

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR'S MEETING

Special Telephonic Meeting of March 26, 2020

The special meeting of the Solano County Zoning Administrator was called to order at 10:00 a.m. in the Department of Resource Management, Fairfield, California, via telephone.

STAFF PRESENT:

Bill Emlen, Director/Interim Zoning Administrator
Eric Wilberg, Project Planner
Saeed Iravani, Building Official
Jagjinder Sahota, Environmental Health Manager
Jamielynne Harrison, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

There were no administrative approvals for review.

PUBLIC HEARING

1. **PUBLIC HEARING** to consider Minor Use Permit Application No. MU-20-01 of **Justina Salinas** to establish and operate a 96 square foot Roadside Stand, Special Events Facility of up to 12 events per year and 150 persons per event, and various temporary Community Events located at 7389 Pitt School Road, one mile south of the City of Dixon, within the Exclusive Agriculture "A-40" Zoning District; APN: 0109-200-080. The proposed project has been determined to be exempt from the California Environmental Quality Act in accordance with the CEQA Guidelines Section 15061(b)(3), General Rule exemption. (Project Planner: Eric Wilberg) **Staff Recommendation: Approval**

After a brief presentation of staff's written report, the Zoning Administrator opened the public hearing. The applicant was present via telephone. Ryan Chalk, aide to Supervisor John Vasquez, was also present via telephone.

This meeting was continued from the prior week in order to further address the conditions of approval particularly relative to use of the barn, as well as events, various threshold requirements such as permanent bathrooms vs. temporary bathrooms, etc.

The applicant questioned number 12 of the conditions regarding the waste water disposal requirement, whether it referred to a contract with the local sanitation provider or a contract between the applicant and the county. Mr. Sahota indicated that No. 12 refers to the local sanitation provider. The applicant also questioned whether No. 12 referred to special events and not associated with marketing events. Mr. Sahota confirmed the applicants question

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.

pursuant to the defined requirement.

The applicant inquired as to the definition of a public assembly use in the barn referred to in No. 14 of the conditions. Mr. Iravani indicated that there are two conditions: have all events outside or the public can be invited into the barn. Once the public is invited into the barn, the occupancy has to be changed to an assembly which triggers other conditions such as exiting, fire sprinkler systems, ADA bathrooms, etc. If events are outside the barn, only ADA parking will be required.

Lastly, the applicant referred to No. 14 of the conditions relating to the construction of restroom facilities. She indicated that it would not be feasible to construct restrooms by the summer of 2021 due to the current financial climate. The Zoning Administrator indicated that the structure of the condition could be reworded to eliminate the date since the applicant is not using the barn for public assembly with the condition that if they decide to use the barn at a later date, the conditions would change.

The applicant inquired as to whether or not a sign permit would need to be filed. The project planner stated that it was not necessary and that it could be included in the approved conditions.

Since there were no speakers either for or against this matter, Mr. Emlen closed the public hearing and approved the use permit application subject to the recommended conditions of approval including the modifications discussed.

Adjourned.