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Planning Services Division

ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal

Application: U-82-30-MR2

Applicant: Hidden Harbor Marina

Project Planner: Travis Kroger

Meeting of October 1, 2015

Agenda Item No. 1

Location: 3100 Ryer Road East

Assessor Parcel Number: 0177-060-100

General Plan: General Industrial

Zoning: Commercial Recreation "CR"

Proposal

The applicant has requested compliance review No. 1 of use permit U-82-30-MR2, pursuant to condition of approval No. 9. Per Zoning Regulations Section 28.106(N), the Zoning Administrator shall administratively approve a use permit renewal request so long as the following requirements are satisfied:

- 1) The permittee has requested renewal
- 2) The permittee has paid the applicable renewal fee
- 3) The use is being conducted in compliance with the conditions of the use permit

Background

On August 19th, 1982, the Planning Commission granted Use Permit U-82-30, permitting a mobile home park on the above mentioned parcel and superseding permits R-358 and R-571. On May 16th, 1984 the Planning Commission approved minor revision No. 1 to construct conventionally built resort units in lieu of manufactured dwellings. On April 8th, 1987, Minor Revision No. 2 was approved to change the allowable days of occupancy by the same person the resort units to 180 days per year, with the 10 year permit term ending August 19th, 1992. Extension 1 of U-82-30-MR2 was approved by the planning commission on October 17th, 2002, and the permit term was changed at this time to a 5 year compliance review schedule instead of 10 year extensions. The first compliance review was performed in May 2008, with the current compliance review being due October 17th, 2012.

Review and Recommendation

Upon review of the permit conditions of approval and based on the absence of code compliance cases on file, staff has determined that the Hidden Harbor Marina is being operated in compliance with use permit no. U-82-30-MR2.

Permit Term

Per condition 9 of U-82-30-MR2, staff recommends that this permit be extended for a 5 year term with the next compliance review to occur prior to the expiration date of October 17th, 2017.

Attachment:

Exhibit A – Conditions of Approval U-82-30-MR2, Solano County Planning Commission Resolution No. 3784.

SOLANO COUNTY PLANNING COMMISSION
RESOLUTION NO. 3784

WHEREAS: The Solano County Planning Commission has considered, in public hearing, a request for a Minor Revision to Use Permit No. U-82-30 of ROBERT KAUFFMAN to amend Condition No. 5 of said permit as it relates to the term of occupancy of resort units to be located at Hidden Harbor Marina, located at the southeastern tip of Ryer Island, and

WHEREAS: Said Commission heard public testimony in support of the proposed revision, and

WHEREAS: Said Commission has reviewed the applicant's submittal for revision and the report of the Department of Environmental Management, and

WHEREAS: After due consideration, the said Planning Commission has made the following findings in regard to said revision:

1. The previously adopted Negative Declaration for Use Permit No. U-82-30 is adequate for the Commission's consideration of the minor revision.
2. That the existing Condition No. 5 for Use Permit No. U-82-30 is necessary to incorporate an enforceable standard to prohibit permanent occupancy at a recreational resort intended for a temporary recreational resort intended for temporary recreational use.
3. That the applicant's request to remove an enforceable occupancy standard (i.e., time limit per calendar year) could be inconsistent with density provisions of zoning and the General Plan.
4. Changing the time period of Condition No. 5 from 90 days to 180 days would continue to meet the intent of zoning and the General Plan.

Be it, therefore.


RESOLVED: That the Planning Commission does hereby ADOPT the findings and APPROVE a change to Condition No. 5 of Use Permit No. U-82-30 extending allowable the number of days of occupancy for any given one year period from 90 days to 180 days.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on February 19, 1987 by the following vote:

AYES: Commissioners Anderson, Lanza, Kay, Cassil,
Fulton, Hawkes, Campbell and
Johnson

NOES: Commissioners None

ABSENT: Commissioners Woodson


Robert J. Pendoley, Secretary

RJP/CLM/jf