

BILL EMLN
 Director
 (707) 784-6765

TERRY SCHMIDTBAUER
 Assistant Director
 (707) 784-6765

MIKE YANKOVICH
 Planning Services Manager
 (707) 784-6765

DEPARTMENT OF RESOURCE MANAGEMENT



**SOLANO
 COUNTY**

675 Texas Street, Suite 5500
 Fairfield, CA 94533-6342
 (707) 784-6765
 Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

**Staff Report
 MU-18-01**

Application No. MU-18-01 (McLean) Project Planner: Travis Kroger, Planning Technician		Meeting of July 19, 2018 Agenda Item No. 3	
Applicant R. Kelly and Sherry McLean 393 B Watt Ave Fairfield, CA 94534		Property Owner R. Kelly and Sherry McLean 393 B Watt Ave Fairfield, CA 94534	
Action Requested Consideration of Minor Land Use Permit application MU-18-01 to remodel an existing accessory structure for Business and Professional Office and Indoor Merchandise Showroom use.			
Property Information			
Size: 0.46 ac. (total)		Location: 3625 Central Way	
APN: 0044-080-410			
Zoning: Residential Traditional Community Mixed Use (RTC-MU)		Land Use: Business and Professional Office and Indoor Merchandise Showroom	
General Plan: Traditional Community – Mixed Use		Ag. Contract: n/a	
Utilities: Existing sewer and City of Vallejo water connections		Access: Central Way	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Incorporated Area	City of Fairfield	Vacant
South	Traditional Community – Mixed Use	Residential Traditional Community (RTC-D4)	Business and Professional Office
East	Traditional Community – Mixed Use	Residential Traditional Community Mixed Use (RTC-MU)	Vacant
West	Incorporated Area	City of Fairfield	Highway 680
Environmental Analysis The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.			
Motion to Approve The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Use Permit No. MU-18-01 based on the enumerated findings and subject to the recommended conditions of approval.			

BACKGROUND

The existing development on this parcel consists of a billboard permitted by Land Use permit U-98-25 and Building Permit B9700243, and an existing 800 square foot accessory structure of which the exact age is unknown, but it appears in a 1964 USGS aerial image. Lot Line Adjustment LLA-16-04 was approved on 3-16-2017 to increase the size of the subject parcel, and the Assessor Parcel Number was changed from 0044-080-030 to 0044-080-410.

SETTING

The subject property consists of 0.46 acres of land, fronting on Central Way in unincorporated Fairfield. The surrounding parcels include residential, Neighborhood Commercial and mixed use structures.

PROJECT DESCRIPTION

The applicant has applied for a Minor Land Use permit to renovate an existing accessory structure and establish an Indoor Merchandise Showroom and Business and Professional office for up to 2 commercial tenants. The existing development consists of the subject accessory structure, and billboard as described above.

No other changes to the site or land use are proposed.

LAND USE CONSISTENCY

The parcel is designated Traditional Community – Mixed Use by the Solano County General Plan Land Use Diagram. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Residential Traditional Community (RTC-MU) Zoning District is consistent with this designation.

The subject site is zoned Residential Traditional Community (RTC-MU). Within this district, Business and Professional Office and Indoor Merchandise Showroom uses are allowed subject to the requirements of sections 28.74.10(A) and 28.74.20(A) of the Solano County Code. These general requirements address access, road encroachment standards, and setbacks. Vehicle access to the site is proposed via a driveway off Central Way.

ENVIRONMENTAL ANALYSIS

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

Assessor's property records, aerial images, and Building Permit records indicate the effective age of development on the subject parcel to be 1998 for the billboard, and the existing accessory structure to have been built prior to 1964.

RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Use Permit No. MU-18-01, subject to the recommended conditions of approval.

MINOR USE PERMIT MANDATORY FINDINGS

- 1. That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

This project is located within an area designated Traditional Community – Mixed Use by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Residential Traditional Community – Mixed Use (RTC-MU) zoning district. The Zoning of the property along with the existing use and proposed modifications is consistent with the General Plan.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is provided with water by the City of Vallejo and sewer service by the City of Fairfield. Access is proposed via encroachment off Central Way.

