

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

**Staff Report
WA-24-02**

Application No. WA-24-02 Project Planner: Eric Wilberg, Senior Planner		Notice of Intent Mailed out: Yes ZA Agenda: October 3, 2024	
Applicant Michael Gould dba Gould Architecture 2112 Clay Street Napa, CA 94559		Property Owner Jose and Guillermina Rodriguez 7498 Elizabeth Road Vacaville, CA 95688	
Action Requested Zoning Administrator consideration of Waiver application WA-24-02 by Jose and Guillermina Rodriguez to exceed the 100-foot set back from the existing primary residence on-site for a proposed guest house located at 7498 Elizabeth Road, within the Rural Residential "RR-2.5" zoning district; APN: 0109-080-200.			
Property Information			
Size: 1.98 acres		Location: 7498 Elizabeth Road	
APN: 0109-080-200			
Zoning: Rural Residential "RR-2.5"		Land Use: Single Family Residence	
General Plan: Rural Residential		Ag. Contract: N/A	
Utilities: Water well and septic system		Access: Elizabeth Road	
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	Rural Residential "RR-2.5"	Residential
Environmental Analysis The guest house setback Waiver application is a ministerial action and, therefore exempt from the provisions of the California Environmental Quality Act per CEQA Section 21080(b)(1).			
Motion to Approve Staff recommends that the Zoning Administrator approve the Waiver application No. WA-24-02.			

SAEED IRAVANI
Building Official
Building & Safety

ALLAN CALDER
Program Manager
Planning Services

EDMOND STRICKLAND
Manager
Environmental Health

SARAH PAPPAKOSTAS
Administrative
Services
Manager

MATT TUGGLE
Engineering Manager
Public Works
Engineering

MATTHEW HARDY
Operations Manager
Public Works
Operations

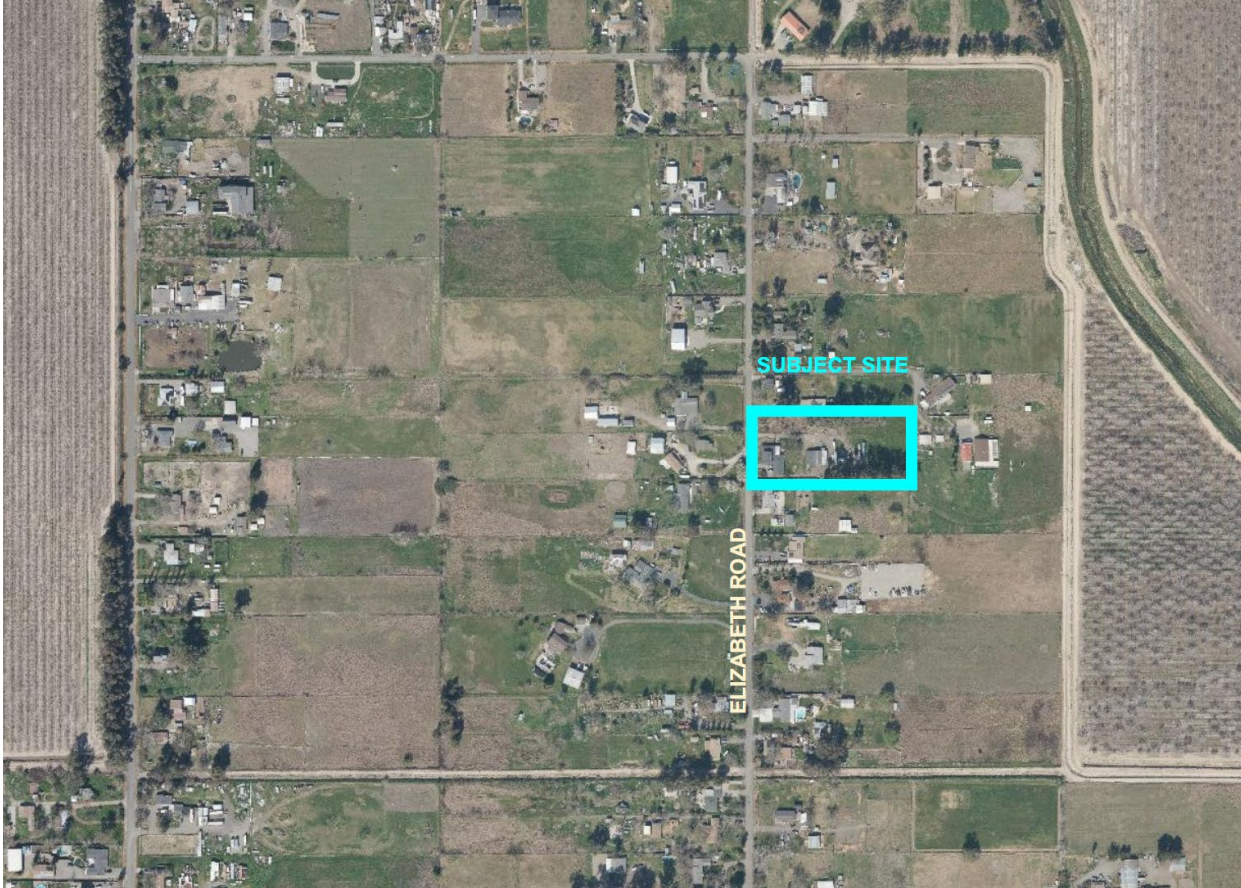
CHRIS DRAKE
Parks Services
Manager
Parks

