



SOLANO COUNTY PLANNING COMMISSION MINUTES

Meeting of October 15, 2020

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1st floor), 675 Texas Street, Fairfield, California.

PRESENT: Commissioners Cayler, Hollingsworth, and Chairwoman Bauer
Commissioner Rhoads-Poston present via WebEx

EXCUSED: None

STAFF PRESENT: Terry Schmidtbauer, Interim Director
Allan Calder, Planning Manager
Mathew Walsh, Principal Planner
Jim Laughlin, Deputy County Counsel
Jamielynn Harrison, Planning Commission Clerk

Chairperson Bauer called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited, roll call was taken, and a quorum was present.

Approval of the Agenda

The Agenda was unanimously approved with no additions or deletions.

Approval of the Minutes

The minutes of the regular meeting of September 3, 2020 were unanimously approved as prepared.

Items from the Public

There was no one from the public wishing to speak. The opportunity for public comment will also be available at the close of the agenda.

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Regular Calendar

Item No. 1

PUBLIC HEARING to consider a final one (1) year extension of an urgency ordinance suspending approval of certain categories of administrative permits such as small event centers and hosted short-term vacation rentals on private roads, and instead requiring conditional use permits for uses in these categories within the unincorporated territory of the County of Solano.

Principal Planner Mathew Walsh gave a brief overview. County Counsel Jim Laughlin drafted the revisions to the ordinance and provided a historical background on the secondary dwelling units. Since 1982, the ordinance reflected that each county could adopt an ordinance that meets state standards. However, if a county could not adopt an ordinance then the state standards applied. The county has decided to use the state's term "Accessory Dwelling Unit" in our residential zoning districts, and the county will continue to use the term "Secondary Dwellings" in the agricultural zoning districts.

There was an additional revision packet provided to the commissioners. There were two revisions:

- 1) The definition of "temporary dwelling unit" has changed. Historically, the county allowed manufactured dwellings or mobile homes as temporary dwelling units. With the LNU Fire, property owners are requesting to move back to their property using recreational vehicles. The ordinance includes this request as long as the recreational vehicle is approved and for up-to 18 months;
- 2) Presently, an administrative permit is required to build a secondary dwelling unit. The change will reflect that it is allowed "by right." There is no need to apply for a separate building permit in the process.

Commissioner Rhoads-Poston asked if the property owners will be able to rebuild within 18 months. At this point, it is an unknown variable. County Counsel indicated that if an extension is needed, written approval from the Zoning Administrator would be necessary and will be anticipated. Commissioner Rhoads-Poston also asked for clarification on the two definitions of secondary dwellings. In the Agricultural Zone 1800 sq. ft. is the maximum and 1500 sq. ft. is allowed in the rural residential zone.

Chairperson Bauer opened the public hearing. Since there were no speakers either for or against this matter, the public hearing was closed.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Cayler to recommend approval to the Board of Supervisors to adopt the proposal of Zoning Text Amendment ZT-20-02 in Chapter 28 of the Solano County Code. The motion passed unanimously.

Announcements and Reports

There were no announcements or reports.

Commissioner Rhoads-Poston inquired as to the rebuilding in Solano County and if staff could provide an update. Interim Director Terry Schmidtbauer indicated that currently in the two-step debris clean-up process, Phase I is complete by the approval of the Department of Toxic Substance Control contractors and the County's private contractors. Phase I involves a crew assessment of the property and Phase II involves the clean up of the remaining fire debris.

In Phase II, the property owner has two options:

Option 1) The property owner can opt-out and work with their own insurance company;

Option 2) The property owner can work with Government/Cal OES/FEMA to receive approval for a government sponsored opt-in which will allow a complete cleaning of property at no cost to the property owner.

There was continued discussion regarding standards for recreational vehicles and approvals provided by Cal OES. Resource Management has developed standards to provide to OES to allow people to reside on the property during the Phase II clean up.

The following website is available on the main Solano County Resource Management webpage: Solanocountyrecovers.com.

Director Terry Schmidtbauer indicated that there were roughly 309 homes destroyed and 341 parcels with damaged structures by the LNU Lightning Complex Fire.

Commissioner Rhoads-Poston requested an update at each Planning Commission Meeting.

Since there was no further business, the meeting was **adjourned**.