

**BILL EMLEN**  
 Director  
 (707) 784-6765

**TERRY SCHMIDTBAUER**  
 Assistant Director  
 (707) 784-6765

**MIKE YANKOVICH**  
 Planning Services Manager  
 (707) 784-6765

**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](http://www.solanocounty.com)

Planning Services Division

**SOLANO COUNTY ZONING ADMINISTRATOR**

**Staff Report**

**MU-17-01**

<b>Application No.</b> MU-17-01 (Lederman) <b>Project Planner:</b> Travis Kroger, Planning Technician		<b>Meeting of June 15, 2017</b> <b>Agenda Item No. 2</b>	
<b>Applicant</b> Jeffrey and Denise Lederman 4040 Pamela Lane Vacaville, CA 95688		<b>Property Owner</b> Jeffrey and Denise Lederman 4040 Pamela Lane Vacaville, CA 95688	
<b>Action Requested</b> Consideration of Minor Land Use Permit application MU-17-01 to allow the construction of a residential accessory structure with a 2475 square foot first floor including an enclosed work space and restroom, and 504 square foot second floor area for storage on a Rural Residential parcel less than 4 acres in size.			
<b>Property Information</b>			
Size: 2.61 ac. (total)		Location: 4040 Pamela Lane	
APN: 0123-160-140 and 0123-160-180			
Zoning: Rural Residential (RR-5/RR-2.5)		Land Use: Residential Accessory Structure	
General Plan: Rural Residential		Ag. Contract: n/a	
Utilities: Existing well and septic system		Access: Pamela 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>	Rural Residential	Rural Residential (RR-2.5)	Residential
<b>South</b>	Rural Residential	Rural Residential (RR-2.5)	Residential
<b>East</b>	Rural Residential	Rural Residential (RR-2.5)	Residential
<b>West</b>	Rural Residential	Rural Residential (RR-5)	Residential
<b>Environmental Analysis</b> The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.			
<b>Motion to Approve</b> The Zoning Administrator does hereby ADOPT the attached resolution and APPROVE Use Permit No. MU-17-01 based on the enumerated findings and subject to the recommended conditions of approval.			

## **BACKGROUND**

The existing development on this parcel consists of a single family dwelling and septic system constructed in 1983. B2016-0133 for a 55' x 45' RV storage garage submitted February 2016 and revised February 2017 to add a 14' x 36' enclosed work space, restroom and second floor storage area, which requires a Minor Land Use permit due to the total floor area being over 2500 square feet.

## **SETTING**

The subject property consists of 2.61 acres of land, developed a single family dwelling constructed in 1983. Assessor's Parcel Numbers 0123-160-140 and 0123-160-180 which together are one legal lot.

Land uses fronting along Pamela Land are all typical Rural Residential uses with single family dwellings and accessory structures.

## **PROJECT DESCRIPTION**

The applicant has applied for a Minor Land Use permit for a residential accessory structure with over 2500 square feet of floor area on a Rural Residential parcel under 4 acres. The structure is to be used as storage and RV parking.

No other changes to the site or land use are proposed.

## **LAND USE CONSISTENCY**

The parcel is designated Rural Residential by the Solano County General Plan Land Use Diagram. As indicated on the General Plan land use consistency table (General Plan Table LU-7) the Rural Residential (RR-5 and RR-2.5) Zoning Districts are consistent with this designation.

The subject site is zoned Rural Residential (RR-5 and RR-2.5). Within this district, issuance of a Minor Land Use permit is required for an accessory structure over 2500 square feet in size

Accessory buildings and uses as listed in Table 28.31A of the Solano County code are subject to the requirements of sections 28.72.10(A) & (B)(1). These general requirements address architectural standards, setbacks and size of structures. Vehicle access to the site is provided via encroachment off Pamela Lane, a private road. The proposed structure meets the required setbacks of 60 feet from the front property line or on the rear 50% of the lot, and 10 feet from the side and rear property lines.

## **ENVIRONMENTAL ANALYSIS**

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

Assessor's property records indicate the effective age of development on the subject parcel (APNs 0123-160-140 and 0123-160-180) to be built starting in 1983.

## **RECOMMENDATION**

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings, and **APPROVE** Use Permit No. MU-17-01, subject to the recommended conditions of approval.

## **MINOR USE PERMIT MANDATORY FINDINGS**

1. That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.

This project is located within an area designated Rural Residential by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Rural Residential zoning district. The Zoning of the property along with the existing use and proposed modifications is consistent with the General Plan.

2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

The site is provided with water and sewer service by an on-site well and on-site sewage disposal system. Access is provided via encroachment off Pamela Lane.

3. The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

As conditioned, the proposed Residential Accessory Structure will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

## **ADDITIONAL FINDINGS**

4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures which includes Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences..

