

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR'S MEETING

Virtual Meeting of September 17, 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:

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

ADMINISTRATIVE APPROVALS

There were no administrative approvals for review.

PUBLIC HEARING

1. **PUBLIC HEARING** to consider Minor Land Use Permit Application MU-20-09 (**Scarrott**) for a new 2,400 square foot accessory structure with 1600 square feet enclosed area and 800 square feet roof only for use as residential storage located at 7517 Elizabeth Road, 0.75 miles north of the City of Vacaville in the Rural Residential (RR-2.5) zoning district, APN 0109-070-160. (Project Planner: Travis Kroger) **Staff recommendation: Approval**

Action: After a brief presentation of staff's report, Allan Calder opened the public hearing. The applicant concurred with staff's recommendation for approval.

Kathy Jordan spoke virtually in support of the applicant. Mr. Calder closed the public hearing and approved the staff report and conditions of approval as presented in the staff report. This project is subject to appeal. If there is no appeal, the permit will be ready in 10 days.

2. **PUBLIC HEARING** to consider Sign Permit Application SGN-20-03 (**Gill/Singla**) to install a new wall sign 1 ft., 3 in. x 27 ft. long with indirect illumination and channel letters 3 inches thick with a white acrylic face. The sign is for a veterinary tenant and shall read "ALL CREATURES VETERINARY HOSPITAL." APN: 0059-133-050. (Project Planner: Travis Kroger) **Staff Recommendation: Approval**

The applicant was not present. Alfredo Garcia appeared via telephone to oppose the application due to the parking problems and the fact that there is already a sign erected for the business.

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.

Kristy Johnson appeared via telephone to oppose the application due to the parking issues.

Mr. Calder indicated that the parking issues are outside the purview of the permit. He suggested that the matter be deferred two weeks until October 1, 2020 to resolve the sign matter and to include in staff report a condition requiring the applicant to remove the existing sign prior to the installation of a new sign. Also, to consider the duration hours of the illuminating sign will remain on. The speakers submitted emails in order for the planner to provide pictures of the sign.

Mr. Calder closed the public hearing and confirmed the matter would be deferred to the October 1, 2020 Zoning Administrator's Meeting.

3. **PUBLIC HEARING** to consider 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) **Staff Recommendation: Approval**

Mr. Leland 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. Leland closed the public hearing, and approved the staff report as presented. This project is subject to appeal. After the 10-day appeal period, an approval letter will be mailed to the applicant.

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