

**DEPARTMENT OF RESOURCE MANAGEMENT**

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Planning Services Division

**Staff Report  
WA-23-07**

<b>Application No.</b> WA-23-07 <b>Project Planner:</b> Abigail Pipkin, Assistant Planner		<b>Notice of Intent Mailed out:</b> Yes <b>ZA Agenda:</b> April 18, 2024	
<b>Applicant</b> Roxanne Ross 514 Kentucky St. Vallejo, CA, 94590		<b>Property Owner</b> Amanda Ross 3967 Joslin Lane. Vacaville, CA, 95688	
<b>Action Requested</b> Consideration of Neighborhood Compatibility Waiver, WA-23-07, to waive County Code section 28.72.10 (A)(2)(c) standard for a minimum roof pitch ratio of 3:12 for a roof pitch of 1.5:12 on the proposed Accessory Dwelling Unit (ADU), located at 3967 Joslin Lane in Unincorporated Solano County approximately 1 mile northwest of the city of Vacaville, within the Rural Residential (RR2.5) Zoning District. APN: 0105-190-100. The proposed ADU is associated with B2022-0512.			
<b>Property Information</b>			
Size: 4.5 acres		Location: 3967 Joslin Lane	
APN: 0105-190-100			
Zoning: Rural Residential (RR2.5)		Land Use: Single Family Residence	
General Plan: Rural Residential		Ag. Contract: N/A	
Utilities: Rural North Vacaville Water District and on-site septic system,		Access: Joslin Lane (Private 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>	Rural Residential	Exclusive Agriculture (A-20)	Residential (Undeveloped)
<b>South</b>	Rural Residential	Rural Residential (RR2.5)	Residential
<b>East</b>	Rural Residential	Rural Residential (RR2.5)	Residential
<b>West</b>	Rural Residential	Rural Residential (RR5)	Residential
<b>Environmental Analysis</b> The Neighborhood Compatibility Waiver application is a ministerial action and, 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 the Neighborhood Compatibility Waiver Application No. WA-23-07.			

**SAEED IRAVANI**  
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**MISTY KALTREIDER**  
Water & Natural  
Resources Program  
Manager

## SITE DESCRIPTION

The subject site, located in the Rural Residential zoning district, encompasses approximately 4.5 acres and is located 1-mile northwest of the city of Vacaville in unincorporated Solano County addressed at 3967 Joslin Lane. There is a primary dwelling approximately 73 ft from the access entrance north of Joslin Lane. There are other accessory structures on the property including a private stable and two storage sheds. The parcel is surrounded by lots zoned Rural Residential or Exclusive Agriculture with land uses determined to be residential. The site's topography is flat and bordered by trees to the north, east and west. **Figure 1** below is a vicinity map indicating the subject site's location.



Figure 1 - Vicinity Map of 3967 Joslin Lane

## PROJECT DESCRIPTION

On December 7<sup>th</sup>, 2023, the Planning Services Division received a waiver application to waive three (3)-inch vertical to 12-inch (3:12) horizontal roof pitch standard for a new Accessory Dwelling Unit. The home is to be located at 3967 Joslin Lane, on property owned by Amanda Ross, will be constructed with a roof pitch of one and a half (1 1/2)-inch vertical to twelve (12)-inch horizontal (1.5:12). Under Section 28.108(A) of the Zoning Regulations, granting this waiver request would remove the minimum development standards for the dwelling, as required by Section 28.72.10(B)(1) of the Solano County Code.

The proposed Accessory Dwelling Unit is 476 sq. ft. (14' x 34') on a monolithic slab grade foundation with a height of 11.6 feet.

## NEIGHBORHOOD COMPATIBILITY ANALYSIS

The Accessory Dwelling Unit will be 476 sq. ft. (14' x 34') of roof with a (1 1/2)-inch vertical to twelve (12)-inch horizontal roof pitch. The roof will be constructed with a galvalume metal roof with gutters and a downspout. The floor plan of the Accessory Dwelling Unit will consist of a 211 sq. ft. living room and kitchen, a 122 sq. ft. bedroom, and a 38 sq. ft. full bathroom.

Figure 2 below, displays the design of the proposed Accessory Dwelling Unit. Staff has determined the architectural character, energy efficiency, and aesthetic quality to be compatible with the General Plan goals and policies in the surrounding area.

