

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

**MINUTES OF THE SOLANO COUNTY
ZONING ADMINISTRATOR’S MEETING**

Meeting of November 3, 2022

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, and via audioconference.

STAFF PRESENT

Allan Calder, Acting Zoning Administrator
Jeffrey Lum, Project Planner
Travis Kroger, Project Planner (Audioconference)
Marianne Richardson, Clerk

OTHER PARTICIPANTS

Chris Robles
Paul Dahlen

ADMINISTRATIVE APPROVALS

1. Neighborhood Compatibility Waiver **WA-22-02** to waive the 3-inch vertical to 12-inch horizontal roof pitch standard and 12 inches roof eave requirement for a manufactured home constructed on a permanent foundation, used as a secondary residence, located at 8712 Wintu Way in unincorporated Solano County, within the Exclusive Agriculture (A-20) Zoning District; APNs: 0103-100-180 and 0103-110-010. (Project Planner: Jeffrey Lum)
Approved

PUBLIC HEARINGS

2. **PUBLIC HEARING** to consider Lot Line Adjustment Application **LLA-22-03** and Certificate of Compliance **CC-22-04** of G&W Holdings LLC to reconfigure the common property line between two parcels, located near Hawkins Road, within the Exclusive Agriculture “A-40”, APN: 0138-010-040. (Project Planner: Jeffrey Lum) **Staff Recommendation:** Approval

Action: The applicant, Chris Robles, was present. Acting Zoning Administrator Allan Calder asked if the applicant had received the staff report and was in agreement with the conditions of approval. Mr. Robles stated he was in opposition to the certificate of compliance requirement as redundant and believed contrary to the Subdivision Map Act but will agree to this condition to move forward with the project. Mr. Calder opened the public hearing.

Since there were no speakers either for or against this matter, Mr. Calder closed the public hearing and approved the staff report subject to the recommended conditions of approval. After a 10-day appeal period, a permit will be issued to the applicant.

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.

3. **PUBLIC HEARING** to consider Minor Subdivision Application No. **MS-21-02** of Scott Seibel to subdivide an existing 5.2-acre parcel into two (2) lots 2.7 and 2.5 acres in size contingent upon the approval of accompanying rezone application Z-21-01 to change the current zone, Rural Residential 5 acre minimum (RR-5) to Rural Residential 2.5 acre minimum (RR 2.5). The property is located at 7181 Shelton Lane, northwest of the intersection of Shelton Lane and Cromwell Lane, 0.3 miles north of the City of Vacaville; APN: 0105-180-650. (Project Planner: Travis Kroger) **Staff Recommendation:** Approval

Action: The applicant was not present. As Zoning Administrator, Mr. Calder was contacted by the applicant to request continuation to a date uncertain to resolve an easement and therefore took action to continue application MS-21-02 to a date uncertain. This application will be publicly noticed pursuant to Solano County Code section 28.04 when scheduled for public hearing.

Mr. Calder invited any speakers to comment.

Paul Dahlen of the Vacaville Fire Protection District stated he had previously visited the site and had no comments on this application; it will not impact fire protection and the properties will have adequate access on both sides.

Since there were no further speakers or agenda items, Mr. Calder adjourned the Zoning Administrator meeting of November 3, 2022.