

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

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

Meeting of June 2, 2022

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, and via audioconference.

STAFF PRESENT

Matt Walsh, Acting Zoning Administrator
Nedzlene Ferrario, Project Planner
Travis Kroger, Project Planner (Audioconference)
Marianne Richardson, Clerk

OTHER PARTICIPANTS

David Price
Sheldon Burgess
Elizabeth & Hope Steele
Juanita Glick

PUBLIC HEARING

- 1. Consideration of MU-22-01 of **David Price** to construct a new 5,000 square foot accessory structure for storage of vehicles and farm equipment in the Rural Residential 2.5 acre zoning district. The property is located at 7428 Paddon Road, unincorporated Vacaville, California. APN: 0106-180-170 and 200. (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval

Action: The applicant, David Price, was present. Matt Walsh, Acting Zoning Administrator, asked if the applicant had received the staff report and was in agreement with the conditions of approval. Mr. Johnson stated he had received it.

Mr. Walsh read from the Memorandum of proposed revisions to the staff report and conditions of approval and asked if the applicant was in agreement with the revisions.

Mr. Price responded that he received a phone call from Planning staff regarding the revisions and that he wants to "make things right" on the property in regard to permitting existing structures.

Mr. Walsh opened the public hearing.

Sheldon Burgess, a neighbor of the applicant, commented on the size of the structure and the concern that the new structure would become another business, as there is currently a care facility in the primary residence and rental of the secondary dwelling.

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.

Mr. Walsh stated that no business could be associated with the proposed accessory structure as a condition of approval.

Mr. Price responded to the neighbors' concerns by discussing his intent for the proposed accessory structure, and of the primary and secondary dwelling units.

Juanita Glick, a neighbor of the applicant, also commented on the structure's size and requested more information as to the use of the structure.

Mr. Price discussed the proposed use of the structure, his collection of vehicles and other items such as a boat and ATVs.

Since there were no further speakers either for or against this matter, Mr. Walsh closed the public hearing and approved the MU-22-01 permit application subject to the revised recommended conditions of approval. After a 10-day appeal period, a permit will be issued to the applicant.

Since there were no further agenda items, Mr. Walsh adjourned the Zoning Administrator meeting of June 2, 2022.