

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR

Meeting of November 19, 2009

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.

STAFF PRESENT: Jim Leland, Principal Planner
Ned Ferrario, Senior Planner
Eric Wilberg, Planning Technician
Kristine Letterman, Zoning Administrator Clerk

1. **CONTINUED PUBLIC HEARING** to consider Use Permit Application No. U-09-03 of **Tri-City Fence Company, Inc.** for a corporation yard and office located at 1175 Benicia Road in a "C-S" Commercial Service Zoning District, east of the City of Vallejo, APN's: 0074-080-140, 130, 150, 200, and 190. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Ned Ferrario) **Staff Recommendation:** Approval

Ned Ferrario gave a brief presentation of staff's written report. She noted a modification to Condition No. 6 to read as follows: A caretaker's residence shall be permitted on the property provided that the residence is built on a permanent foundation or contained within a permanent structure. A recreational vehicle or similar vehicle shall be disconnected from public utilities and removed from the property prior to the issuance of the building permit for the new caretaker's residence. The applicant was present at the hearing and agreed with the modification to Condition No. 6.

The applicant objected to Condition No. 7 which requires vinyl slats within the existing chain link fencing along the western property line. They believe that the slats would be ineffective because of the rolling terrain. Mr. Leland stated that because screening is required between residential and commercial zoning, open fencing would not be consistent with code requirements, therefore Condition No. 7 would remain as stated in the staff report to require vinyl slats in the chain link fence along the western property line.

Jim Leland opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed. Mr. Leland approved the use permit application with the modification to Condition No. 6.

Mr. Leland stated that 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.

2. **PUBLIC HEARING** to consider Minor Subdivision Application No. MS-09-01 of **Margarito Chavez (c/o Robert Karn & Associates)** to subdivide a 14.59 acre parcel into 3 parcels; proposed parcels 1 and 2 will be approximately five acres in size, and proposed parcel 3 will be approximately 4.59 acres in size. The property is located at 4927 Easy Lane, 1/4 mile north of the City of Vacaville in an "RR-5" Rural Residential Zoning District, APN: 0106-210-460. The Zoning Administrator will also be considering adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

Eric Wilberg gave a brief presentation of staff's written report. The applicant was present at the hearing and concurred with staff's recommendation for approval.

Jim Leland opened the public hearing. Cynthia Maxwell, a neighboring property owner, voiced her concerns regarding flooding, and the possible removal of trees along Wadkins Lane due to the proposed widening of the road. She was also concerned about the possible damage to her drainage ditch due to the road widening.

Robert Karn, project engineer, stated that the project will not impact existing drainage conditions due to the requirement that they provide onsite detention. With regard to the road widening, he stated that the construction will be minor and should not cause an impact or the removal of trees.

Since there were no further speakers, Mr. Leland closed the public hearing. He asked the applicant if he would agree to an added condition of approval to state that there will be no removal of trees along Wadkins Lane and no impairment to the drainage canal on Mrs. Maxwell's property, and to also provide Mrs. Maxwell with a copy of the development plans for her review prior to construction. The applicant concurred with the recommendation.

Mr. Leland approved the minor subdivision application subject to the recommended conditions of approval with the modifications as stated above.

Mr. Leland stated that 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.

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