

**DEPARTMENT OF RESOURCE MANAGEMENT**

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Planning Services Division

**Staff Report  
WA-23-05**

<b>Application No.</b> WA-23-05 <b>Project Planner:</b> Jeffrey Lum, Senior Planner		<b>Notice of Intent mailed out:</b> Yes	
<b>Applicant</b> Lani Manasse 1737 Rockville Road Fairfield, CA 94534		<b>Property Owner</b> Same as applicant	
<b>Action Requested</b> Consideration of Neighborhood Compatibility Waiver WA-23-05 to waive the rear setback requirement for the swimming pool and spa, located at 1737 Rockville Road, Fairfield in unincorporated Solano County, within the Residential – Traditional Community (RTC-15) Zoning District; APN 0147-110-190.			
<b>Property Information</b>			
<b>Size:</b> 0.34 acres		<b>Location:</b> 1737 Rockville Road	
<b>APN:</b> 0147-110-190			
<b>Zoning:</b> Residential – Traditional Community (RTC-15)		<b>Land Use:</b> Single Family Residence	
<b>General Plan:</b> Traditional Community – Residential		<b>Ag. Contract:</b> N/A	
<b>Utilities:</b> City of Vallejo Water and Septic		<b>Access:</b> Rockville Road	
<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>	Traditional Community – Residential	Residential – Traditional Community (RTC-15)	Residential
<b>South</b>	Traditional Community – Residential	Residential – Traditional Community (RTC-15)	Residential
<b>East</b>	Traditional Community – Residential	Residential – Traditional Community (RTC-1AC)	Residential
<b>West</b>	Traditional Community – Residential	Residential – Traditional Community (RTC-15)	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 <b>approve</b> the Neighborhood Compatibility Waiver Application No. WA-23-05.			

## SITE DESCRIPTION

The subject site, Assessor Parcel Number (APN 0147-110-190), is located at 1737 Rockville Road, 1.25 miles North of the City of Fairfield. The parcel is relatively flat and access is via existing driveways from Rockville Road. The existing development consists of a primary dwelling and a detached garage.



Figure 1 - Vicinity Map

## PROJECT DESCRIPTION

The proposed project involves the installation of a swimming pool and spa. The submitted site plan shows a rectangular pool measuring 31 feet in length and 10 feet in width, along with a spa area of 7 feet by 7 feet. The pool's total capacity is approximately 8,000 gallons, covering an area of 310 square feet. The pool and spa will be behind the primary residence and situated a minimum of 10 feet from the garage corner and 5 feet from the rear property line.

As proposed, the pool and spa are subject to the development standards for an accessory structure in Section 28.32D which require a 10 feet minimum setback. The applicant has requested this Neighborhood Compatibility Waiver to waive the 10 feet rear setback requirement per Section 28.32D of the Solano County code.

## NEIGHBORHOOD COMPATIBILITY ANALYSIS

The project site is in the Green Valley, this neighborhood is primarily composed of single-story ranch homes built in the 1960s, features a variety of architectural styles including traditional, Mediterranean, and craftsman, with a predominant inclination towards traditional designs. The subject property, having undergone a remodel in the last two decades, exhibits a traditional stucco style that is in harmony with its neighbors. The proposed pool's rectangular design and its simplistic, streamlined aesthetic complement the existing architectural design of the area. The similarity of this pool design to that of a neighboring property on Green Valley Road, which also features a rectangular pool positioned close to the rear property line, further underscores the project's compatibility with the character and architectural themes of the surrounding area. Figure 2 below shows the site plan for the proposed project.