## **CONDITIONS OF APPROVAL**

### **General**

1. The above use shall be established in accord with the application materials and development plans as submitted with Building Permit B2016-0133 and MU-17-01 filed January 31, 2017 and as approved by the Solano County Zoning Administrator.
2. Any modifications to the proposed accessory structure or construction of any new structures may require approval of a Minor Revision to this permit prior to issuance of a Building Permit.
3. This use will be conducted in accordance with the applicable standards for a detached residential accessory structure in the Rural Residential zoning district.

### **Accessory Buildings and Uses, Residential**

Residential accessory buildings and uses, subject to the provisions within the applicable zoning district, shall comply with the following standards:

- b. Detached Accessory Structure.** An accessory building detached from the main building shall be located sixty feet from the front property line or on the rear fifty percent of the lot, unless otherwise specified in the applicable zoning district.
  
- d. Setback from Main Building.** An accessory building shall not be located closer than ten feet from the main building; except in the W district, the distance shall be thirty feet. Stables shall be located at least twenty feet from the main building.

### **Building and Safety Division**

- 4. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2013 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."

### **Permit Term**

- 5. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews occurring at five (5) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

### **Attachments**

Draft Resolution  
Assessor's Parcel Map

## SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Use Permit Application No. MU-17-01 of **Jeffrey and Denise Lederman** for a residential accessory structure with enclosed work space and second floor storage mezzanine area applied for under Building Permit No. B2016-0133. The property is located at 4040 Pamela Lane, 0.5 miles west of the City of Vacaville within the Rural Residential "RR.2.5" Zoning District, APN's: 0123-160-140 and 180, and;

**WHEREAS**, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on June 15, 2017, and;

**WHEREAS**, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

1. **That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

This project is located within an area designated Rural Residential by the Solano County General Plan Land Use Diagram. The proposed use is a conditionally permitted use within the Rural Residential zoning district. The Zoning of the property along with the existing use and proposed modifications is consistent with the General Plan.

2. **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site is provided with water and sewer service by an on-site well and on-site sewage disposal system. Access is provided via encroachment off Pamela Lane.

3. **The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed Residential Accessory Structure will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

4. **The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures which includes Accessory**

**(appurtenant) structures including garages, carports, patios, swimming pools, and fences.**

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Minor Use Permit Application No. MU-17-01 subject to the following recommended conditions of approval:

**General**

1. The above use shall be established in accord with the application materials and development plans as submitted with Building Permit B2016-0133 and MU-17-01 filed January 31, 2017 and as approved by the Solano County Zoning Administrator.
2. Any modifications to the proposed accessory structure or construction of any new structures may require approval of a Minor Revision to this permit prior to issuance of a Building Permit.
3. This use will be conducted in accordance with the applicable standards for a detached residential accessory structure in the Rural Residential zoning district.

**Accessory Buildings and Uses, Residential**

Residential accessory buildings and uses, subject to the provisions within the applicable zoning district, shall comply with the following standards:

- b. Detached Accessory Structure.** An accessory building detached from the main building shall be located sixty feet from the front property line or on the rear fifty percent of the lot, unless otherwise specified in the applicable zoning district.
- d. Setback from Main Building.** An accessory building shall not be located closer than ten feet from the main building; except in the W district, the distance shall be thirty feet. Stables shall be located at least twenty feet from the main building.

**Building and Safety Division**

4. Prior to any construction or improvements taking place, a Building Permit Application shall first be submitted as per the 2013 California Building Code, or the latest edition enforced at the time of building permit application. "Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit."

**Permit Term**

5. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of periodic compliance reviews occurring at

five (5) year intervals from the date of granting this permit. The cost associated with the periodic reviews shall be charged at that time.

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on June 15, 2017.

