

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

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

Meeting of July 18, 2024

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
Marianne Richardson, Clerk
Nedzlene Ferrario, Principal Planner
Eric Wilberg, Senior Planner
Travis Kroger, Associate Staff
JT Lee, Assistant Planner
Erik Hagstrom, CivicSpark Planning Fellow
Abigail Pipkin, Assistant Planner

OTHER PARTICIPANTS

Roger Dunham
Jacob Hamilton
Bob Karn
Anna Weinstein

PUBLIC HEARINGS

1. PUBLIC HEARING to consider Revision application No. 1 to Minor Use Permit MU-20-08 to establish and operate a Neighborhood Commercial brewpub and taproom to allow the former bar and lounge structure to be replaced with a new larger (40' x 72') structure in the same location, located in unincorporated Elmira at 6077/6081 California Pacific Road, APNs 0142-061-040 & 210. The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act. (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

Action: Roger Dunham, representing the applicant, was present and acknowledged receipt of the staff report and agreement with the conditions of approval.

Acting Zoning Administrator Allan Calder opened the public hearing. There were no speakers and the hearing was closed.

Based on the staff report, Mr. Calder took action to Approve the staff report and recommended conditions of approval for Revision No. 1 of Minor Use Permit MU-20-08. After expiration of a 10-day appeal period, should no appeal be filed, a permit will be issued to the applicant.

2. PUBLIC HEARING to consider Application No. SGN-24-01 of Solano Land Trust to install a 6' tall, free-standing sign with a total of 53 square feet of signage. The project has been determined not to have a significant effect on the environment and is categorically exempt

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.

from the California Environmental Quality Act. The property is located at 2061 Rockville Road, 3.4 miles west of the City of Fairfield within the Exclusive Agriculture (A-20), and Rockville Trails Preserve Policy Plan Overlay (PP-15-01) on APN 0153-060-070. (Project Planner: Abigail Pipkin) **Staff Recommendation:** Approval

Action: Bob Karn, representing Solano Land Trust, was present and acknowledged receipt of the staff report and agreement with the conditions of approval.

Project Planner Abigail Pipkin noted an additional proposed condition of approval:

1. All signage shall be protected with a graffiti resistant coating.

Mr. Karn stated they are agreeable to the additional condition.

Mr. Calder opened the public hearing. There were no speakers and the hearing was closed.

Based on the staff report and testimony received, Mr. Calder took action to Approve the staff report and conditions of approval as amended for Sign Permit SGN-24-01. After expiration of a 10-day appeal period, should no appeal be filed, a permit will be issued to the applicant.

PUBLIC HEARINGS (cont.)

3. PUBLIC HEARING to consider Minor Revision No. 2 of Use Permit U-05-11 by SBA Towers III, LLC to replace an existing wireless communications facility with an 84-foot-tall stealth monopine and associated equipment within a 400 square foot fenced lease area located at 8036 Slayback Ranch Road, 1,500 feet south of the City of Davis, within the Exclusive Agriculture "A-40" zoning district, APN 0110-060-130. The project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302 (Class 2), Replacement and Reconstruction. (Project Planner: Erik Hagstrom) **Staff Recommendation:** Approval

Action: Jacob Hamilton, representing SBA Towers III, was present via audioconference and acknowledged receipt of the staff report and agreement with the conditions of approval.

Mr. Calder opened the public hearing. There were no speakers and the hearing was closed.

Mr. Calder stated that written public comments were received by Vicky Hwang, a neighboring property owner, in opposition to the proposed permit.

Project Planner Erik Hagstrom noted a minor revision to the condition of approval permit renewal date from June 20 to July 18, 2034. Mr. Hagstrom further provided a response to each of Ms. Hwang's seven (7) concerns outlined in her written public comments.

Based on the staff report and testimony received, Mr. Calder took action to Approve the staff report and amended conditions of approval for Minor Revision No. 2 of Use Permit U-05-11. After expiration of a 10-day appeal period, should no appeal be filed, a permit will be issued to the applicant.

Since there were no further agenda items, Mr. Calder adjourned the Zoning Administrator meeting of July 18, 2024.