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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

**Staff Report
 WA-20-01**

Application No. WA-20-02 Project Planner: Travis Kroger, Planning Technician		Notice of Intent Mailed out: June 17, 2020	
Applicant Richard and Cathy Lozano 1365 Macdonald Court Dixon, CA 95620		Property Owner Richard and Cathy Lozano 1365 Macdonald Court Dixon, CA 95620	
Action Requested Consideration and approval of Neighborhood Compatibility Waiver WA-20-02 to waive the two-car enclosed garage requirement for a proposed primary dwelling located on Griffin Road in unincorporated Solano County, within the Rural Residential (RR-2.5) Zoning District; APNs 0106-220-120.			
Property Information			
Size: 4.88 acres		Location: Unincorporated Solano County	
APNs: 0106-220-120			
Zoning: Rural Residential (RR-2.5)		Land Use: Single Family Residence	
General Plan: Rural Residential		Ag. Contract: N/A	
Utilities: On-site well and septic system		Access: Griffin Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	Exclusive Agriculture (A-40)	Agriculture
South	Rural Residential	Rural Residential (RR-2.5)	Residential
East	Rural Residential	Rural Residential (RR-2.5)	Residential
West	Rural Residential	Rural Residential (RR-2.5)	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-20-02.			

SITE DESCRIPTION

The subject property is located within unincorporated Solano County, 0.5 miles north of the City of Vacaville. The 4.88 -acre parcel is mostly flat. The rectangular lot is accessed from Griffin Road. The parcel is developed with an existing accessory structure which appears to have been partially built without permits. Other parcels fronting on Griffin Road are of similar size, with 14 parcels in the surrounding area 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 proposed new dwelling with outdoor parking and the existing accessory structure 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 north of Vacaville in unincorporated Solano County on the north side of Griffin Road. There are approximately 14 Primary Dwellings located along Griffin Road. Of the 14 Primary Dwellings surveyed within the vicinity of the subject site, 8 were developed with a two car or more enclosed garage; three have a single car garage and three have either a carport or no garage. At least 8 of the primary dwellings in the area appear to meet the architectural standard for a two-car garage, and 6 have carports or completely unenclosed parking. The proposed parcel has an existing accessory structure which can be used for enclosed parking if necessary and aerial images show vehicles parked outdoors on nearly all of the developed parcels.

RECOMMENDATION

Based on these findings of neighborhood compatibility, staff recommends that the Director approve Waiver application WA-20-02 to waive the two-car enclosed garage requirement for this parcel on Griffin Road; APN 0106-220-120, after the required ten-day Notice of Intent expires.