

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

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

Meeting of February 16, 2023

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
- Jim Laughlin, Deputy County Counsel
- Marianne Richardson, Clerk
- Travis Kroger, Project Planner (Audioconference)
- JT Lee, Project Planner (Audioconference)
- Pejman Mehrfar, Sr. Civil Engineer (Audioconference)
- Kaylan Naicker, Survey Party Chief (Audioconference)
- Nedzlene Ferrario, Principal Planner (Audioconference)

OTHER PARTICIPANTS

- Robert Karn
- Jack Batson
- Gary Hensley (Audioconference)
- Amanda Ross (Audioconference)
- Alan Hanger (Audioconference)

ADMINISTRATIVE APPROVALS

1. Waiver Application No. **WA-22-04** from Yung Sok to waive the two-car garage requirement for a remodel of an existing home located at 308 Gilcrest Avenue in unincorporated Solano County, within the Residential-Traditional (R-TC-10) Zoning District; APN: 0074-241-250. (Project Planner: JT Lee) **Approved**
2. Waiver Application No. **WA-23-02** from Diana Montemayor to waive the three (3)-inch vertical to 12-inch horizontal roof pitch standard for a new home, located at 3862 Joslin Lane in unincorporated Solano County, within the Rural Residential (RR5) Zoning District; APN: 0123-030-460. (Project Planner: JT Lee) **Approved**

PUBLIC HEARINGS

3. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. **LLA-17-07** and proposed Certificate of Compliance No. **CC-17-11** of Ralph Perkins to reconfigure the common property line between a 23.04-acre parcel (APN 0105-200-460) and a 0.41-acre parcel (APN 0105-200-180) to create two buildable parcels of 16.03 and 7.42 acres, located at 7044 Steiger Hill Road, 0.7 miles west of the City of Vacaville in the Rural Residential (RR-5 & RR-2.5) zoning districts. (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

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.

Action: Robert Karn, representing the Applicant, was present and stated he and Mr. Perkins have reviewed the staff report and request approval. Acting Zoning Administrator Allan Calder opened the public hearing.

Gary Hensley of Lavenir Road stated he submitted a public comment and read through issues which included retention pond improvements for parcel 1B access road, access to parcel 1B via Lavenir Road, and that Mr. Hanger is willing to purchase parcel 1B.

Amanda Ross of Joselin Lane stated this project is proposing an easement onto her property for access to the subject parcel and is concerned of increased traffic through her property and is opposed to this application.

Alan Hanger of Lavenir Road stated he is not opposed to the proposed parcel 1B but is concerned of the orchard maintenance and fire danger and retention dam improvements which may cause damage to other roads.

Pejman Mehrfar stated the easement is 0.04 miles from Steiger Hill Road through Joselin Lane and is maintained by the County (roughly 211 feet) and the remaining Joselin Lane is private road. The proposed driveway configuration is close to touching the County maintained road. He asked property owners to share with the County any agreements between property owners for private road use.

Ms. Ross stated she has made no new access agreements from this proposed project.

Travis Kroger stated the access easement conditions require permission from the detention pond parcel owner and the easement must be recorded with the lot line adjustment. This would be the only parcel with access to the County portion of Joselin Lane. If the other parcels are subdivided, a private road agreement would be required.

Mr. Karn stated that Joselin Lane is shown as County Road 666 for approximately 350 feet from Steiger Hill Road on a map recorded in July 1968. The project as proposed has an access easement to the County road. The project is conditioned to have reduced runoff post-construction, however this application is to create the property with no construction at this time.

Jim Laughlin stated County Road 666 created a public right of way easement by petition approximately 100 years ago.

Mr. Calder stated the County will provide Ms. Ross with the County Road 666 map and easement information.

There was discussion of the difference between a County maintained road and County public road, and the location of the proposed driveway to Joselin Lane.

Mr. Karn stated that the applicant could join in a road maintenance agreement for the non-County maintained portion. He stated a gate would be set back to provide stacking off Joselin Lane, and dam improvements would be included with construction of the driveway.

Ms. Ross suggested the driveway be moved to access Steiger Hill Road. There was further discussion of a Steiger Hill driveway/access. Mr. Mehrfar stated the County could review alternative access should the applicant make that decision.

Ms. Ross stated opposition to the project and believes there is a legal issue since other property owners have an easement.

Mr. Hanger asked if the access road across the dam had to be constructed prior to the house, which Mr. Kroger stated the access and house could be constructed at the same time.

Since there were no further speakers either for or against this matter, Mr. Calder closed the public hearing and approved the staff report subject to the recommended conditions of approval. After a 10-day appeal period, an approval will be issued to the applicant.

Since there were no further agenda items, Mr. Calder adjourned the Zoning Administrator meeting of February 16, 2023.