

**MINUTES OF THE
SOLANO COUNTY ZONING ADMINISTRATOR**

Meeting of March 4, 2010

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: Michael Yankovich, Program Manager
Ned Ferrario, Senior Planner
Eric Wilberg, Planning Technician
Kristine Letterman, Zoning Administrator Clerk

1. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-09-04 and Certificate of Compliance No. CC-09-07 of **John and Sheila Costanzo (c/o Robert Karn & Associates)** for an adjustment of property between two existing parcels. Properties will be adjusting equal amounts of land so that parcels will not be increasing or decreasing in size. The property is located at 4311 Stonefield Lane, 3.5 west of the City of Fairfield in an "A-20" Exclusive Agricultural Zoning District, APN's: 0153-160-090 and 140. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act. (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

After a brief presentation of staff's written report, Mike Yankovich opened the public hearing. The applicant's representative concurred with staff's recommendation for approval. Since there were no speakers either for or against this matter, Mr. Yankovich closed the public hearing and approved the lot line adjustment application subject to the recommended conditions of approval.

Mr. Yankovich 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 Revision to Use Permit No. U-09-03-MR1 of **Tri-City Fence (c/o Dennis Hammer)** to eliminate the requirement to install vinyl slats within an existing chain link fence adjacent to residential properties on the west. The property is located at 1175 Benicia Road east of the City of Vallejo in a "C-S" Commercial Service Zoning District, APN's: 0074-080-140, 130, and 150. This project is determined to be categorically exempt from the provisions of the California Environmental Quality Act (Project Planner: Ned Ferrario) **Staff Recommendation:** Deny applicant's request

Ned Ferrario gave a brief presentation of staff's written report. The applicant, Liz Serrano, stated that they are not in agreement with Condition No. 7 in the permit which requires the addition of vinyl slats to the existing chain link fence. She stated that adding the slats would not be a benefit to anyone and would pose a financial hardship. Ms. Serrano stated that her

neighbor to the west has mentioned to her that he did not object to leaving the existing fence as is.

Since there were no speakers either for or against this matter, the public hearing was closed. Mr. Yankovich continued this matter until the next meeting of March 18, 2010, to allow Ms. Serrano the opportunity to provide staff with written correspondence from neighboring property owners stating that they do not object to the absence of slats in the chain link fence.

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