Solano County Planning Commission

Meeting of September 19, 2013 - 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)

1. **CONTINUED PUBLIC HEARING** to consider **Zone Text Amendment No. ZT-12-04** to adopt an ordinance amending Chapter 28 (Zoning Regulations) to incorporate permitting procedures and land use regulations for commercial solar energy facilities in the Exclusive Agricultural Zone Districts within the unincorporated territory of the County of Solano. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** No recommendation as of September 12, 2013.

2. **PUBLIC HEARING** to consider an appeal of the Zoning Administrator's approval of Extension No. 6 to Use Permit No. U-82-42 and Marsh Development Permit No. MD-82-12 of **Lois Tonnesen** for the continued operation of a pet cemetery located at 3700 Scally Road, 2 miles southeast of the City of Suisun in an "A-SM-160" Suisun Marsh Agricultural Zoning District, APN: 0046-120-410. This consideration has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act. (Project Planner Karen Avery) **Staff Recommendation:** Deny appeal and approve extension of the project.

3. **PUBLIC HEARING** to consider revocation of Minor Use Permit No. MU-12-07 of **Dave and Shashi Sharma** for the storage of trucks, trailers, automobiles and equipment, auto repair shop, SMOG station, hobby shop, and small car sales lot for surrounding neighborhoods. The property is located at 400 Benicia Road, .1 mile west of the City of Vallejo in an "R-TC-MU" Residential Traditional Community Mixed Use Zoning District, APN: 0059-113-330. This project is determined to be

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categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Jim Leland) **Staff Recommendation:** Modify permit conditions.

4. **CONTINUED PUBLIC HEARING** to consider **Zone Text Amendment No. ZT-12-01** to consider adopting an ordinance amending Chapter 28 (Zoning Regulations) to include the following sections: Section 28.01 Definitions; Section 28.21 Exclusive Agricultural (A) Districts; Section 28.70.10 General Development Standards Applicable to All Uses in Every Zoning District; Section 28.73.30 Public Assembly Uses; Section 28.75.10 Agritourism; Section 28.75.20 Temporary Agritourism; Section 28.76.20 Commercial Services; Section 28.77.10 Industrial, Manufacturing and Processing Uses; Section 28.96 Sign Regulations; Section 28.101 Administrative Permit; Section 28.106 Use Permit. **Staff Recommendation:** Approval

5. **ANNOUNCEMENTS and REPORTS**

6. **ADJOURNMENT**

Staff reports can be found at solanocounty.com under Resource Management Department, Boards and Commissions.