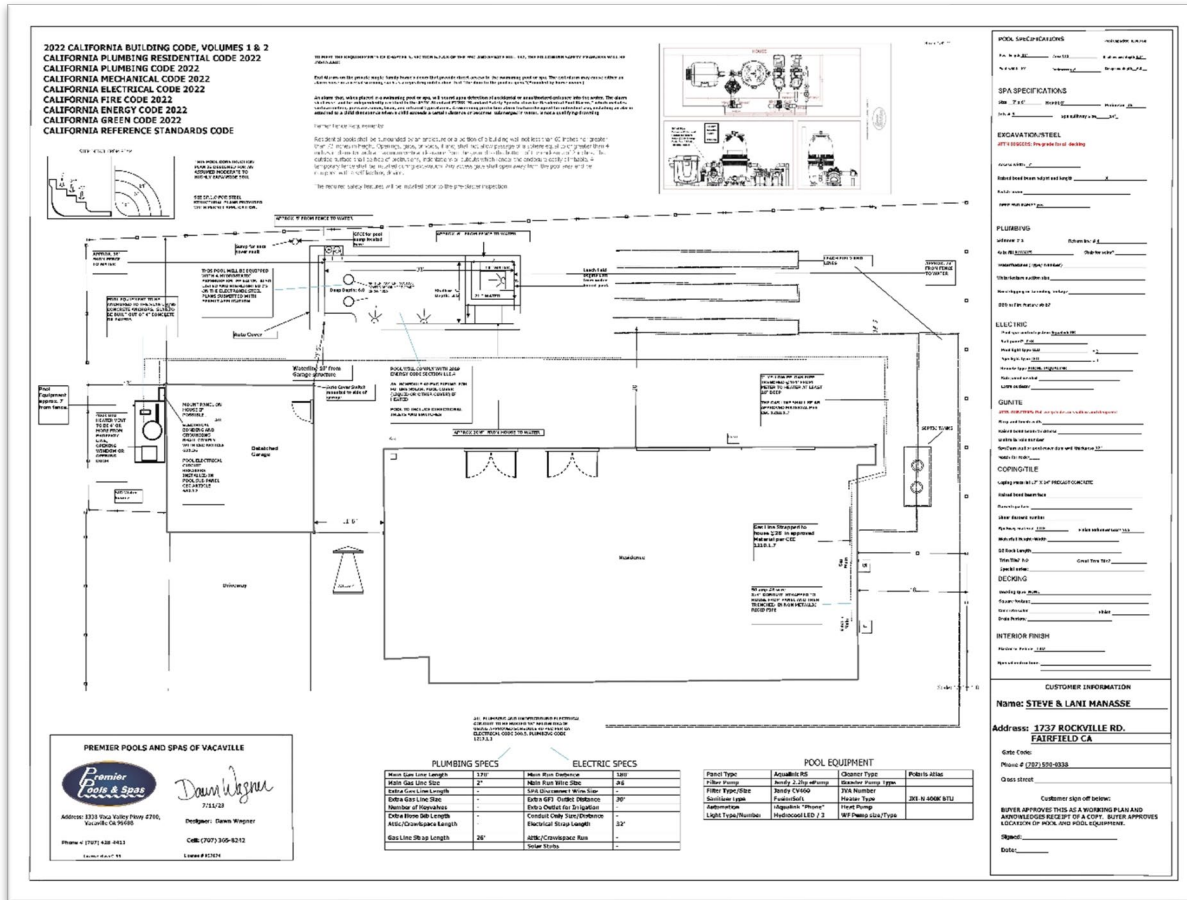


Figure 2 – Site Plan

## NOTICE OF INTENT

Pursuant to Section 28.04 (F) Notice for Waivers, a 10-day Notice of Intent has been provided to property owners contiguous to the project location as shown on the latest equalized assessment roll. As of this writing, no objection from any adjacent property owner has been received.

## **RECOMMENDATION**

Based on these findings of neighborhood compatibility, staff recommends that the Director approve Waiver application number WA-23-05 to waive the rear setback requirement for the swimming pool and spa, located at 1737 Rockville Road; APN 0147-110-190.

## **ZONING ADMINISTRATOR APPROVAL**

As Zoning Administrator of Solano County, I, Allan Calder, hereby approve Neighborhood Compatibility Waiver Application No. WA-23-05 and waive the rear setback requirement for the swimming pool and spa, located at 1737 Rockville Road; APN 0147-110-190.

**Approved by:**

Handwritten signature of Allan Calder in black ink.

Allan Calder, Planning Program Manager

**Date:** November 20, 2023