

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

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

**Meeting of April 20, 2023**

The regular meeting of the Solano County Zoning Administrator was called to order at 2:00 p.m. in the Department of Resource Management, Fairfield, California, and via audioconference.

STAFF PRESENT

Allan Calder, Acting Zoning Administrator  
Nedzlene Ferrario, Principal Planner  
Eric Wilberg, Project Planner  
JT Lee, Project Planner  
Marianne Richardson, Clerk

OTHER PARTICIPANTS

Bob Karn  
Steven Siegal  
Alex Withers  
Raquel Withers  
Joy Pedroni  
Catherine Cook  
Wanda Williams

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PUBLIC HEARINGS

- 1. **PUBLIC HEARING** to consider Lot Line Adjustment application No. **LLA-22-02** by Steven Siegal and Weiyao Ou to transfer two 8,145 square foot portions of land between two adjacent lots located near Stonefield Lane, one mile northwest of the City of Fairfield, within the Rural Residential “RR-5” and Exclusive Agriculture “A-20” Zoning Districts; APN’s: 0153-170-030, 190, and 290. (Project Planner: Eric Wilberg, 707-784-6765) **Staff Recommendation:** Approval

**Action:** The applicant, Steven Siegal, was present and represented by Bob Karn, Civil Engineer/Land Surveyor. The applicant indicated he received the staff report and is in agreement with the conditions of approval.

Mr. Karn asked when the one-year timeline in condition of approval #2 would begin. Project Planner Eric Wilberg responded that the Certificate of Compliance should be recorded within one-year from the date of approval of the lot line adjustment, which if approved would be today’s date.

Mr. Karn asked that the related rezoning petition which was continued to a date uncertain by the Board of Supervisors, go back before the Board within 30-45 days in order to timely record the Certificate of Compliance within the required one-year time period. The Rezoning Petition would become effective 30 days after Board approval.

*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.*

Acting Zoning Administrator Allan Calder opened the public hearing. There were no speakers and the hearing closed.

Mr. Calder took action to approve the staff report subject to the recommended conditions of approval. After expiration of a 10-day appeal period, should no appeal be filed, an approval will be issued to the applicant.

2. **PUBLIC HEARING** to consider Minor Use Permit Application No. **MU-23-01** of Alex Withers to construct a new 3,881 square foot accessory structure for garage of personal vehicles and workshop in the Rural Residential 5.0 acre zoning district, located on Skyhawk Lane in unincorporated Vacaville, CA; APN: 0104-150-600. (Project Planner: Catherine Cook/Matt Walsh, 707-784-6765) **Staff Recommendation:** Approval

**Action:** The applicant, Alex Withers, was present and affirmed receipt of the staff report and agreement with the conditions of approval. Mr. Calder opened the public hearing.

Joy Pedroni, an adjacent property owner, expressed concern of the location and size of the structure and how it would affect the view from her residence/property.

Mr. Withers discussed the siting and construction of the proposed structure and showed Ms. Pedroni proposed elevation plans (that were not included in the staff report). Ms. Pedroni stated she felt better after Mr. and Mrs. Withers described the structure.

Hearing no further comments, the hearing was closed. Based on the staff report and testimony received, Mr. Calder took action to approve the staff report subject to the recommended conditions of approval. After expiration of a 10-day appeal period, should no appeal be filed, a permit will be issued to the applicant.

Since there were no further agenda items, Mr. Calder adjourned the Zoning Administrator meeting of April 20, 2023.