

MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION

Meeting of October 2, 2008

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, McAndrew and Chairperson Barton

EXCUSED: _____

STAFF PRESENT: Jim Leland, Principal Planner; Eric Wilberg, Planning Technician; Lori Mazzella, Deputy County Counsel; David Cliché, Building Official; and Kristine Letterman, Planning Commission Clerk

Items from the floor - none

THE MINUTES of the regular meetings of September 4, and September 18, 2008, were approved as prepared.

Staff requested that Agenda Item Nos. 1 and 2 be heard simultaneously.

1. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-08-02 and Certificate of Compliance No. CC-08-04 of **Mclnerney/Woods** to adjust a common property line between 22 and 23 Sandy Beach Road in an "RS-5" One-Family Residence Zoning District, southwest of the City of Vallejo, APN: 0062-030-070. 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: Eric Wilberg) **Staff Recommendation:** Approval
2. **PUBLIC HEARING** to consider Minor Revision No. 1 to Variance Permit No. V-79-03 of **Guy Woods** to vary the side yard setback on property at 23 Sandy Beach Road in an "RS-5" One-Family Residence Zoning District, located southwest of the City of Vallejo, APN: 0062-030-080. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

Eric Wilberg gave a brief presentation of staff's written report. He stated that the applicant is requesting variance approval to reduce the northern side yard setback of APN 0062-030-08. The reduced setback will allow the existing residence at 23 Sandy Beach Road to remain intact, and it will allow for the consideration of a lot line adjustment of the common property line between 22 & 23 Sandy Beach Road. The purpose of the lot line adjustment is to incorporate the existing house and deck at 22 Sandy Beach, which is scheduled for remodel, and return them entirely to APN 0062-030-07.

The applicant, Guy Woods, provided some history on the property. He stated that the living room section of the property at 22 Sandy Beach Road is currently on his property. He stated that he and Bill McInerney, who is the owner of 22 Sandy Beach Road, have signed an agreement that Mr. McInerney will pay him for that 386 square feet of property. Mr. Woods requested that this be made a part of the project approval.

Chairperson Barton informed the applicant that he could submit his written agreement to the commission, but it is not something that is required for the decision process, nor would it be something that is needed.

Commissioner Moore stated that he believed a purchase agreement should be a separate issue between two parties, and should be documented with a title company. He said that he personally did not believe the county should get involved in documenting one party's requirement to pay another party a sum for the property, and did not agree with making this a part of the project approval.

Chairperson Barton opened the public hearing, since there were no speakers, the public hearing was closed.

A motion was made by Commissioner Moore and seconded by Commissioner McAndrew to adopt the suggested findings and approve Minor Revision No. 1 to Variance Permit Application No. V-79-03, and approve Lot Line Adjustment Application No. LLA-08-02 subject to the recommended conditions of approval. The motion passed unanimously. (Resolution Nos. 4508 and 4509)

3. **ANNOUNCEMENTS and REPORTS**

4. Since there was no further business, the meeting was **adjourned**.