

TERRY SCHMIDTBAUER
Director

DEPARTMENT OF RESOURCE MANAGEMENT

675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

ALLAN CALDER
Planning Program Manager

Planning@SolanoCounty.com



SOLANO
COUNTY

www.solanocounty.com

Planning Services Division

**MINUTES OF THE SOLANO COUNTY
ZONING ADMINISTRATOR'S MEETING**

Virtual Meeting of April 1, 2021

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, Zoning Administrator
- Jim Leland officiating as Acting Zoning Administrator
- Eric Walberg, Planner
- Travis Kroger, Planner
- Jamielynne Harrison, Zoning Administrative Clerk

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)

Action: Allan Calder opened the meeting. The applicant was not present. The planner indicated that the applicant received the staff report. Since there were no other speakers either for or against this matter, Mr. Calder closed the public hearing and approved the application subject to the 10-day appeal period.

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)

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.

Action: The applicant, Walter Parker, was present via conference call and confirmed receipt of the staff report.

Since there were no speakers either for or against this matter, Mr. Calder closed the public hearing and approved the staff report subject to the recommended conditions of approval in addition. After a 10-day appeal period, a permit will be issued to the applicant

PUBLIC HEARING

Mr. Leland officiated as Zoning Administrator

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)

Action: The applicant has requested an indefinite continuance. If this project is scheduled in the future, there will be a new notice published. Mr. Leland continued the matter indefinitely.

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)

Action: The applicant has requested an indefinite continuance. If this project is scheduled in the future, there will be a new notice published. Mr. Leland continued the matter indefinitely.

Since there were no other agenda items, Mr. Leland closed the public hearing and the meeting was **adjourned**.