

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR'S MEETING

Telephonic Meeting of September 3, 2020

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, via telephone.

STAFF PRESENT:

Jim Leland, Principal Planner/Acting Zoning Administrator
Allan Calder, Planning Manager
Jamielynn Harrison, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

There were no administrative approvals for review.

PUBLIC HEARING

1. **PUBLIC HEARING** to consider a Neighborhood Compatibility Waiver WA-19-08 (**Porter**) to waive the minimum roof pitch requirement for a proposed Secondary Dwelling located at 3148 Vaca Valley Road in unincorporated Solano County, within the Exclusive Agriculture (A-40) Zoning District; APNs 0123-100-110 and 140. (Project Planner: Allan Calder)

Action: The applicant was present via teleconference line. Acting Zoning Administrator Jim Leland opened the hearing. He stated that the planning manager had contacted the applicant regarding the noticing issue. The ZA deferred the hearing for two weeks until September 17, 2020, in order to notice the neighbors in the radius of the site. Mr. Leland apologized for the delay.

The applicant stated his frustration. He indicated that "this is a '19 permit." The Solar Hills property are at 100 ft elevation above the property. The slope of the roof would be very difficult to detect from the elevation of those homes.

Mr. Leland indicated that the Solar Hills homes were not the only neighbors to be noticed. He stated that he has a legal requirement to notice the surrounding parcels whether the neighbors can see the roof or not.

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.

The applicant was frustrated. He recommended that the 3/12 slope requirement be removed from the ordinance and create a new “rule” that provides for the discretion of the planning department. He asked why the rule existed. Mr. Leland responded that the Board of Supervisors was concerned about residential structures with flat rooves. They wanted a review mechanism.

The applicant stated that there should be a rational and logical way to deal with the issues. Mr. Leland agreed that it was an old code and it could be reviewed during a code update cycle as one of several areas that need review.

Mr. Leland thanked the applicant for his patience and closed the public hearing. The item has been deferred for two weeks.

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