

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

Meeting of February 20, 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:

Bill Emlen, Director of Resource Management
Jim Leland, Principal Planner
Eric Wilberg, Planner Associate
Jamielynne Harrison, Zoning Administrator Clerk
Teresa Schow, Zoning Administrator Clerk

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ADMINISTRATIVE APPROVALS

There were no items scheduled for approval.

PUBLIC HEARINGS

1. **PUBLIC HEARING** to consider a Waiver Application No. WA-19-05 from **Curtis Overway** to waive the architectural standards for an enclosed two-car garage and minimum roof pitch of 3 inches vertical to 12 inches horizontal at 3913 Canal Lane, Winters, APN: 0103-010-340. The Neighborhood Compatibility Waiver application is a ministerial action, therefore exempt from the provisions of the California Environmental Quality Act per CEQA Section 21080(b)(1). (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

Bill Emlen opened the public hearing. Travis Kroger provided a brief overview. The applicant was not present at the meeting. Since there were no speakers either for or against this matter, Mr. Emlen closed the public hearing and approved the application subject to the recommended conditions of approval.

2. **PUBLIC HEARING** to consider a Waiver Application No. WA-19-06 from **Renwick Gibbs** to waive the architectural standards for an enclosed two-car garage, APN: 0059-126-130. The Neighborhood Compatibility Waiver application is a ministerial action, therefore exempt from the provisions of the California Environmental Quality Act per CEQA Section 21080(b)(1). (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

Bill Emlen opened the public hearing. Travis Kroger provided a brief overview. The applicant, Renwick Gibbs, was present and concurred with staff's recommendation for approval. Since there were no speakers either for or against this matter, Mr. Emlen closed the public hearing and approved the application subject to the recommended conditions of approval.

3. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-19-07 and Certificate of Compliance No. CC-19-18 of **Michael and Karen Zwick** to reconfigure, APN: 0123-030-510 and 520. The property is located at 6986 Gibson Canyon Road, zoned Rural Residential 2.5 acre minimum "RR 2.5", within the unincorporated portion of Vacaville. Lot line adjustments are ministerial projects, and therefore are not held to the provisions and requirements of CEQA per CEQA Section 21080 (b)(1). Lot line adjustments are ministerial actions; and therefore, exempt from the provisions of CEQA per CEQA Section 21080 (b)(1) (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval

After a brief presentation of staff's written report by Nedzlene Ferrario, Mr. Emlen opened the public hearing. The applicant was not present at the meeting. The surveyor appeared and concurred with staff's recommendation for approval. Since there were no other speakers either for or against this matter, Mr. Emlen closed the public hearing and approved the application subject to the recommended conditions of approval.

4. **PUBLIC HEARING** to consider a Performance Standards Permit Application No.PS-19-01 of **JJ Kane Associates** for a General Manufacturing Use, including the storage and auction of various types of vehicles and equipment at 8668 Sparling Lane, 2 miles northeast of the City of Dixon, within the General Manufacturing "MG-3" Zoning District, APN: 0110-160-220. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. (Project Planner: Jim Leland) **Staff Recommendation:** Approval

After a brief presentation of staff's written report by Jim Leland, Mr. Emlen opened the public hearing. There was a modification to the original condition as follows:

"The property owner shall secure and abide by the conditions of Grading Permit G-2020-0001. All work under this permit shall be completed by October 15, 2020. Until this work is completed and inspected by the County of Solano, leasee shall not occupy any portion of the site covered by the grading permit application."

The applicant was not present at the meeting. The attorney for the applicant, Jeremy Walter, appeared and concurred with the modifications as recommendation for approval. Since there were no other speakers either for or against this matter, Mr. Emlen closed the public hearing and approved the application subject to the recommended conditions of approval.

5. **PUBLIC HEARING** to consider a Minor Use Permit Application No. MU-20-02 of **Kristine and Joseph Trippy** to establish a short-term vacation rental within a secondary dwelling unit located at 4618 Green Valley Road, APN: 0153-040-060. The subject property is located in the Rural Residential (RR – 2.5) 2.5- acre minimum lot size residential zoning district. The proposed project has been determined to be exempt from the California Environmental Quality Act in accordance with the CEQA Guidelines. (Project Planner: Jim Leland) **Staff Recommendation:** Approval

Mr. Leland provided a brief presentation of staff's written report with recommendations to approve according to the conditions of approval. Mr. Emlen indicated that the staff report had an extensive list of conditions including a condition that attempts to address the issue of the pre-existing rental unit and the square footage of that unit.

The applicant was present at the meeting and spoke briefly about their intent with the rental property.

Mr. Emlen opened the public hearing. There were numerous property owners present at the hearing to voice their concerns for the neighborhood. Several neighbors pointed out that the rural area was not intended for commercial traffic. There were safety concerns regarding disruptive visitors which resulted in increased noise levels and heavy traffic.

Since there were no other speakers, Mr. Emlen closed the public hearing. He indicated that staff attempted to address the specific issues through the proposed conditions. However, this meeting warranted a broader discussion at a planning commission level. Based on that criteria, Mr. Emlen referred this application to the Planning Commission.

6. **PUBLIC HEARING** to consider a Minor Use Permit Application No. U-19-04 of **J.E. Paino** to establish an agricultural processing facility consisting of a hop processing facility, brew house, and an accessory indoor and outdoor tasting area up to 1000 square-feet in the A-40 Agricultural Zone District. The proposed use is located at 6686 Sievers Road, APN 011-010-060, on the south side of Sievers Road between Curry Road and the 280 Interchange. The proposed project has been determined to be exempt from the California Environmental Quality Act in accordance with the CEQA Guidelines. (Project Planner: Eric Wilberg)

Eric Wilberg provided a brief overview of the staff's written report. The applicant, J.E. Paino, was present with Bob Karn, the site civil engineer and Attorney Charles Woods. Mr. Karn indicated their satisfaction with the overall conditions of approval with one correction. They would like the resolution to read the indoor/outdoor tasting area should reflect 1,000 square feet. The tasting room will most often occur inside the kiln. When the kiln is in use, the goal would be to have a 1,000 square foot area for tasting.

Mr. Emlen indicated that correspondence was received via mail from Ms. Molly Waters who opposed the project due to the increased traffic and noise on Sievers Road. She also indicated concern for the timeliness of law enforcement to respond.

Also received was an email from Joe Matland who opposed the project as a commercial project.

Mr. Emlen opened the public hearing.

Mr. Mike Lowery and his son, Josh Lowery, were present and neutral regarding this project. Their concern is whether the property will remain agricultural or be rezoned as commercial.

Mr. Emlen added a standard condition which indicates that the site improvements will be done before any active serving or any events. "No onsite serving of beer or conducting of special events will be permitted until all necessary building and site improvements are completed pursuant to the approved conditions."

Since there were no further speakers, Mr. Emlen closed the public hearing.

Mr. Emlen stated that the application meets the county zoning criteria and therefore the application was approved subject to the recommended conditions of approval and modifications as discussed.

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.