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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

OFFICE OF THE ZONING ADMINISTRATOR

Meeting of April 1, 2021
10:00 a.m.

Due to COVID-19 and to protect County staff and members of the public the Zoning Administrator meeting will take place by telephonic conference and not in person. This precaution is being taken pursuant to the authority conferred by Governor Newsom's Executive Order N-29-20.

The telephonic hearing will be held at 10:00 a.m. Interested persons may call 1-877-411-9748 and use the access code 6208644 at 10:00am the day of the meeting.

- A G E N D A -

ADMINISTRATIVE APPROVALS

1. Renewal No. 1 of Minor Use Permit MU-15-04 (**H-Lounge**) for the continued operation of multiple neighborhood commercial land uses located at 472 Benicia Road, south of the City of Vallejo, within the Residential Traditional Community Mixed Use "R-TC-MU" Zoning District, APN's: 0059-113-200 and 21. (Project Planner: Eric Wilberg) **Staff Recommendation: Approval**
2. Waiver application WA-21-01 (**Parker**) to waive various Architectural Development Standards including exterior siding material, roof pitch, eave overhang, finished floor height, and enclosed two car garage requirement for an as-built addition to an existing Primary Dwelling located at 3291 Mix Canyon Road, 3 miles northwest of the City of Vacaville, within the Watershed and Conservation "W-160" Zoning District; APN 0102-130-220. (Project Planner: Eric Wilberg) **Staff Recommendation: Approval**

PUBLIC HEARINGS

3. Consideration of Minor Revision No. 1 to Land Use Permit U-07-12 (**Jackson**) to convert the permitted Rural Resident Enterprise into a Cottage Industry – General, which will occupy the entire building, permit the as-built spray booth in the rear of the building, and retain the existing detached garage rather than removing it as originally stated. This property is located at 6743 Willow Road in Vacaville. APN: 0133-140-160. (Project Planner: Travis Kroger) **Staff Recommendation: Approval**

4. Consideration of Sign Permit SGN-20-05 (**Karaouni**) to permit signage for a new 76 service station to include canopy logos and LED light bars, a monument price sign, replacement faces for the tall freeway sign, a wall mounted sign for the convenience store, and the as-built center identification sign, and wall mounted signs for the produce market as required by Policy Plan Overlay PP-02-04. (Project Planner: Travis Kroger)
Staff Recommendation: To be continued

ADJOURNMENT

Staff reports can be found at www.solanocounty.com under Departments, Resource Management, Boards and Commissions approximately one week prior to the hearing.