

TERRY SCHMIDTBAUER
Director (Interim)

ALLAN CALDER
Planning Services Manager

DEPARTMENT OF RESOURCE MANAGEMENT



SOLANO
COUNTY

675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

**Staff Report
WA-20-04**

Application No. WA-20-04 Project Planner: Travis Kroger, Planning Technician		Notice of Intent Mailed out: 12/16/20	
Applicant Jason & Paige Garben 1824 Cravea Lane Fairfield, CA 94534		Property Owner Jason & Paige Garben 1824 Cravea Lane Fairfield, CA 94534	
Action Requested Consideration and approval of Neighborhood Compatibility Waiver WA-20-04 to waive the two-car enclosed garage requirement for a proposed new primary dwelling located at 1824 Cravea Lane in unincorporated Solano County, within the Rural Residential (RR-2.5) Zoning District; APN 0025-180-310.			
Property Information			
Size: 2.25 acres		Location: Unincorporated Solano County	
APN: 0025-180-310			
Zoning: Rural Residential (RR-2.5)		Land Use: Single Family Residence	
General Plan: Rural Residential		Ag. Contract: N/A	
Utilities: SID water and on-site septic system		Access: Cravea Lane	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential (RR-2.5)	Residential
South	Rural Residential	Rural Residential (RR-2.5)	Residential
East	Rural Residential	Rural Residential (RR-2.5)	Residential
West	Rural Residential	Exclusive Agriculture (A-40)	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-20-04.			

SITE DESCRIPTION

The subject property is located within unincorporated Solano County, 1 mile north of the City of Fairfield. The 2.25 -acre parcel is mostly flat. The lot is accessed from Cravea Lane. The parcel is developed with an existing primary dwelling which will become the secondary dwelling when the proposed larger primary dwelling is constructed. Other parcels fronting on Cravea Lane are of similar size, with approximately 30 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.

The existing primary dwelling will become the secondary dwelling, with a new larger primary dwelling to be constructed which does not include a garage. Two of the 3 parking spaces on the first floor of the existing dwelling will be used as parking for the new primary dwelling and one space used for the existing dwelling located above the garage. This parking arrangement is proposed as a substitute for the two-car enclosed garage requirement for the new 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 north of Fairfield in unincorporated Solano County on the south side of Cravea Lane. There are approximately 30 parcels developed with at least one dwelling located within ½ mile of the subject site. The area is residential 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, along with 3 enclosed parking spaces on the ground floor.

RECOMMENDATION

Based on these findings of neighborhood compatibility, staff recommends that the Director approve Waiver application WA-20-04 to waive the two-car enclosed garage requirement for this parcel on Cravea Lane; APN 0025-180-310, after the required ten-day Notice of Intent expires.