MISTY KALTREIDER
Water & Natural
Resources Program
Manager

SETTING

The 1.98-acre property is located two miles northwest of the City of Vacaville, between Interstate 505 to the east and Interstate 80 to the west. The parcel is developed with a primary residence, unenclosed accessory structure (barn), and associated utilities. The subject site is surrounded by similar rural residential development within unincorporated Solano County. Lots are generally 2.50 – 5 acres in size and developed with single family residences and accessory structures.

Figure 1. Neighborhood Map



PROJECT DESCRIPTION

Pursuant to Section 28.72.30(B)(1)(f)(6) of the zoning regulations, guest homes must be located within 100 feet of the on-site primary residence. The existing barn to the rear of the main house is approximately 67 feet away, making it challenging to place the proposed guest house between the two buildings. Adding to the challenge is the fact that the guest house will sit atop a four-car garage which will primarily serve a proposed accessory dwelling unit (ADU). Placing the guest house between the existing structures will functionally separate the garage from the ADU by at least 80 feet. The applicant has attempted numerous design locations on the property, and the proposed location shown on the site plan (Attachment A) is the most optimal placement as it allows for a garden space behind the ADU and guest house, as well as direct connection to the septic tank and expanded leach field to the north. The proposed guest house is approximately 137 feet to the rear of the primary residence.

COMPATIBILITY ANALYSIS

County zoning regulations define a guest house as a residential accessory building, or portion thereof, accessory to the primary dwelling, used or intended to be used for living or sleeping purposes; however does not contain provisions for a kitchen.

As noted, land use development standards require that the structure be located within 100 feet from the primary dwelling on-site and no closer to a primary residence on an adjacent lot. Additional use regulations limit the total number of guest homes (one), maximum size (640 sq. ft.), and limitations on provisions for cooking. Aside from the 100-foot setback, the proposal meets the additional guest house development standards. The intent of these use regulations, including the 100-foot setback requirement, are to ensure that the guest house remain accessory to and incidental to the primary residence on-site.

Considering site constraints due to existing development on-site, staff is recommending that the Zoning Administrator grant the waiver request because the proposal meets the intent of the guest house being accessory to the primary residence on-site.

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

Staff recommends that the Zoning Administrator approve Waiver application WA-24-02 to authorize siting a proposed guest house in excess of 100 feet from the on-site primary residence.

ZONING ADMINISTRATOR APPROVAL

As Zoning Administrator of Solano County, I, Allan Calder, hereby approve Waiver Application No. WA-24-02 and authorize the proposed guest house to be located at approximately 140 feet from the existing on-site primary residence.

Approved by _____
Allan Calder, Planning Program Manager

Date:

ATTACHMENTS

- A** – Site Plan
- B** – Notice of Intent

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Planning Services Division

NOTICE of INTENT
Guest House Setback Waiver
WA-24-02

This notice is to inform you that the Solano County Department of Resource Management has received Waiver application No. WA-24-02 by Jose and Guillermina Rodriguez to exceed the 100-foot set back from the existing primary residence on-site for a proposed guest house located at 7498 Elizabeth Road, within the Rural Residential "RR-2.5" zoning district; APN: 0109-080-200. The project has been determined not to have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act.

Pursuant to Section 28.72.30(B)(1)(f)(6) of the Solano County Zoning Regulations, guest houses are required to be located within 100-feet of a primary dwelling on-site. Granting of this waiver request would allow the proposed guest house to be set back approximately 140 feet from the primary dwelling.

Pursuant to Section 28.108(A) of the County Code and the noticing requirements set forth in Section 28.04(F), the Solano County Zoning Administrator will hold a public hearing on Thursday, September 5, 2024 at 10:00 a.m. in the Department of Resource Management Conference Room, 5th Floor, County Administration Center, 675 Texas Street, Fairfield, California. The Zoning Administrator will consider all comments received within this ten (10) day notice period.

