

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

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

Meeting of February 20, 2025

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
Priscilla Olney, Clerk
Marianne Richardson, Clerk
Nedzlene Ferrario, Principal Planner
Travis Kroger, Associate Planner

OTHER PARTICIPANTS

Al McLemore
M. Susan McLemore
John W. Hardin
Erika J. Carlos
Javier Carlos
Ray Carlos
John Spinola

PUBLIC HEARINGS

1. PUBLIC HEARING to consider Minor Use Permit application **MU-24-01** to permit ten unpermitted residential accessory structures including a gazebo, three (3) shipping containers and seven (7) wooden buildings for storage and keeping of horses in excess of 2,500 square feet in aggregate on a 2.4-acre parcel, located in the Rural Residential 2.5-acre minimum (RR-2.5) zoning district at 4393 Solano Road, APN 0038-160-180. (Project Planner: Travis Kroger, 707-784-6765)

Staff Recommendation: Approval

Action: The applicants, Javier and Erika Carlos, were present and acknowledged receipt of the staff report and agreement with the conditions of approval.

Acting Zoning Administrator Allan Calder opened the public hearing.

Public speakers stated concerns of fire risk in the back area of the property and the fact that the previous owners-built structures that were not permitted or to code.

The project planner, Travis Kroger provided confirmation that the issue came to the County's attention due to a complaint.

Mr. Calder commented that it is not uncommon when people who buy property that there are structures that are out of compliance.

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.

Based on the staff report and testimony received, Mr. Calder took action to Approve the staff report and recommended conditions of approval for Minor Use Permit MU-24-01. 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 February 20, 2025.