

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

MINUTES OF THE SOLANO COUNTY
ZONING ADMINISTRATOR'S MEETING

Meeting of September 19, 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

OTHER PARTICIPANTS

Hament Mahajan
Aaron Villagas

PUBLIC HEARINGS

- 1. PUBLIC HEARING to consider Revision No. 1 of Use Permit U-93-23 to remodel the currently vacant commercial space in the existing mixed use building for a future Neighborhood Commercial or Merchandise Showroom tenant, including construction of two (2) new restrooms, ADA accessibility improvements and restriping the parking lot, located at 312 Benicia Road in unincorporated Vallejo in the Residential-Traditional Community Mixed Use (RTC-MU) zoning district, APN 0059-101-290. 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: The applicant, Hament Majahan, was present and acknowledged receipt of the staff report and stated the conditions of approval look good.

Acting Zoning Administrator Allan Calder noted a Staff Report recommendation that the Zoning Administrator find the proposed parking arrangement with 19 on-site spaces suitable for the needs of this project and he believed 23 spaces were required by the County's regulations. Mr. Calder agreed to the parking arrangement as the site cannot accommodate more spaces. Mr. Majahan stated there were on-street parking spaces on both property frontages.

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 recommended conditions of approval for Revision No. 1 of Use Permit U-93-23. 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 September 19, 2024.

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.