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Director (Interim)

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DEPARTMENT OF RESOURCE MANAGEMENT



SOLANO  
COUNTY

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Planning Services Division

**Staff Report  
WA-20-06**

<b>Application No.</b> WA-20-06 <b>Project Planner:</b> Travis Kroger, Planning Technician		<b>Notice of Intent Mailed out:</b> 12/16/20	
<b>Applicant</b> Edward & Joetta Griffin P.O Box 5026 Vacaville, CA 95696		<b>Property Owner</b> Edward & Joetta Griffin P.O Box 5026 Vacaville, CA 95696	
<b>Action Requested</b> Consideration and approval of Neighborhood Compatibility Waiver WA-20-06 to waive the two-car enclosed garage requirement for an existing primary dwelling to allow conversion of the existing garage to living space located at 3498 Brehme Lane in unincorporated Solano County, within the Exclusive Agriculture (A-40) Zoning District; APN 0102-140-010.			
<b>Property Information</b>			
Size: 10.00 acres		Location: Unincorporated Solano County	
APN: 0102-140-010			
Zoning: Exclusive Agriculture (A-40)		Land Use: Single Family Residence	
General Plan: Agriculture		Ag. Contract: N/A	
Utilities: Private well and on-site septic system		Access: Brehme Lane	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Agriculture	Exclusive Agriculture (A-40)	Residential
<b>South</b>	Agriculture	Exclusive Agriculture (A-40)	Residential
<b>East</b>	Agriculture	Exclusive Agriculture (A-40)	Vacant
<b>West</b>	Agriculture	Exclusive Agriculture (A-20)	Residential
<b>Environmental Analysis</b> 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).			
<b>Motion to Approve</b> Staff recommends that the Director approve Neighborhood Compatibility Waiver Application No. WA-20-06.			

## **SITE DESCRIPTION**

The subject property is located within unincorporated Solano County, 2.8 miles west of the City of Vacaville. The 10-acre parcel is mostly flat. The lot is accessed from Brehme Lane. The parcel is developed with an existing primary dwelling, secondary dwelling and small accessory structure. Other parcels fronting on Brehme Lane are of similar size, with approximately 12 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 and convert the existing attached garage to living space with an existing outdoor graded area used for parking in lieu of the two-car enclosed garage required for the primary dwelling 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 west of Vacaville in unincorporated Solano County on the east side of Pleasants Valley Road. There are approximately 12 parcels developed with at least one dwelling located within ½ mile of the subject site. The area is mixed residential and agricultural in nature, with most parcels developed with at least one dwelling and some accessory structures. There is an open area available for parking in front of the existing dwelling, which is screened from view from Pleasants Valley Road or Brehme Lane by trees.

## **RECOMMENDATION**

Based on these findings of neighborhood compatibility, staff recommends that the Director approve Waiver application WA-20-06 to waive the two-car enclosed garage requirement for this parcel on Brehme Lane; APN 0102-140-010, after the required ten-day Notice of Intent expires.