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Planning Services Division

**Staff Report
WA-20-03**

Application No. WA-20-03 Project Planner: Travis Kroger, Planning Technician		Notice of Intent Mailed : November 12, 2020 Agenda Item: No. 3	
Applicant John and Maria Avila 8895 Winters Road Winters, CA 95694		Property Owner John and Maria Avila 8895 Winters Road Winters, CA 95694	
Action Requested Consideration and approval of Neighborhood Compatibility Waiver WA-20-03 to waive the two-car enclosed garage requirement for a proposed remodel and addition to an existing primary dwelling located at 8895 Winters Road in unincorporated Solano County, within the Exclusive Agriculture (A-40) Zoning District; APN 0103-110-300.			
Property Information			
Size: 6.93 acres		Location: Unincorporated Solano County	
APN: 0103-110-300			
Zoning: Exclusive Agriculture (A-40)		Land Use: Single Family Residence	
General Plan: Agriculture		Ag. Contract: N/A	
Utilities: On-site well and septic system		Access: Winters Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	Exclusive Agriculture (A-40)	Agriculture
South	Agriculture	Exclusive Agriculture (A-40)	Agriculture
East	Agriculture	Exclusive Agriculture (A-40)	Agriculture
West	Agriculture	Exclusive Agriculture (A-40)	Agriculture
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-20-03.			

SITE DESCRIPTION

The subject property is located within unincorporated Solano County, 1 mile south of the City of Winters. The 6.93 -acre parcel is mostly flat. The rectangular lot is accessed from Winters Road. The parcel is developed with an existing primary and secondary dwelling. Other parcels fronting on Winters Road are of similar size, with approximately 14 parcels in the surrounding area developed with at least one 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 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 south of Winters in unincorporated Solano County on the west side of Winters Road. There are approximately 14 parcels developed with at least one dwelling located along Winters Road. The area is agricultural in nature, with most parcels developed with orchards along with dwellings and other outbuildings which are screened from the road by trees. The development on the subject parcel is located toward the rear of the site and not visible from Winters Road. There are open areas available for parking in front of both the primary and secondary dwelling, along with enclosed parking spaces on the ground floor of the existing secondary dwelling. Aerial images show vehicles parked outdoors on nearly all the developed parcels in the surrounding area.

RECOMMENDATION

Based on these findings of neighborhood compatibility, staff recommends that the Director approve Waiver application WA-20-03 to waive the two-car enclosed garage requirement for this parcel on Winters Road; APN 0103-110-300, after the required ten-day Notice of Intent expires.