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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

**Staff Report
 WA-19-06**

Application No. WA-19-06 Project Planner: Travis Kroger, Planning Technician		Notice of Intent Mailed out:		
Applicant Chris Trapp 4590 Vista Drive Loomis, CA 95650		Property Owner Renwick Gibbs 274 Bobolink Way . Hercules CA 94547		
Action Requested Consideration and approval of Neighborhood Compatibility Waiver WA-19-06 to waive the two car enclosed garage requirement for a proposed Primary Dwelling located at 236 Sperry Avenue in unincorporated Vallejo, within the Residential Traditional Community (RTC-D4) Zoning District; APN 0059-126-130				
Property Information				
Size: 0.12 acres		Location: Unincorporated Vallejo		
APN: 0059-126-130				
Zoning: Residential Traditional Community (RTC-D4)		Land Use: Single Family Residence		
General Plan: Traditional Community - Residential		Ag. Contract: n/a		
Utilities: City of Vallejo water and sewer service		Access: Sperry Avenue		
Adjacent General Plan Designation, Zoning District, and Existing Land Use				
	General Plan	Zoning		Land Use
North	Traditional Community Mixed Use -	Residential (RTC-MU)	Traditional Community	Residential
South	Traditional Community Residential -	Residential (RTC-D4)	Traditional Community	Residential
East	Traditional Community Residential -	Residential (RTC-D4)	Traditional Community	Residential
West	Traditional Community Residential -	Residential (RTC-D4)	Traditional Community	Residential
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-19-06.

SITE DESCRIPTION

The subject property is located within unincorporated Solano County, directly adjacent to the City of Vallejo. The 0.12 acre parcel is generally flat exhibiting slopes of less than six percent. The rectangular lot is accessed from Sperry Avenue. The parcel is currently vacant, with a 1,152 square foot manufactured home proposed as a primary dwelling. Other parcels fronting on Sperry Avenue are of similar size, with approximately 20 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 for the Primary Dwelling. The applicant intends to install a 1,152 square foot manufactured home and two car carport instead of 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 Vallejo near Benicia Road. There are twenty Primary Dwellings located within ¼ mile of the subject site. Of the twenty Primary Dwellings surveyed within the vicinity of the subject site, five were developed with a two car enclosed garage; four have carports; and one has a one car enclosed garage. Since 50% of the existing dwellings do not have a garage, the proposed carport would be compatible with the existing neighborhood conditions.

RECOMMENDATION

Based on these findings of neighborhood compatibility, staff recommends that the Director issue Waiver application WA-19-06 to waive the two car enclosed garage requirement for 236 Sperry Avenue; APN 0059-126-130, after the required ten day Notice of Intent expires.