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DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
COUNTY**

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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Use Permit Renewal**

Application: U-94-28-EX3
Applicant: Vacaville Tow, Inc. (Neil)

Meeting of March 3, 2016
Agenda Item No. 3

Project Planner: Travis Kroger

Location: 5131 B Quinn Road

General Plan: Urban Commercial

Assessor Parcel Number: 0133-050-010

Zoning: CS

Proposal

The applicant has requested extension No. 3 of use permit U-94-28, pursuant to condition of approval No. 12. 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 November 17th, 1994, Land Use permit U-94-28 was granted by the Solano Zoning Administrator for a tow company storage facility. On January 7th, 2005, the Solano County Zoning Administrator approved extension no 2 to expire December 16th, 2009.

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 tow company storage facility is being operated in compliance with Use Permit : U-94-28.

Permit Term

Per condition 12 of : U-94-28, staff recommends that this permit be extended for a 5 year term with provision that an extension may be granted if requested by the applicant prior to the expiration date of November 17th, 2019.

Attachment: Land Use Permit No. U-94-28 and conditions of approval



Solano County Department of Environmental Management

ORIGINAL

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LAND USE PERMIT NO. U-94-28

WALTER NEIL

(*permittee*)

For a tow company storage facility located at 5139-A Quinn Road, in a "CS" Commercial

Service Zoning District directly adjacent to the City of Vacaville. (APN: 133-050-010)

(*Land use, location and zone district*)

In addition to the zoning regulations, the building laws and other ordinances, the conditions of granting this permit, if any, are as follows:

(SEE ATTACHED SHEETS)

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof and unless this permit is issued by signature of an authorized agent of the County.

I agree to conform fully to this Use Permit and all of the foregoing conditions.

X Walter Neil 5139A QUINN RD 12-7-94
Permittee's Signature Address Date

Granting or conditional granting of this permit does not release the permittee from complying with all other county, state or federal laws. Failure to comply with all the aforementioned provisions and conditions will be cause for the revocation of this Use Permit by the County Planning Commission.

Failure, neglect or refusal to exercise this Use Permit within a period of one (1) year from the date of granting thereof, shall automatically cause the same to become and remain null and void.

Appeals from action to grant this permit may be filed by any person within ten (10) days of the date granted. Any such appeal shall stay all proceedings until determination of the appeal.

SOLANO COUNTY PLANNING COMMISSION

By: _____
Director/Secretary

Date Granted November 17, 1994

SOLANO COUNTY ZONING ADMINISTRATOR

By: John E. [Signature] 12/20/94
1/92

01/20/2011

CONDITIONS OF APPROVAL FOR LAND USE PERMIT NO. U-94-28
of
WALTER NEIL

1. The use shall be established in accord with the plans and information submitted with Use Permit Application No. U-94-28 as approved by the Solano County Zoning Administrator.
2. The permittee shall take such measures as may be necessary or may be required by the County to prevent offensive noise, lighting, dust or other impacts which would constitute a hazard or nuisance to surrounding property.
3. The use shall not constitute a nuisance or be detrimental to the health, safety, comfort, or general welfare of the people of the County, or be detrimental to adjacent properties or improvements or to the general welfare of the County.
4. Any expansion or change in the use may require a new or modified use permit and environmental review if required.
5. The automobile storage lot shall be enclosed by an eight-foot fence, wall or vegetative screen. This fence shall surround the entire storage lot.
6. All requirements of the Solano County Environmental Health Division shall be met, including:
 - a. Prior to the issuance of the use permit, Vacaville Tow shall submit a Hazardous Materials Management Plan to this Division for permitting and approval.
 - b. Should the combined quantities of hazardous materials stored on-site at Vaca Valley Tow exceed: 500 lbs. of solid, 55 gallons of liquid, or 200 cubic feet of compressed gas, the business owner shall submit a Hazardous Materials Management Plan to this Division for permitting and approval.
7. All requirements of the Solano County Transportation Department shall be met, including:
 - a. The permittee shall apply to the Transportation Department for an encroachment permit for access to Ellsworth Road.
8. All requirements of the Solano County Building and Safety Division shall be met including:
 - a. The applicant shall obtain approval from the Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving,

removing, converting or demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws. The applicant shall submit three sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.

- ok 9. The proposed automobile storage lot shall be for the storage of automobiles only and shall not be used for the retail sales of dismantled automobiles.
- ok 10. All cars towed to the property shall be stored behind the eight-foot high fence surrounding the property. No cars shall be left or stored outside the eight-foot high fence.
- ok 11. Failure to comply with the above conditions may be cause for revocation of this permit.
- ok 12. The permit shall be in effect for a five (5) year period with provision that an extension may be granted if said request is received prior to the expiration date of November 17, 1999 depending upon the circumstances at that time.

*** **

This permit shall not take effect unless permittee signs in the space below within thirty (30) days after the date of granting hereof.

I agree to conform fully to this use permit and all of the foregoing conditions.

X Walter J. [Signature] 12-7-94
 Permittee's Signature Date

X 5139 AQUINNO RD. VAC CA. 94688
 Address Zip