



Solano County

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

Meeting Minutes - Action Only Planning Commission

Thursday, May 1, 2025

6:00 PM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Planning Commission met on May 1, 2025 in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 6:03 p.m.

SALUTE TO THE FLAG

ROLL CALL

Present were Commissioners Paula Bauer, Kay Cayler, Hector De La Rosa, and Jonathan Richardson.

Absent: Commissioner Loretta Gaddies

Solano County staff members present were Resource Management Director, James Bezek, Planning Manager, Allan Calder, County Surveyor, Chris Ferrucci, Engineering Services Supervisor, Pejman Mehrafar, Deputy County Counsel, Holly Tokar and Clerk Priscilla Olney.

APPROVAL OF AGENDA

The agenda was approved by affirmation.

APPROVAL OF THE MINUTES

- 1 [PC 25-018](#) Approve the minutes of the Planning Commission meeting of March 20, 2025

Attachments: [March 20, 2025 Minutes - DRAFT](#)

Commissioner Cayler mentioned that both Commissioner Cayler and Commissioner De La Rosa were marked as absent but later participated. They would like to amend the minutes to say late and not absent.

The minutes of March 20, 2025 were approved by affirmation with the change.

ITEMS FROM THE PUBLIC:

Chairperson De La Rosa invited members of the public to speak on items not on the agenda. There were no speakers.

REGULAR CALENDAR

2 [PC 25-017](#)

Public Hearing to consider **Variance Application No. V-25-01** by Alex Keedy to reduce the required front yard setback from 60 feet to 30 feet for a new 960 square foot residential accessory structure; The Department of Resource Management determined that the project qualifies for a Class 3 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15303(c) and (e): New Construction or Conversion of Small Structures. The property is located at 8350 Olive School Ln, 3.35 miles southwest of the City of Winters in the Rural Residential "RR-5" Zoning District: APN 0104160080

Attachments: [A - Draft PC Resolution V-25-01](#)
 [B - Vicinity Map](#)
 [C - Site Plan 8x11](#)
 [D - Elevation and Floor Plan](#)

Planning Manager Allan Calder introduced Associate Planner Stevie Villatoro who presented the Variance application V-25-01 to the Commission. The applicant was present.

Chairperson De La Rosa opened the public hearing. There was a public comment that was sent via email from Don Morkal, supporting approval of the variance. Chair De La Rosa closed the public hearing. Ms Villatoro responded to additional questions from the Commissioners.

Commissioner Richardson commented that it is refreshing to know that the community members value the contributions of what the applicant has invested into the land and how the community feels that it adds value to the neighborhood.

On motion of Commissioner Bauer, seconded by Commissioner Cayler, the Commission adopted the resolution as proposed to approve item Variance V-25-01 subject to the recommended conditions of approval. So ordered by a 4-0 vote.

ANNOUNCEMENTS AND REPORTS

Mr. Calder mentioned that there will be a May 15, 2025 Planning Commission meeting with one agenda item for a lot line adjustment. Mr. Calder also mentioned a 2 part Planning Commission training in Suisun City on Monday, May 19, 2025. The first part of the training will be a Planning Commissioner training and the second half will be a housing workshop.

ADJOURN

This meeting of the Solano County Planning Commission adjourned at 6:21 p.m. The next regular meeting is scheduled for May 15, 2025 at 6:00 p.m.