



Solano County

675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Minutes - Final Planning Commission

Thursday, December 5, 2024

7:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on December 5, 2024, in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 7:00 p.m.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Kay Cayler, Hector De La Rosa, Loretta Gaddies and Chairperson Paula Bauer.
Absent: Commissioner Jonathan Richardson.

Also present were Resource Management Planning Manager Allan Calder, Deputy County Counsel Holly Tokar, County Surveyor Chris Ferrucci, and Clerks Marianne Richardson and Patricia Murakami.

APPROVAL OF AGENDA

The agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 1 [PC 24-027](#) Approve the minutes of the Planning Commission meeting of November 7, 2024

Attachments: [A- November 7, 2024 Minutes - Draft](#)

The minutes of November 7, 2024, were approved by affirmation.

ITEMS FROM THE PUBLIC:

Chairperson Bauer invited members of the public to speak on items not on the agenda. There was one speaker: Mr. Silray Garcia.

REGULAR CALENDAR

- 2 [PC 24-028](#) Public Hearing to consider and make a recommendation to the Board of Supervisors on a proposed Ordinance, Zone Text Amendment No. ZT-24-02, amending Chapter 28 (Zoning Regulations) of the Solano County Code to revise and update sections pertaining to interpretation of the chapter, minimum architectural standards for dwellings, Residential-Traditional Community District-4 (R-TC-D-4) development standards, and roadside stands. The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3)

Attachments: [A - Resolution with Draft Ordinance Clean](#)
 [B - Draft Ordinance \(Redline\)](#)
 [C - Public Notice](#)

Planning Manager Allan Calder noted that he was joined by Chris Ferrucci and Holly Tokar, and presented the proposed Zone Text Amendments that include revisions to the interpretation of Chapter 28, the minimum architectural standards for dwellings, a typographical error in one of the tables, and the roadside stand land use regulations. Mr. Calder stated that staff made an additional change to the proposed revisions to the Section 28.01 definitions related to roadside stands since the agenda packet was distributed. A handout was provided to the Commissioners and made available in Chambers for the public with the proposed change.

Commissioner De La Rosa stated he emailed County Staff a list of five questions and received a response regarding the staff report stating the roadside stand amendments are meant for two purposes: to clarify the language across the board in all districts; and, for economic development. Having read the amendments, he felt they were more restrictive and would not allow for economic development. Commissioner De La Rosa requested the following additional revisions:

1. Sections 28.74.10(B)(8)(a)(4) and 28.74.10(B)(8)(b)(4) should instead read: "At least 50% of agricultural products sold shall be grown or produced on-site or off-site on land within Solano County owned or leased by the Farm Stand operator. The remainder of agricultural products sold may be produced off-site."
2. Section 28.01 Farm Stand definition, Agricultural Products should instead read: "Products including, but not limited to, fruits, nuts vegetables, herbs...."
3. Make sure there are consistent references to "Agricultural Products," "Local Products," and "Other Products" throughout the document.

Mr. Calder noted that the department's goal is to produce a Farm Stand Handout. Once the codes are written clearly and adopted, staff will make a handout available on the County website.

Chairperson Bauer opened the public hearing. There were no speakers and Chairperson Bauer closed the hearing.

On motion of Commissioner De La Rosa, seconded by Commissioner Gaddies, the Planning Commission adopted a resolution to recommend item PC 24-028, Zone Text Amendment ZT-24-02, with Commissioner and Staff recommended revisions to the Board of Supervisors. So ordered by 4-0 vote. (Resolution No. 4740)

ANNOUNCEMENTS AND REPORTS

Mr. Calder stated as there were no items on the next agenda for December 19, 2024, the meeting will be cancelled.

Regarding Supervisor Williams' Planning Commission appointee, Ms. Tokar noted that there is a process for the Planning Commission to consider removing a planning commissioner.

Chairperson Bauer recommended the Mad Hatter Parade in downtown Vallejo on Saturday, December 7.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 7:58 p.m. The December 19 meeting is cancelled due to lack of items on the agenda. The next regular meeting is scheduled for January 2, 2025.