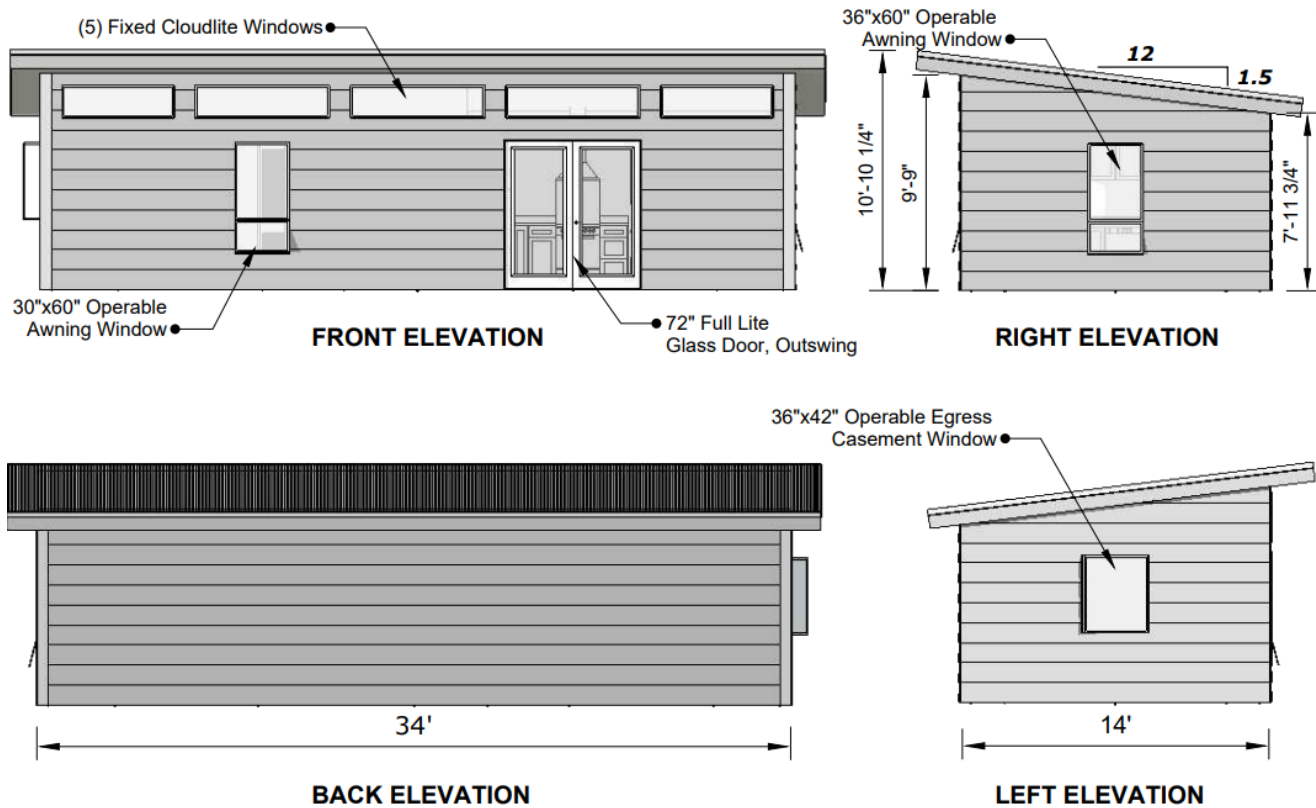


Figure 2 – Front and Rear Elevation

## NOTICE OF INTENT

Pursuant to Section 28.04 (F) Notice for Waivers, a 10-day Notice of Intent has been provided to adjacent property owners 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-23-07 to waive the minimum three (3)-inch vertical to 12-inch horizontal roof pitch standard for the parcel at 3967 Joslin Lane; APN: 0105-190-100.

**ZONING ADMINISTRATOR APPROVAL**

As Zoning Administrator of Solano County, I, Allan Calder, hereby approve Neighborhood Compatibility Waiver Application No. WA-23-07 and waive the requirement for the minimum three (3)-inch vertical to 12-inch horizontal roof pitch standard for the home located to be located at 3967 Joslin Lane, Vacaville, CA, 95688, within the Rural Residential (RR2.5) Zoning District; APN 0105-190-100.

Approved by   
Allan Calder, Planning Program Manager

**Date:** 3/26/2024