

DEPARTMENT OF RESOURCE MANAGEMENT

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

Meeting of June 20, 2024

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
Marianne Richardson, Clerk
Kathy Pease, Contract Planner
Nedzlene Ferrario, Principal Planner
Narcisa Untal, Principal Planner

OTHER PARTICIPANTS

James Pierson
Helen Pierson
Cindy McBride
Michael Coen

PUBLIC HEARINGS

1. PUBLIC HEARING to consider Minor Use Permit Application No. MU-24-03 by Solano Landing LLC c/o James Pierson to demolish, reconstruct, and operate a 2,429 square foot wine retail, tasting, and assembly structure identified as the "Fruit Stand" located at 2316 Rockville Road, one-quarter mile north of the City of Fairfield, within the Agricultural Tourist Center (ATC) zoning district; APN 0027-200-150. The project qualifies for an Addendum to the Mitigated Negative Declaration adopted for the Solano Landing Project (State Clearinghouse No. 2023080100).(Project Planner: Eric Wilberg, 707-784-6765) **Staff Recommendation:** Approval

Action: James Pierson, representing Solano Landing LLC, was present and acknowledged receipt of the staff report.

Acting Zoning Administrator Allan Calder noted that the application was referred to the Suisun Valley Design Review Committee and five (5) additional conditions of approval were recommended to be added to the resolution. (Handout - Memo from Suisun Valley Design Review Committee to Zoning Administrator dated June 13, 2024.) The recommended conditions of approval are:

DESIGN REVIEW

1. *Prior to issuance of the certificate of final occupancy for the Fruit Stand, the applicant shall submit a comprehensive site plan incorporating the Fruit Stand and Solano Landing Projects with enhanced pedestrian connectivity between each use within the overall development.*

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.

2. *Extend landscaping/planting area southerly towards the proposed parking in front of the Icehouse building for additional softening of the existing building face*
3. *Incorporate a white / cream accent color to contrast or complement the proposed "barnyard red" color scheme of the Fruit Stand and reflect original paint scheme of the building.*
4. *As is feasible, repurpose salvaged building materials from the existing Fruit Stand and incorporate into the exterior and interior construction, such as signage, counters, trellises, fencing and decking.*
5. *Reference the Suisun Valley Design Guidelines and the Solano County Zoning Regulations while considering allowable square footage of on-site signage. Be advised of sign square footage, number, and placement limitations. Consider all on-site signage for a comprehensive development. A Master Sign Plan strategy may apply here.*

Mr. Pierson acknowledged receipt of the memo.

Mr. Calder opened the public hearing and acknowledged receipt of a public comment from Andy Ellis regarding accessibility and potential pedestrian connection to the Solano Community College, and a connection to the Rockville Road bike lane.

Mr. Pierson responded to the comment stating they may have a decompressed granite (DG) component walkway along Suisun Valley Road as they develop the overall project, but he cannot speak to access to the College from his site.

Mr. Pierson also commented on the recommended design review condition #4, stating that much of the interior wood is charred/crumbling due to a fire. They will be reusing an existing barn door and refrigeration doors in the new structure design and intend to use some of the roofing for the Ice House.

Principal Planner Narcisa Untal stated she appreciated Mr. Pierson's explanation regarding the reuse of materials and she may follow up with them in order to move forward with the construction and demolition requirement documentation.

As there were no further public comments, Mr. Calder closed the public hearing.

Based on the staff report and testimony received, Mr. Calder took action to Approve the staff report as amended with Design Review conditions of approval for minor use permit MU-24-03. 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 June 20, 2024.