene Ferrario)

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. Ms. Ferrario noted that the deeds of trust need to be worked out since there are multiple deeds on the property. The applicant concurred with staff's recommendation for approval. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the application subject to the recommended conditions of approval subject to the recommended conditions of approval.

3. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-19-02 and Certificate of Compliance No. CC-19-07 of Bradley and Bernadette Foulk Revocable Trust and 4777 Mangels Condo LLC to reconfigure APN's: 0104-150-050 and 0104-150-040. The property is located on the southside of Skyhawk Lane, within the Exclusive Agriculture 20 acre minimum, "A-20" Zoning District. Lot line adjustments are ministerial projects, and therefore are not held to the provisions and requirements of CEQA per CEQA Section 21080 (b)(1). (Project Planner: Nedzlene Ferrario)

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. The applicant concurred with staff's recommendation for approval. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the application subject to the recommended conditions of approval.

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

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.