



Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Meeting Minutes - Action Only Planning Commission

Thursday, February 18, 2021

7:00 PM

Board of Supervisors Chambers

Due to COVID-19 and to protect County staff and members of the public, the Board Chambers will be open with distancing measures provided. This precaution is being taken pursuant to the authority conferred by Governor Newsom's Executive Order N-29-20. All or some of the Commissioners will attend the meeting telephonically and participate in the meeting to the same extent as if they were present.

PUBLIC COMMENTS: To submit public comments, please see the options below.

Email/Mail:

If you wish to address any item listed on the Agenda, or Closed Session by written comment, please submit comments in writing to the Planning Commission by U.S. Mail or by email to Planning@SolanoCounty.com. Written comments must be received no later than 11:00 a.m. on the day of the meeting.

Phone:

To submit comments verbally from your phone, you may do so by dialing: 1-415-655-0001 and using Access Code 177 253 0171 on your phone. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period.

Any person wishing to review the application(s) and accompanying information may do so on the county website. All agendas and reports are located on the county website. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at www.solanocounty.com under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Jamielynn Harrison, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

CALL TO ORDER

The Solano County Planning Commission met on February 18, 2021, in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 7:00 p.m.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Cayler, Rhoads-Poston, Gaddies and Chairperson Bauer

APPROVAL OF AGENDA

On a Motion of Commissioner Cayler, seconded by Chairperson Bauer, the agenda of February 18, 2021 was approved.

APPROVAL OF THE MINUTES

[PC 21-003](#)

Attachments: [Minutes of January 21, 2021](#)

[PC 21-004](#)

Attachments: [Minutes of November 19, 2020](#)

On a motion of Commissioner Gaddies, seconded by Commissioner Cayler, the Minutes of November 19, 2020 and January 21, 2021 were approved.

ITEMS FROM THE PUBLIC:

Chairperson Bauer invited members of the public to address the Commission on matters not listed on the agenda but within the subject matter jurisdiction of the Commission.

There were no speakers

REGULAR CALENDAR

1 [PC 21-005](#)

Attachments: [Annual Attendance Report 2020](#)

On a motion of Commissioner Cayler, seconded by Commissioner Rhoads-Poston, to nominate Chairperson Bauer as Chairperson for a second term. The motion passed unanimously and Chairperon Bauer accepted the nomination.

On a motion of Chairperson Bauer, seconded by Commissioner Rhoads-Poston, to nominate Commissioner Cayler as Vice Chairperson. Commissioner Cayler accepted the nomination.

- 2 [PC 21-006](#) Consideration of Minor Land Use Permit application MU-20-11 to establish a Vacation Rental - Unhosted on a 2.8 acres parcel located at 4376 Edinburg Court, 1.8 miles northwest of the City of Fairfield in the Rural Residential (RR-2.5) zoning district, APN 0147-182-120

Attachments: [A. Resolution - Approval](#)
 [B. Resolution - Denial](#)
 [C. Photos](#)
 [D. Item 17 Adopted Ordinance](#)
 [E. Correspondence](#)
 [F. Letter to County Regarding MUP-merged](#)
 [G. Building Inspection](#)
 [H. Fire Inspection](#)
 [I. SER - Soil Inspection](#)
 [J. Power Point](#)

Planning Manager Allan Calder provided an overview of the item.

Chairperson Bauer opened the public hearing and invited members of the public to address the Commission on this matter and the following comments were received:

- a) Kathleen Bauer commented in opposition of the use permit.
- b) William Fell commented in opposition of the use permit.
- c) John McVicar commented in opposition of the use permit.
- d) Melissa Neal commented in opposition of the use permit.
- e) Dania Alanassova-Een commented in opposition of the use permit.
- f) Mary Burczyk commented in opposition of the use permit.
- g) Nancy Nelson commented in opposition of the use permit.
- h) Onalee Castelan commented in opposition of the use permit.
- i) Mark Choi commented in opposition of the use permit.
- j) Cliff Neal commented in opposition of the use permit.
- k) John Dold commented in opposition of the use permit.
- l) Carolyn West commented in opposition of the use permit.
- m) Robert Henrich commented in opposition of the use permit.
- n) Dennis Adair commented in opposition of the use permit.
- o) Chris Bommarito commented in support of the use permit.

p) Suzanne Frank Adair commented in opposition of the use permit.

q) Al Chan called in to comment in opposition of the use permit.

Minor Use Applicants Jared Heyman and Amanda Rothstein spoke.

Chairperson Bauer closed the public hearing.

Commissioner Rhoads-Poston inquired as to the mention of unpaid 2021 Taxes and fire insurance.

In response Applicant Heyman commented that their taxes were paid to date and fire insurance had been secured as part of the application requirement process.

Commissioner Gaddies commented regarding the renting arrangements and asked where the applicants are during rental events.

In response, Applicant Heyman commented that he and his wife were traveling during the renting of the property.

Commissioner Gaddies commented regarding the cleaning service and the scheduling after each rental.

In response, Applicant Rothstein indicated that the cleaning service arrives the same day as check out.

Commissioner Cayler inquired as to the placement of trash receptacles.

In response, Applicant Rothstein indicated that the trash receptacles are placed at the curb on pick-up day.

Commissioner Rhoads-Poston inquired if the cleaning service walked the property for excess trash.

In response, Applicant Heyman commented on the routine of the cleaning service and the landscaping service.

Commissioner Cayler commented on the rules regarding smoking and what emergency evacuation notices were in place for renters.

In response, Applicant Heyman commented on the non-smoking rules and the current wild fire evacuation procedures.

Commissioner Gaddies inquired as to when the applicant intends to rent the unit if the applicant is currently living there.

In response, Applicant Heyman commented on the travel schedule during the rental season.

Commissioner Rhoads-Poston commented on the noise ordinance and the security of the property management when the applicant is traveling.

In response, Applicant Heyman commented on the security system and the current property management company.

Chairperson Bauer commented on the CC&Rs which state "no noxious or annoying activities."

In response, Applicant Heyman commented on the CC&Rs.

Commissioner Rhoads-Poston inquired as to whether the applicants have spoken to other vacation rental owners.

In response, the applicants commented on the other vacation rental owners.

Commissioner Rhoads-Poston commented on the application process and asked staff to comment.

Allan Calder commented on the annual review of the ordinance which will be presented to the Board of Supervisors in early Spring.

County Counsel Jim Laughlin commented that the state law requires zoning regulations be applied uniformly in a zoning district.

Commissioner Rhoads-Poston inquired as to how many unhosted vacation rentals are presently in Solano County.

Allan Calder indicated that he will forward that information to the commission.

Commissioner Cayler commented on the initial welcoming of the neighbors.

Chairperson Bauer commented that in order to approve the permit, she would have to find that the vacation rental is not a nuisance. She stated that she could not come to that finding based on the fire hazard, noise, trespassing and parking issues.

Commissioner Gaddies commented on the community and indicated that she could not vote in favor of the permit.

On a motion of Commissioner Cayler, seconded by Commissioner Rhoads-Poston, to approve the Permit Application MU-20-11 subject to the conditions listed, roll was taken. Since the vote was 2 to 2, the motion did not pass. A tie vote of the commission is automatically referred to the Board of Supervisors.

ANNOUNCEMENTS AND REPORTS

There were no announcements or reports.

ADJOURN

The meeting of the Solano County Planning Commission adjourned at 8:45 p.m.. The next meeting will be on March 4, 2021, at 7:00 p.m.