

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of February 21, 2019

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Walker, Hollingsworth, Bauer, and Vice-Chairperson Rhoads-Poston

EXCUSED: Commissioner Cayler

STAFF PRESENT: Mike Yankovich, Planning Program Manager; Eric Wilberg, Planner Associate; Jim Laughlin, Deputy County Counsel; and Kristine Sowards, Planning Commission Clerk

Vice-Chairperson Rhoads-Poston called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

Approval of the Agenda

The Agenda was approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of January 17, 2019 were approved as prepared.

Items from the Public

There was no one from the public wishing to speak.

Regular Calendar

Item No. 1

PUBLIC HEARING to consider Use Permit Application No. U-18-04 of **The Timbers-Silveyville Christmas Tree and Pumpkin Farm** (c/o Ted and Jeri Seifert) for an existing Christmas tree and pumpkin farm with concessions, gift shop and amusement activities, and proposed event venue with a 3,000 square foot building and adjacent park. The property is located at 6224 Silveyville Road, northwest of the City of Dixon in the Exclusive Agricultural "A-40" Zoning District, APN's: 0108-090-130 and 140. This project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Jim Leland) Staff Recommendation: defer this matter to a future Planning Commission meeting date

Mike Yankovich stated that staff recommends the commission defer this matter to a future meeting date. He explained that additional time is necessary to permit the applicant to meet with various County agencies to finalize the conditions of approval for the project.

Vice-Chairperson Rhoads-Poston opened the public hearing. Since there were no speakers either for or against this matter, she closed the public hearing.

A motion was made by Commissioner Walker and seconded by Commissioner Bauer to continue this matter to the meeting of April 18, 2019. The motion passed unanimously.

Item No. 2

PUBLIC HEARING to consider and make a recommendation to the Board of Supervisors on Rezoning Petition No. Z-17-04 of **Hubert & Aurelia Goudie and William & Sylvia Marshalonis** to rezone 15.69 acres from Rural Residential “RR-2.5” and Exclusive Agriculture “A-20” to Rural Residential “RR-5”. The property is located at 4420 Peaceful Glen Road, 2.5 miles north of the City of Vacaville, APN’s: 0105-060-390 and 40. (Project Planner: Eric Wilberg) Staff Recommendation: Recommend that the Board of Supervisors approve the Rezoning Petition

Eric Wilberg provided a brief presentation of the written staff report. The applicant is requesting a rezoning petition to convert 15.69 acres of land currently split zoned Rural Residential “RR-2.5” and Exclusive Agriculture “A-20” to Rural Residential “RR-5”. The extent of the proposed Rural Residential zoning would align with existing residential development on-site as well as Sweeny Creek which meanders through the property.

The applicant is also pursuing a minor subdivision application which would create one additional parcel within the area to be rezoned RR-5. Final design of the tentative parcel map for that application, MS-17-06, is still be considered by the applicant and will be heard by the Planning Commission at a later hearing date.

Vice Chairperson Rhoads-Poston opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

A motion was made by Commissioner Walker and seconded by Commissioner Bauer to recommend the Board of Supervisors approve Rezoning Petition No. Z-17-04 and make the finding that the project qualifies for a categorical exemption pursuant to CEQA Guidelines Section 15061(b)(3). The motion passed unanimously. (Resolution No. 4668)

Item No. 3

PUBLIC HEARING to consider and make a recommendation to the Board of Supervisors on a proposed Ordinance, **Zone Text Amendment No. ZT-17-03**, to amend Chapter 28 of the Solano County Code relating to legal, nonconforming churches within the Suisun Valley Agriculture “A-SV-20” and Agricultural Tourist Center “ATC” zoning districts to allow for the expansion of such uses subject to discretionary approval via the use permit amendment process. (Project Planner: Eric Wilberg) Staff Recommendation: Recommend the Board of Supervisors approve the zone text amendment

Eric Wilberg provided an overview of the staff report. The report indicated that Solano County Zoning Regulations currently prohibit new religious facilities from locating within Agricultural zoning districts. In addition, existing legal nonconforming churches within these districts are limited to the terms and conditions of an approved use permit pursuant to the Nonconforming Uses section of the Zoning Regulations (County Code Section 28.114). In general,

nonconforming uses of land and buildings are limited to the size, scope, and intensity of that which was lawfully established and existing prior to the adoption of any provision of the Zoning Regulations that renders such uses nonconforming.

The Guru Nanak Sikh Temple located at 2948 Rockville Road has filed a Zone Text Amendment to amend the Nonconforming Uses section of the County Zoning Regulations to set forth a discretionary permitting process for legal, nonconforming churches within the Suisun Valley Agriculture zoning districts to pursue an expansion or intensification.

Commissioner Walker mentioned that he took a recent tour of the site and commented that it is a very cool place and that the renderings are going to be impressive. He said he looks forward to reviewing the use permit when it comes before the commission in the future.

Vice-Chairperson Rhoads-Poston opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

A motion was made by Commissioner Walker and seconded by Commissioner Hollingsworth to recommend the Board of Supervisors consider the proposed Zoning Text Amendment No. ZT-17-03 to amend Chapter 28 of the Solano County Code relating to legal, nonconforming churches within the Suisun Valley Agriculture "A-SV-20" and Agricultural Tourist Center "ATC" zoning districts to allow for the expansion of such uses subject to discretionary approval via the use permit amendment process. The motion passed unanimously. (Resolution No. 4669)

Item No. 4

NOMINATION and ELECTION of Chairperson and Vice Chairperson for the ensuing year.

It was motioned and seconded to nominate Commissioner Walker and Commissioner Bauer as Chairperson and Vice-Chairperson, respectively. The motion passed unanimously.

ANNOUNCEMENTS and REPORTS

There were no announcements or reports.

Since there was no further business, the meeting was **adjourned**.