



Solano County Planning Commission

**Meeting of August 4, 2011 - 7:00 p.m.
held in the Board of Supervisors Chambers,
County Administration Center, 1st Floor
675 Texas Street, Fairfield, California**

Any person wishing to speak on an agenda item may do so by completing a card and handing it to the Clerk. Upon recognition by the Chairperson, please approach the rostrum, state your name and address before making your presentation.

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. 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.

The County of Solano, in compliance with the Americans With Disabilities Act of 1990, will provide accommodations for persons with disabilities who attend public meetings and or participate in county sponsored programs, services, and activities. If you have the need for an accommodation, such as, interpreters or materials in alternative format, please contact Kristine Letterman, Department of Resource Management, 675 Texas Street, Suite 5500, Fairfield, CA 94533, (707) 784-6765.

- A G E N D A -

ROLL CALL AND SALUTE TO THE FLAG

ITEMS FROM THE FLOOR: (Limited to 5 minutes for any one item)

APPROVAL OF THE MINUTES of the regular meeting of July 7, 2011.

- STUDY SESSION** to consider the proposed new Residential - Traditional Community (R-TC) zoning districts. The R-TC districts are a combination of the existing Suburban Residential Districts (R-E) and the Urban Residential Districts (R-S, R-D, R-M) under Sections 28-24 and 28-25 of the current zoning code. The combined districts includes new zoning classification names, changes to density standards for the duplex classification, a new mixed use classification and minor amendments to the allowed uses under the districts and permit requirements. The proposed amendments will include zoning map amendments. Properties currently zoned R-E, R-S, R-D and R-M will be retitled to the corresponding R-TC zoning district classification. On Benicia Road, west of I-80, the Neighborhood Commercial (CN) zoned properties would be rezoned to Residential – Traditional Community Mix Use (R-TC-MU). The allowed and permitted commercial uses would remain unchanged under the new R-TC-MU district as currently provided under the CN district. The addition of residential uses under the R-TC-MU district would allow existing non-conforming residential uses in the CN district on Benicia Road to be recognized as conforming uses under the new district.
- ANNOUNCEMENTS and REPORTS**
- ADJOURNMENT**

Staff reports can be found on the Resource Management website at www.solanocounty.com.