

# **Solano County**

*675 Texas Street  
Fairfield, California 94533  
[www.solanocounty.com](http://www.solanocounty.com)*



## **Minutes - Final**

**Thursday, September 16, 2021**

**7:00 PM**

## **Planning Commission**

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](mailto: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 2454 267 4784 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](http://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 the 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 September 16, 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.

Present were Commissioners Kay Cayler (via WebEx), Michael Reagan, Kelly Rhoads-Poston (via WebEx), and Chairperson Paula Bauer. Also present were Resource Management Director Terry Schmidtbauer, Planning Manager Allan Calder, Senior Planner Kristina Heredia, County Counsel Jim Laughlin, and Clerk Marianne Richardson.

### **SALUTE TO THE FLAG**

### **ROLL CALL**

Kay Cayler (via WebEx), Michael Reagan, Kelly Rhoads-Poston (via WebEx) and Chairperson Paula Bauer.

### **APPROVAL OF AGENDA**

Chairperson Bauer announced notification of withdrawal of Regular Calendar appeal item No. PC-21-018. County Counsel Jim Laughlin stated confirmation of receipt of communication from applicant's attorney of withdrawal.

On a motion by Commissioner Reagan, and seconded by Commissioner Cayler, the agenda was approved with removal of item No. PC-21-018 from the Regular Calendar. So ordered by 4-0 vote.

### **APPROVAL OF THE MINUTES OF AUGUST 19, 2021**

Chairperson Bauer stated revisions to the Call to Order and Roll Call sections to indicate Commissioner Rhoads-Poston attended via WebEx, and County Counsel Jim Laughlin was present.

With no opposition from commissioners, the minutes were approved with revision by affirmation.

### **ITEMS FROM THE PUBLIC:**

Chairperson Bauer invited members of the public to speak during public comment.

1.) Roger Merrill, representing the Green Valley Landowners Association, spoke against the vacation rental appeal item withdrawn from the calendar speaking of the fire safety issues to the community.

2.) Cliff Neal, residing at 4363 Edinburg Court, spoke against the vacation rental

appeal item withdrawn from the calendar and that violations could impact those seeking a legitimate rental business.

3.) Melissa Neal, residing at 4363 Edinburg Court, spoke against the vacation rental appeal item withdrawn from the calendar and of the financial impacts to the County.

4.) William Fell, residing at 4320 Edinburg Court, spoke against the vacation rental appeal item withdrawn from the calendar speaking of fire danger concerns and photographs of rental activity.

Chairperson Bauer asked Mr. Fell if he has sent his photos to the County. Mr. Fell responded he has submitted some, and could provide more photos. Deputy County Council Clarisa Sudarma stated that Code Enforcement was in receipt of Mr. Fell's photos.

Commissioner Reagan stated that he hoped the County could set penalties to absolve the expense to the community.

Planning Manager Allan Calder introduced a new Planning Division staff member, Senior Planner Kristina Heredia, who will be presenting items to the Planning Commission in the near future.

Hearing no further comments from the public or commissioners, Chairperson Bauer closed the public hearing.

## **REGULAR CALENDAR**

Conduct a noticed public hearing considering the Appeal by Lee Heyman, of the Solano County Resource Management Department, Code Compliance Division's issuance a Notice of Violation determining the property 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 is being used as a vacation house rental in violation of the County's zoning regulations, codified in Chapter 28 of the Solano County Code.

This item was withdrawn by the applicant.

## **ANNOUNCEMENTS AND REPORTS**

There were no announcements or reports.

## **ADJOURN**

The meeting of the Solano County Planning Commission adjourned at 7:18 p.m. The October 7, 2021 meeting is cancelled due to lack of items. The next meeting will be on October 21, 2021 at 7:00 p.m.