

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

OFFICE OF THE ZONING ADMINISTRATOR

**Meeting of February 20, 2020 at 10:00 a.m.
held in the Office of Resource Management,
County Administration Center
675 Texas Street, Suite 5500, Fairfield, CA**

Attendance by the applicant or authorized representative may be necessary to enable a decision to be rendered. Any person adversely affected by a decision of the Zoning Administrator may file an appeal of the decision to the Planning Commission within ten days of the Zoning Administrator's action. The appeal must be filed with the Secretary to the Planning Commission and must state the reasons why the Zoning Administrator erred in the decision.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, Department of Resource Management at the address and phone number listed above at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

- A G E N D A -

ADMINISTRATIVE APPROVALS

There are no items scheduled for approval.

PUBLIC HEARINGS

1. **PUBLIC HEARING** to consider a Waiver Application No. WA-19-05 from **Curtis Overway** to waive the architectural standards for an enclosed two-car garage and minimum roof pitch of 3 inches vertical to 12 inches horizontal at 3913 Canal Lane, Winters, APN: 0103-010-340. The Neighborhood Compatibility Waiver application is a ministerial action, therefore exempt from the provisions of the California Environmental Quality Act per CEQA Section 21080(b)(1). (Project Planner: Travis Kroger) **Staff Recommendation:** Approval
2. **PUBLIC HEARING** to consider a Waiver Application No. WA-19-06 from **Renwick Gibbs** to waive the architectural standards for an enclosed two-car garage, APN: 0059-126-130. The Neighborhood Compatibility Waiver application is a ministerial action, therefore exempt from the provisions of the California Environmental Quality Act per CEQA Section 21080(b)(1). (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

3. **PUBLIC HEARING** to consider Lot Line Adjustment Application No. LLA-19-07 and Certificate of Compliance No. CC-19-18 of **Michael and Karen Zwick** to reconfigure, APN: 0123-030-510 and 520. The property is located at 6986 Gibson Canyon Road, zoned Rural Residential 2.5 acre minimum "RR 2.5", within the unincorporated portion of Vacaville. Lot line adjustments are ministerial projects, and therefore are not held to the provisions and requirements of CEQA per CEQA Section 21080 (b)(1). Lot line adjustments are ministerial actions; and therefore, exempt from the provisions of CEQA per CEQA Section 21080 (b)(1) (Project Planner: Nedzlene Ferrario) **Staff Recommendation:** Approval
4. **PUBLIC HEARING** to consider a Performance Standards Permit Application No. PS-19-01 of **JJ Kane Associates** for a General Manufacturing Use, including the storage and auction of various types of vehicles and equipment at 8668 Sparling Lane, 2 miles northeast of the City of Dixon, within the General Manufacturing "MG-3" Zoning District, APN: 0110-160-220. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. (Project Planner: Jim Leland) **Staff Recommendation:** Approval
5. **PUBLIC HEARING** to consider a Minor Use Permit Application No. MU-20-02 of **Kristine and Joseph Trippy** to establish a short-term vacation rental within a secondary dwelling unit located at 4618 Green Valley Road, APN: 0153-040-060. The subject property is located in the Rural Residential (RR – 2.5) 2.5- acre minimum lot size residential zoning district. The proposed project has been determined to be exempt from the California Environmental Quality Act in accordance with the CEQA Guidelines. (Project Planner: Travis Kroger) **Staff Recommendation:** Approval
6. **PUBLIC HEARING** to consider a Minor Use Permit Application No. U-19-04 of **J.E. Paino** to establish an agricultural processing facility consisting of a hop processing facility, brew house, and an accessory indoor and outdoor tasting area up to 1000 square-feet in the A-40 Agricultural Zone District. The proposed use is located at 6686 Sievers Road, APN 011-010-060, on the south side of Sievers Road between Curry Road and the 280 Interchange. The proposed project has been determined to be exempt from the California Environmental Quality Act in accordance with the CEQA Guidelines. (Project Planner: Eric Wilberg)

ADJOURNMENT

Staff reports can be found at www.solanocounty.com under Departments, Resource Management, Boards and Commissions approximately one week prior to the hearing.