- 3. The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed Business and Professional Office and Indoor Merchandise Showroom use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

ADDITIONAL FINDINGS

- 4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.**

CONDITIONS OF APPROVAL

General

- 1. The above use shall be established in accord with the application materials and development plans as submitted with MU-18-01 filed February 20, 2018 and as approved by the Solano County Zoning Administrator.**
- 2. Any modifications to the business or existing development or construction of any new structures may require approval of a Minor Revision to this permit prior to issuance of a Building Permit.**
- 3. Signage will be limited to 3 signs with 200 square feet of total area and will require approval of a Sign Permit prior to installation.**
- 4. All businesses operating on this parcel will maintain a current Solano County Business License as required by the Solano County Code.**

Building and Safety Division

5. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2016 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."

Public Works Division

6. The Applicant shall apply for, secure and abide by the conditions of a grading permit prior to any onsite grading. The Applicant shall submit improvement plans to Public Works Engineering for review and approval by the appropriate official. The review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.
7. The Applicant shall apply for, secure and abide by the conditions of an encroachment permit for any planned or any existing driveway connections to Central Way, or for any work to be performed in the County Right of Way. All driveway connections to public roads shall meet Solano County Road Improvement Standards and Land Development Requirements.

Environmental Health Division

8. The applicant shall submit a Will Serve letter, or other acceptable documentation, verifying potable municipal water service can be supplied to the property.
9. A permit application, plans, and permit fee of \$268 shall be submitted to Environmental Health for a tightline connection permit to the Fairfield Suisun Sewer District (FSSD) sewer line when the Building remodel permit is applied for.
-Note: An approved connection permit from the FSSD shall be required as part of the sewer lateral permit application.

Permit Term

10. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

Attachments

- A – Draft Resolution
- B – Assessor’s Parcel Map

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Minor Use Permit Application No. MU-18-01 of **Kelly McLean (Central Station)** to remodel an existing accessory structure for a business and professional office and Indoor merchandise showroom use. The property is located at 3625 Central Way south of the City of Fairfield in the Residential Traditional Community Mixed Use "RTC-MU" Zoning District, APN: 0044-080-030, and;

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on July 19, 2018, and;

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

1. **That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

This project is located within an area designated Traditional Community – Mixed Use by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Residential Traditional Community – Mixed Use (RTC-MU) zoning district. The Zoning of the property along with the existing use and proposed modifications is consistent with the General Plan.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is provided with water by the City of Vallejo and sewer service by the City of Fairfield. Access is proposed via encroachment off Central Way.

3. **The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed Business and Professional Office and Indoor Merchandise Showroom use will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

BE IT THEREFORE RESOLVED, that the Zoning Administrator has approved the application subject to the following recommended conditions of approval:

General

1. The use shall be established in accord with the application materials and development plans as submitted with MU-18-01 filed February 20, 2018 and as approved by the Solano County Zoning Administrator.
2. Any modifications to the business or existing development or construction of any new structures may require approval of a Minor Revision to this permit prior to issuance of a Building Permit.
3. Signage will be limited to 3 signs with 200 square feet of total area and will require approval of a Sign Permit prior to installation.
4. All businesses operating on this parcel will maintain a current Solano County Business License as required by the Solano County Code.

Building and Safety Division

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Environmental Health Division

8. The permittee shall submit a Will Serve letter, or other acceptable documentation, verifying potable municipal water service can be supplied to the property.

9. A permit application, plans, and permit fee of \$268 shall be submitted to Environmental Health for a tightline connection permit to the Fairfield Suisun Sewer District (FSSD) sewer line when the Building remodel permit is applied for.

- Note: An approved connection permit from the FSSD shall be required as part of the sewer lateral permit application.

Permit Term

10. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

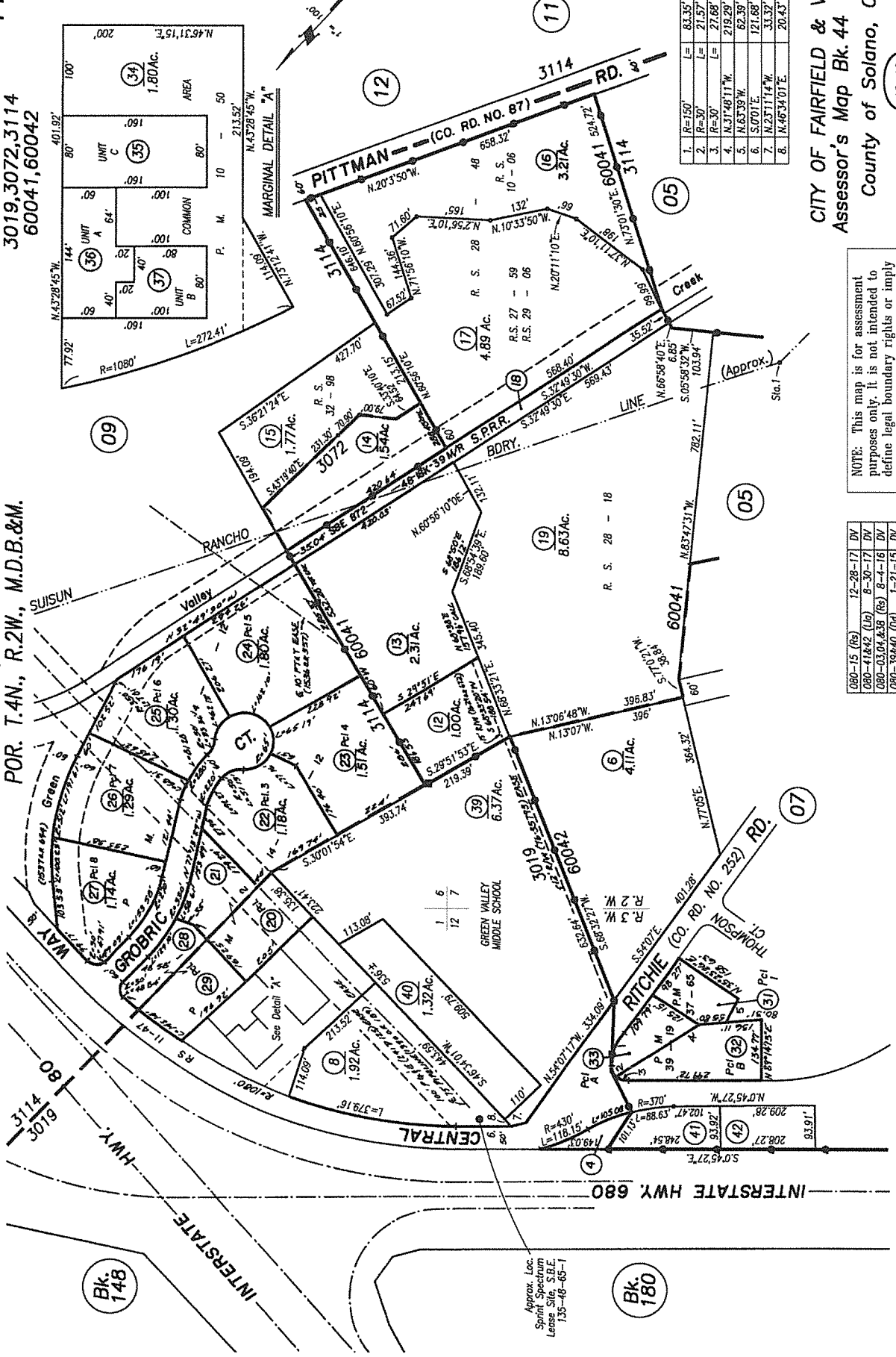
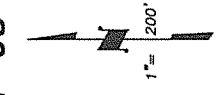
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on July 19, 2018.

BILL EMLLEN, DIRECTOR
RESOURCE MANAGEMENT

Michael Yankovich
Planning Program Manager

44-08
 Tax Area Code
 3019,3072,3114
 60041,60042

POR. LOT 37, SUISUN RANCHO
 POR. T.4N., R.2W., M.D.B.&M.



1.	R=150'	L=	83.35'
2.	R=30'	L=	21.57'
3.	R=30'	L=	27.88'
4.	N.37°48'11"W		219.29'
5.	N.65°39'W		62.39'
6.	S.07°1'E		121.68'
7.	N.23°11'14"W		33.32'
8.	N.46°34'01"E		20.43'

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

REVISION	DATE	BY
080-15 (08)	12-28-17	DV
080-11&12 (16)	6-30-17	DV
080-03,04,23&28 (08)	8-4-16	DV
080-38&40 (08)	1-27-15	DV

CITY OF FAIRFIELD & VICINITY
 Assessor's Map Bk. 44 Pg. 08
 County of Solano, Calif.

Attachment B
 18-19

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

Approx. Loc.
 Sprint Spectrum
 Lease Site, S.B.E.
 135-48-65-1