

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

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

**Meeting of June 16, 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

Allan Calder, Acting Zoning Administrator  
Travis Kroger, Project Planner  
Marianne Richardson, Clerk

OTHER PARTICIPANTS

Pamela Valdivia  
Charles Wood  
Chris Livadas  
Carmen Grey (Teams)

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PUBLIC HEARING

- 1. Consideration of Minor Use permit application MU-19-04 (**Frank Vezer**) for use of the existing primary dwelling as a Vacation House Rental - Unhosted at 5070 Clayton Road, 0.06 miles north of the City of Fairfield in the A-SV-20 zoning district, APN 0151-130-090. (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

**Action:** The applicant, represented by Pamela Valdivia (Vezer General Manager) and joined by Charles Wood (Attorney) and Chris Livadas (Vezer Vice President), were present. Allan Calder, Acting Zoning Administrator, opened the public hearing for comments.

Ms. Valdivia presented the project describing the rental property, history and operations.

Mr. Calder asked if the applicant had received the staff report and was in agreement with the conditions of approval. Ms. Valdivia affirmed, stating they were already following the conditions of approval.

Carmen Grey spoke in favor of the project bringing people to Fairfield and the wine valley as a tourism destination and of it growing the economy.

Mr. Calder acknowledged the County received a letter of opposition citing noise and offsite pedestrian impacts. Travis Kroger, project planner, responded to the public comments stating that most of the concerns raised are to areas outside the subject property. Further stating that if the recommended conditions of approval are followed, that they will avoid the concerns raised. Mr. Calder added that if the conditions of approval are not being met, the County will follow standard methods for resolution.

*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. Wood requested to review the letter to respond to concerns. He did not agree with the cited (offsite) concerns being tied to this property or permit. Responding to the issue of prior rental use, Mr. Wood spoke of his conversation years ago with Solano County Counsel regarding legality as there was no definite authority to be an illegal use. Further stating that they are resolving the issue by applying for the permit.

Since there were no further speakers either for or against this matter, Mr. Calder closed the public hearing and approved the MU-19-04 permit application. After expiration of a 10-day appeal period, a permit will be issued to the applicant.

Since there were no further agenda items, Mr. Calder adjourned the Zoning Administrator meeting of June 16, 2022.