

Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com



Agenda

Thursday, February 16, 2023

7:00 PM

Board of Supervisors Chambers

Planning Commission

In accordance with AB 361, members of the Planning Commission and the public may attend the meeting remotely.

PUBLIC COMMENTS: To submit public comments, please see the options below.

In-Person:

You may attend the public hearing at the time and location indicated and provide comments during the public speaking period.

Phone:

To submit comments verbally from your phone, you may do so by dialing: **1-415-655-0001** and entering **Access Code 2467 197 1378#**. Once entered in the meeting, you will be able to hear the meeting and your line will be muted to minimize any background noise disruptions during the proceedings. **When the Chair or Clerk calls for an item on which you wish to speak, press (star) *3 on your phone to access the "Raise your Hand" feature. When called upon during the public speaking period, the last 2 digits of each phone number with a raised hand will be asked to press (star)*6 to Unmute and provide comment.** Please mute (*6) after your presentation.

Email/Mail:

If you wish to address any item listed on the Agenda by written comment, please submit comments to the Planning Commission by email to **PlanningCommission@SolanoCounty.com** or by U.S. Mail to Planning Commission, c/o Resource Management, 675 Texas Street, Suite 5500, Fairfield CA 94533. Written comments must be received no later than 10:00 a.m. on the day of the meeting.

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** under Departments, Resource Management, Boards and Commissions, Solano County Planning Commission.

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

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF THE MINUTES

- 1 [PC 23-004](#) Approve the minutes of the Planning Commission meeting of January 19, 2023

Attachments: [January 19, 2023 Minutes - Draft](#)

ITEMS FROM THE PUBLIC:

This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission.

In-person Attendees - Please submit a Speaker Card to the clerk before the first speaker is called and limit your comments to five minutes.

*Phone Callers - Please press (star)*3 on your phone to "Raise your Hand" and wait for the clerk to announce the last 2 digits of your phone number. You will be asked to press (star)*6 to Unmute your line and limit your comments to five minutes.*

Items from the public will be taken under consideration without discussion by the Commission and may be referred to staff.

REGULAR CALENDAR

- 2 [PC 23-007](#) NOMINATION and ELECTION of Chair and Vice-Chair for the ensuing year

Attachments: [Annual Attendance Report 2022](#)

- 3 [PC 23-005](#) Conduct a noticed public hearing to consider amendments to Solano County Code, Chapter 28- Zoning Regulations relating to enforcement procedures and penalties for violations of the Zoning Regulations; and Adopt a resolution to forward a recommendation of approval to the Board of Supervisors to adopt the proposed Zoning Regulation amendments. The proposed zoning regulation amendments are exempt from the requirements of CEQA under the "common sense" exemption since the revisions are a set of technical adjustments and corrections which do not alter prior regulations for intensity or location of development or any other physical alterations to the environment

Attachments: [A - Draft Amendments to Section 28.113](#)
[B - Public Notice](#)
[C - Summary Table of Proposed Changes](#)

- 4 [PC 23-006](#) Conduct a noticed public hearing and make a recommendation to the Board of Supervisors on a proposed Ordinance, Zone Text Amendment No. ZT-23-01, amending Solano County Code Chapter 28 - Zoning Regulations to revise and update definitions and regulations for dwellings used for transient lodging, including hosted rentals, bed and breakfast inns, agricultural homestays, and vacation home rentals, and to serve as the Short-Term Vacation Home Rental Ordinance in unincorporated Solano County. The proposed ordinance is exempt from the requirements of CEQA under the “common sense” exemption since this ordinance is a set of technical adjustments and corrections which do not alter prior regulations for intensity or location of development or any other physical alterations to the environment

Attachments: [A - Draft Zoning Code Amendments and Definitions \(28.75.30\)](#)
[B - Public Notice](#)
[C - Draft VHR SRA mapping](#)
[D - Summary of Key Changes Comparison Table](#)

ANNOUNCEMENTS AND REPORTS

ADJOURN

To the Planning Commission meeting of March 2, 2023 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA.