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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

**Staff Report
 WA-19-05**

Application No. WA-19-05 Project Planner: Travis Kroger, Planning Technician		Notice of Intent Mailed out:	
Applicant Bec Evans 1101 8 th Street Suite 180 Berkeley, CA 94710		Property Owner Curtis Overway 238 Lake Dr . Kensington CA 94708	
Action Requested Consideration and approval of Neighborhood Compatibility Waiver WA-19-06 to waive the two car enclosed garage requirement and minimum roof pitch requirement for a proposed Primary Dwelling located at 3913 Canal Lane in unincorporated Solano County, within the Rural Residential (RR-5) Zoning District; APN 0103-010-340.			
Property Information			
Size: 5.00 acres		Location: Unincorporated Solano County	
APN: 0103-010-340			
Zoning: Rural Residential (RR-5)		Land Use: Single Family Residence	
General Plan: Rural Residential		Ag. Contract: n/a	
Utilities: Proposed on-site well and septic system		Access: Canal Lane	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential (RR-2.5)	Vacant
South	Rural Residential	Rural Residential (RR-5)	Residential
East	Rural Residential	Rural Residential (RR-5)	Residential
West	Rural Residential	Rural Residential (RR-2.5)	Vacant
Environmental Analysis The Neighborhood Compatibility Waiver application is a ministerial action, therefore exempt from the provisions of the California Environmental Quality Act per CEQA Section 21080(b)(1).			
Motion to Approve Staff recommends that the Director approve Neighborhood Compatibility Waiver Application No. WA-19-05.			

SITE DESCRIPTION

The subject property is located within unincorporated Solano County, directly south of Putah Creek and the Solano/Yolo county line. The 5-acre parcel is sloped toward Canal Lane. The rectangular lot is accessed from a private driveway off Canal Lane. The parcel is currently vacant, with a 1,152 square foot manufactured home proposed as a primary dwelling. Other parcels fronting on Canal Lane are of similar size, with approximately 12 parcels developed with a Primary Dwelling.

PROJECT DESCRIPTION

Pursuant to Section 28.108(A) of the Zoning Regulations, the applicant is requesting approval of a Neighborhood Compatibility Waiver to waive the requirement of a two-car enclosed garage and minimum roof pitch of 3 inches vertical to 12 inches horizontal for the Primary Dwelling. The applicant intends to construct a new two story three-bedroom primary dwelling with the existing metal building used as a substitute for the two-car enclosed garage requirement as specified in the current minimum development standards for dwelling units (Zoning Regulations Section 28.72.10(B)(1)(b)).

NEIGHBORHOOD COMPATIBILITY ANALYSIS

The subject site is located in unincorporated Solano County south of Putah Creek. There are 14 Primary Dwellings located within ½ mile of the subject site along Canal Lane. Of the 14 Primary Dwellings surveyed within the vicinity of the subject site, ten were developed with a two car or more enclosed garage; one has a single car garage have carports; and three has a one car enclosed garage. Although most residences have attached garages, the existing 20'x25' structure proposed for use as enclosed parking was permitted as a garage/carport in 1994 and the code allows both attached and detached garages to be used to meet the enclosed parking requirement. As a part of this project, the existing structure should be painted to match the proposed primary dwelling. Several of the other residences in the vicinity appear to have lower roof pitch than is currently required, so the roof pitch of the proposed structure appears to be consistent with the existing neighborhood conditions.

RECOMMENDATION

Based on these findings of neighborhood compatibility, staff recommends that the Director issue Waiver application WA-19-05 to waive the two-car enclosed garage requirement for 3913 Canal Lane; APN 0103-010-340, after the required ten day Notice of Intent expires.