If you have any questions or concerns regarding this waiver request, please contact this office at (707)-784-6765 no later than 10:00 a.m. September 5, 2024.

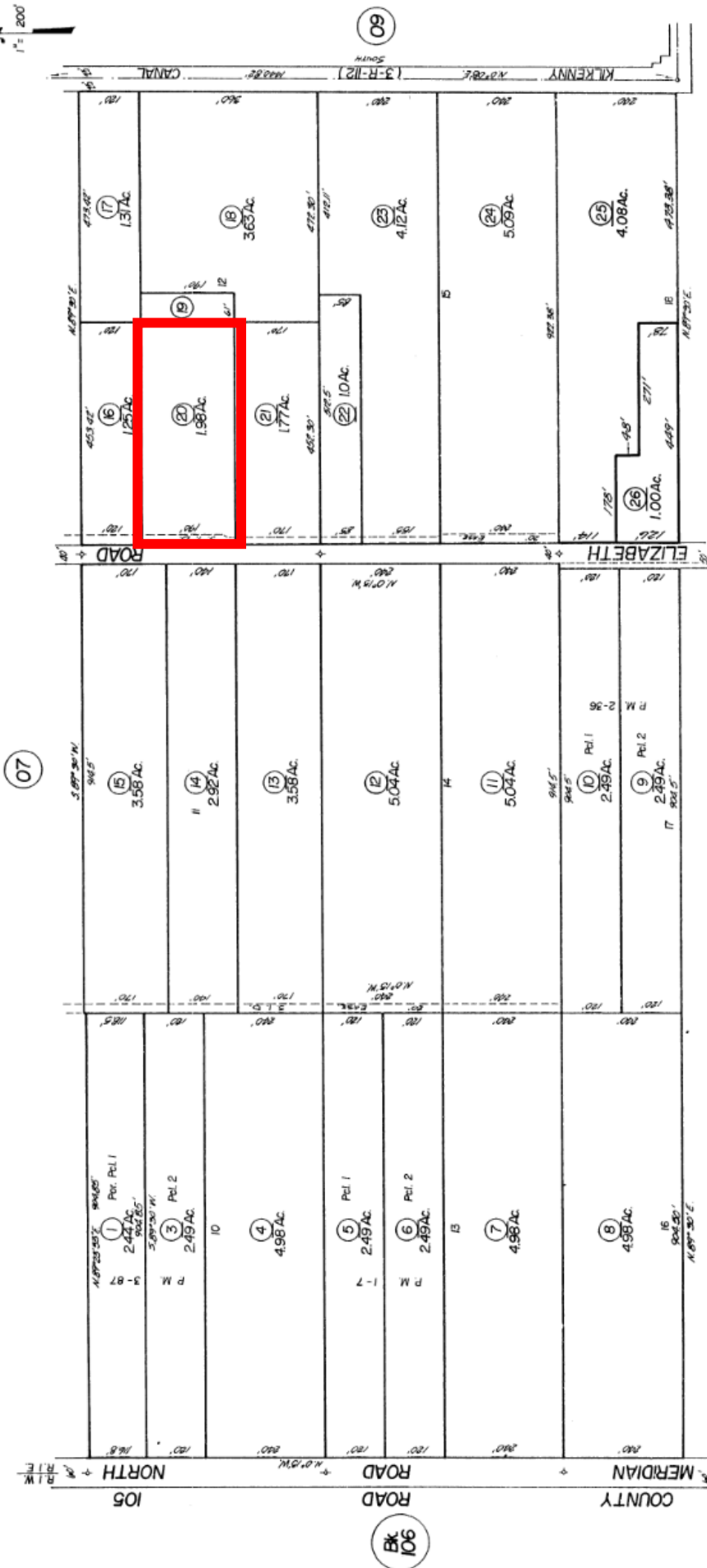
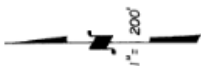
Contact: Eric Wilberg, Senior Planner
Planning Services Division
(707)-784-6765
planning@solanocounty.com

See Assessor's Parcel Map on reverse side.

POR. SEC. 30, T. 7N., R. 1E., M. D. B. & M.

Tax Area Code
63025

109-08



14

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

REVISION	DATE	BY
1	11/15/07	AV
2	03/29/08	AV
3	08/11/08	AV
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25	08/11/08	AV
26	08/11/08	AV

Ellisworth Colony — R.M. Bk. 3, Pg. 15

Assessor's Map Bk. 109 Pg. 08
County of Solano, Calif.

95%

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles