



Solano County

675 Texas Street
Fairfield, California 94533
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Minutes - Final Planning Commission

Thursday, May 16, 2024

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on May 16, 2024, in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 7:00 p.m.

Solano County staff members present were Resource Management Director James Bezek, Planning Manager Allan Calder, Principal Planner Matt Walsh, Consultant Planner Kathy Pease, Deputy County Counsel Holly Tokar and Clerk Marianne Richardson.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Jack Batson, Kay Cayler, Hector De La Rosa and Chairperson Paula Bauer.

Absent: Commissioner Loretta Gaddies.

APPROVAL OF AGENDA

On motion of Commissioner Batson, seconded by Commissioner Cayler, the agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 1 [PC 24-011](#) Approve the minutes of the Planning Commission meeting of March 21, 2024

Attachments: [A - March 21, 2024 Minutes - Draft](#)

On motion of Commissioner Batson, seconded by Commissioner Cayler, the minutes of March 21, 2024 were approved by affirmation.

ITEMS FROM THE PUBLIC:

Chairperson Bauer invited members of the public to speak on items not on the agenda. There were no speakers.

REGULAR CALENDAR

- 2** [PC 24-012](#) Conduct a noticed public hearing to consider General Plan Amendment Application No. G-23-02 and Rezoning Petition No. Z-23-01 by Chei Chen and Regina Yin. The proposal would change the General Plan land use designation for the Yin Ranch from Agriculture to Parks and Recreation, and Rezone the property from Exclusive Agriculture (A-40) to Park (P) District to allow for the future siting of an Asian Pacific Islander Cultural Center and Museum. The property is located at 6319 Pleasants Valley Rd. (APN 121-180-150 and -160). The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities)

Attachments: [A - Planning Commission Resolution](#)
 [B - General Plan Exhibit](#)
 [C - Rezone Exhibit](#)
 [D - Aerial Photograph](#)
 [E - Public Notice](#)

Planning Manager Allan Calder introduced the item and Principal Planner Matt Walsh, who presented the proposed General Plan amendment and Rezoning Petition to the Commission. Mr. Walsh explained tonight's consideration is the first of two steps; Step 2 will involve further environmental review and analysis for the policy plan overlay (PPO) and conditional use permit applications. Consultant Planner Kathy Pease and County staff from Public Works and Environmental Health were also present to assist in addressing questions from the public and Commission.

Mary Yin Liu, representing the applicants, shared her parents' history and vision for the Yin Ranch to give back to the community, and requested approval of the applications.

Responding to questions by Commissioner De La Rosa regarding the potential precedent-setting of allowing rezoning of an agricultural parcel for a property owner to gain compliance with unpermitted structures, Mr. Walsh believed it would not set a precedent. The County does typically offer property owners a chance to comply with rules and regulations. Here, the applicants are going to work with the State of California Parks system, so if another property wanted to establish a public park and do something similar, that would be within their right to do so.

Resource Management Director James Bezek clarified that property owners building without permits or any approval happens quite a lot; the County's role is to try and work with the owners to get them into compliance. In this instance, the County did identify and cite areas out of compliance, which is partly the reason they are before the Commission today. If the property owner does not achieve compliance, we have a process which we can impose fines and other methods to get into compliance.

Mr. Walsh confirmed that although the entire parcel will be zoned Park, approximately five (5) acres remain in agricultural use (vineyards) and the existing residence will remain for residential use as it is a permitted use in the

Park district.

Responding to questions by Chairperson Bauer regarding the property's past commercial use for wedding events, Mr. Walsh stated that use is not currently permitted but with the approval of tonight's consideration and the Step 2 PPO and conditional use permit, it could be an allowed use.

Chairperson Bauer opened the public hearing:

1. Curtis Stocking - For
2. Ruth Forney - For
3. Cathy Carter - Against
4. Edward Fabi - For
5. Carlos Trevino - For
6. Brian Travis - For
7. Dale Pfeiffer - Neutral
8. Derrick Lum - For
9. Lindy Brucken - Neutral
10. Joseph Joyce - For
11. W.T. Jeanpierce - For
12. Amy & Gabriela Russell - For
13. Rose Lovell - Neutral

Speakers Against/Neutral of this item cited concerns including noise, commercial venue use, public use access (gated with reservation system), increased traffic, vehicle/bicycle safety, and Cal Fire/fire safety.

Ms. Pease responded to public comments that the public access, noise and traffic will be addressed in Step 2 and it is not uncommon for park systems to have reservations. The facility will continue to be home to the Yins and part of the reservation system is so they can continue to use the property, which again will be further reviewed in Step 2.

Hearing no further comments, Chairperson Bauer closed the public hearing.

Commissioner Batson recognized the Yin's generosity and their beautiful park; however, commented that there are violations which he has heard about for a long time which perhaps the County has been too lenient. He further noted that the owners are on a road to compliance and, if they continue on this road of donating this museum to the State, the State will require all necessary permits be in place. In the future, he would prefer the County to be a little less lenient.

Commissioner De La Rosa asked of the importance of moving forward now with the amendment and rezoning, as opposed to waiting until cited concerns with the project can be clarified. He asked whether they could delay until more information is disclosed and concerns addressed.

Ms. Pease clarified the proposal is not to give the property to the State as a park, it would be in collaboration with the State. The applicants are seeking funds/partnerships with the State and delaying will inhibit their ability to seek grants.

Ms. Pease further clarified that this first step does not allow any special events.

In working with the applicants, it is her understanding that the websites have been taken down and events are no longer occurring until the use permit and PPO are approved.

Commissioner De La Rosa asked for a commitment from the applicants that if the Commission moves forward with the amendment and rezoning that they will comply with all conditions that the County proposes.

The applicants, Chei Chin and Regina Yin, spoke of their history in Solano County, the property and vision of giving back to the community, the importance of the museum, and asked for approval from the Commission.

Mr. Bezek stated anything on the site that was under construction received a stop notice, and there are no new structures planned until they get through the permitting process. It is partly on the County to hold the applicants to “no more work” and staff have weekly meetings with Mary Yin and the project team.

Deputy County Counsel Holly Tokar clarified the action before the Commission is to make a recommendation to the Board of Supervisors on whether to approve the proposed amendment and rezone, or to deny. There is not an option for the Commission to continue the matter or to deny the proposed amendment and rezone and make the applicant go back and put additional information into one package.

Mr. Bezek reminded the Commission of the General Plan amendment rule of procedure that the Commission can make a recommendation for denial, but not deny the process to move forward. Whether the Commission chooses to adopt or not adopt the resolution, it will go forward to the Board along with a staff report to include the comments and concerns reflected in the minutes of this meeting.

Commissioner Cayler commented on the applicant’s commitment based on their recovery from the LNU fire.

Chairperson Bauer stated she is hopeful that the County does hold the applicant to the process going forward.

On motion of Commissioner Cayler, seconded by Commissioner Batson, the Commission adopted a resolution to recommend item PC 24-012 (G-23-02/Z-23-01 Yin Ranch) to the Board of Supervisors. So ordered by a 4-0 vote.

ANNOUNCEMENTS AND REPORTS

Mr. Calder stated there were items scheduled for both regular meetings in June.

Commissioner De La Rosa stated he will be absent from the June 20 meeting.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 8:27 p.m. The next regular meeting is scheduled for June 6, 2024.