

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of September 20, 2007

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

PRESENT: Commissioners Moore, Barnes, Mahoney, Barton and Chairperson McAndrew

EXCUSED: _____

STAFF PRESENT: Ron Glas, Principal Planner; Jim Laughlin, Deputy County Counsel; Stan Schram, Public Works; Kristine Letterman, Planning Commission Clerk

Items from the floor - none

The Minutes of the regular meetings of July 26, and August 2, 2007 were approved as prepared.

1. **PUBLIC HEARING** to consider Architectural Review Application No. AR-07-03 of **David and Jan Granquist** for review of a 1,262 square foot (36' X 36') 6-car garage to house antique cars. The property is located at 1144 Warren Avenue in an "RE-½" Residential Estate Zoning District, less than 300 feet west of the City of Vallejo, APN: 0074-080-040. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Ron Glas)
Staff Recommendation: Approval

Ron Glas gave a brief presentation of staff's written report. He stated that the applicant is proposing a 1,262 square foot six car garage. The proposed white with olive green trim color scheme would match the existing primary residence. The architecture of the garage would be similar to the existing architectural style of the primary residence. The proposed use of the garage would be for personal storage and parking of six antique cars.

Commissioner Barnes indicated that he was disappointed the staff report did not contain photos of the existing residence. He noted the importance of making sure accessory buildings match the main residences and without photos it is not possible to do that.

Commissioner Moore stated that he has driven by the site and it is the nicest piece of property on Warren Avenue. He also suggested that photos be included in future staff reports.

Chairperson McAndrew suggested that the photos be emailed to the commissioners because the quality of photocopies are not always good. Mr. Glas noted that the department has just acquired a new color printer, which should make it easier to provide better photos in the future.

Chairperson McAndrew made a correction to the staff report, pointing out that the report lists the color for the residence as white with olive trim, where the presentation photos show it as olive green with white trim.

Since there were no future comments, Chairperson McAndrew opened the public hearing.

The applicant, Jan Granquist, provided a photo to the commission showing the area where the garage will be located. She stated that there was a garage in that location previously, but it blew down two years ago. She indicated that located directly behind their property is a free range chicken farm. She said there are homes on both sides of them but the lots are deep so there is nothing that would be adjacent, just open space. Ms. Granquist noted that they collect antique cars as a hobby and not as a business.

Commissioner Barton wanted to know how long it has taken the applicant to go through the application process. Ms. Granquist stated that they were told the process would 12 to 16 weeks, but it took 7 months.

Since there were no further speakers, Chairperson McAndrew closed the public hearing.

A motion was made by Commissioner Barton and seconded by Commissioner Moore to adopt the suggested findings and approve Architectural Review Application No. AR-07-03, subject to the conditions of approval. The motion passed unanimously. (Resolution No. 4478)

2. **DETERMINATION** of General Plan consistency for the vacation of a portion of Burke Lane (County Road No. 311) located south of Hay Road (County Road No. 178), 1½ miles west of State Route 113, Vacaville, APN's: 0042-020-030 and 040. (Contact: Stan Schram) **Staff Recommendation:** Approval

Stan Schram gave a brief summary of the written staff report. He stated that Westervelt Ecological Services has requested that the County of Solano vacate a portion of Burke Lane so that access can be restricted. The portion of the roadway to be vacated is surrounded by the lands of Westervelt and is currently maintained by the County of Solano. He noted that this request has been made due to trespass and illegal dumping issues.

Chairperson McAndrew opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

A motion was made by Commissioner Moore and seconded by Commissioner Barton that the Planning Commission, as per Section 65402(c) of the California Government Code, find the proposed vacation of a portion of Burke Lane is in conformance with the Solano County General Plan. The motion passed unanimously. (Resolution No. 4479)

3. **ANNOUNCEMENTS and REPORTS**
4. Since there was no further business, the meeting was **adjourned**.