BILL EMLLEN, DIRECTOR  
RESOURCE MANAGEMENT

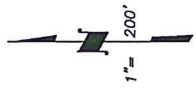
---

Michael Yankovich  
Planning Program Manager

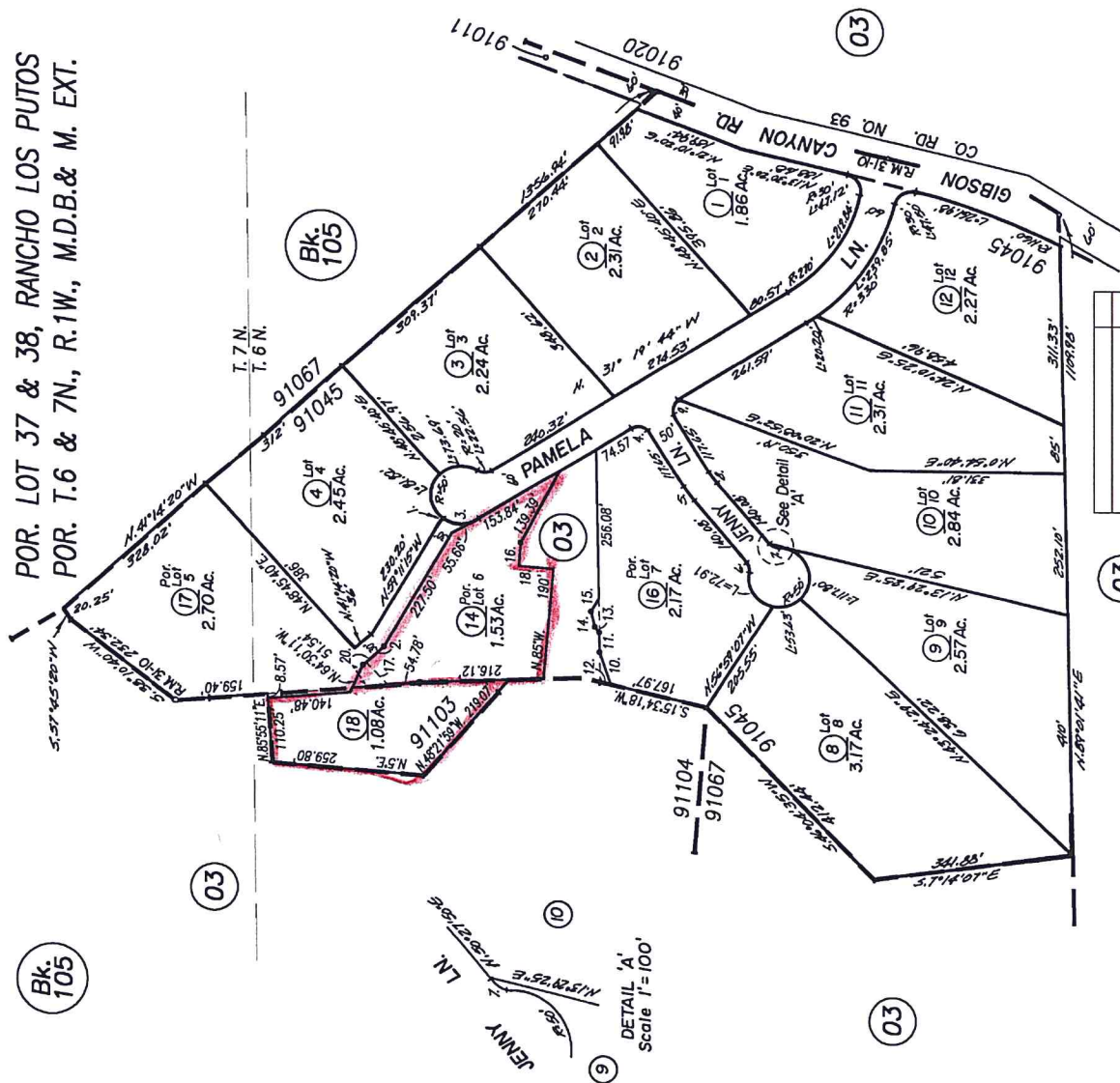
DRAFT

Tax Area Code  
 91045  
 91103

123-16



POR. LOT 37 & 38, RANCHO LOS PUTOS  
 POR. T.6 & 7N., R.1W., M.D.B.& M. EXT.



1.	N.31°19'44"W.	17.28'
2.	N.41°14'20"W.	40.74'
3.	R=50'	L= 57.96'
4.	R=20'	L= 31.42'
5.	R=225'	L= 32.23'
6.	R=20'	L= 17.45'
7.	R=20'	L= 17.45'
8.	R=175'	L= 23.07'
9.	R=20'	L= 31.42'
10.	S.70°38'18"W.	58.47'
11.	N.89°01'54"E.	34.04'
12.	N.15°34'18"E.	19.24'
13.	N.51°14'1"E.	12.30'
14.	N.76°14'08"E.	27.27'
15.	S.58°00'E.	23.90'
16.	N.85°00'W.	40.23'
17.	S.48°45'40"W.	51.05'
18.	S.05°00'W.	59.61'
19.		
20.	S.41°14'20"E.	48.08'
21.		
22.		

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
TAC CHG. 03-002	9-3-02	Pg
160-15 to Pg.3(PM)12-26-01	JS	
160-14,15,16 (Chg.04)	10-24-00	Pg
160-17 & 18	3-11-93	S.S

Assessor's Map Bk. 123 Pg. 16  
 County of Solano, Calif.

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

03 04

Copyright © Solano County Assessor/Recorder. All rights Reserved

Hillcrest Ranch Subd. , R.M. Bk.31 Pg. 10

03

DETAIL 'A'  
 Scale 1"=100'