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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT  
Use Permit Renewal**

|                                |  |                        |   |
|--------------------------------|--|------------------------|---|
| <b>Application:</b>            | U-00-28-MR1-CR2  | <b>Meeting of:</b>     | April 5, 2018                             |
| <b>Applicant:</b>              | Genesis House  | <b>Agenda Item No.</b> | 2   |
| <b>Project Planner:</b>        | Travis Kroger  |                        |   |
| <b>Location:</b>               | 1149 Warren Ave  | <b>General Plan:</b>   | Traditional<br>Community -<br>Residential |
| <b>Assessor Parcel Number:</b> | 0074-140-190, 0074-160-240,<br>420, 600, 690, 700, 710 | <b>Zoning:</b>         | RTC-6                                     |

**Proposal**

The applicant has requested compliance review No. 2 for Land Use permit U-00-28-MR1 pursuant to condition of approval No. 8. Per Zoning Regulations Section 28.106(N), the Zoning Administrator shall administratively approve a use permit renewal request so long as the following requirements are satisfied:

- 1) The permittee has requested renewal
- 2) The permittee has paid the applicable renewal fee
- 3) The use is being conducted in compliance with the conditions of the use permit

**Background**

On January 21, 1965 the Solano County Planning Commission granted Land Use permit R-273 to establish a rest home. On May 15<sup>th</sup>, 1975, Land Use permit R-802 was granted to establish a drug abuse treatment program at the same location. On February 26<sup>th</sup>, 2002, Land Use permit U-00-28 was issued to supersede R-802 and permit the expansion of the facility to multiple parcels to include multiple housing units and accessory uses that had taken place since approval of the original permit. On August 16<sup>th</sup>, 2007, Minor Revision No. 1 was granted to permit construction of a new sober living residence to replace one of the existing residences.

**Review and Recommendation**

Upon review of the permit conditions of approval and based on the absence of code compliance cases on file, staff has determined that the existing drug treatment and re-entry facility is being operated in compliance with Use Permit: U-00-28-MR1.

**Permit Term**

Per condition 8 of : U-00-28-MR1, staff recommends that U-79-25 be found to be in compliance with the conditions of approval, and the next compliance review due by August 16th, 2022.

**Attachment:** Solano County Zoning Administrator Resolution No. 07-21.



**SOLANO COUNTY ZONING ADMINISTRATOR  
RESOLUTION NO. 07-21**

**WHEREAS**, the Solano County Zoning Administrator has considered Use Permit Application No. U-00-28 Minor Revision No. 1 of **Genesis House** to permit the construction of a new sober living residence to replace an existing residence which will be sold to cover the cost of the new residence. The project is located at 1149 ½ Warren Avenue, in the unincorporated Homeacres Neighborhood of Vallejo in "RS-6" Residential Single and "RE-1/2" Residential Estate Zoning Districts, APN: 0074-160-240 and 0074-080-030, 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 August 16, 2007, and

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

- 1. The establishment, maintenance or operation of the proposed use is in conformity with the County General Plan with regard to traffic circulation, population densities and distribution and other aspects of the General Plan;**

The operation and maintenance of the community care facility is consistent with the policy of the Solano County Land Use and Circulation Element, as set forth on page 80 (Urban Residential) of the General Plan. Adequate circulation is provided for by Warren Avenue and Renida Street, both public roads. The proposed revision will not increase the population density or distribution beyond existing levels.

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

The site would be served by City of Vallejo water and sewer. There is an existing water service account for the subject property. The applicant will be required to pay a connection permit fee to the Vallejo Sanitation District upon approval of this use permit revision. The site is currently served by public roads. The proposed construction will occur in the flat, level area of the property and existing drainage facilities in the area would adequately serve the property.

- 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.**

An initial study was prepared and a negative declaration was adopted at the time of approval for U-00-28. It was determined at that time that the Genesis House facility would not have any adverse impacts on the environment or surrounding neighborhood. Since the proposed revision would not expand the number of clients, employees or treatment sites originally permitted, no adverse impacts are anticipated.

- 4. The number of persons under care living in such facilities shall not exceed three percent of the total unincorporated population within the census tract where the facility is located.**

The population in the census tract where the project is located was 2,242 persons according to the 2000 census. A total of 56 persons are permitted to be treated under U-00-28. This accounts for 2.5% of the total population of the census tract. The proposed revision will not exceed the 3% threshold because there is no proposal to increase the number of clients.

- 5. If not already obtained, state authorization, certification or licensing by the appropriate agency is required within six months of issuance of a use permit. If not obtained within six months, the use permit becomes null and void.**

The establishment of a sober living residence does not require licensing from the State. The other treatment sites included in the Genesis House facility are licensed by the State.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved the use permit subject to the following recommended conditions of approval:

1. The sober living residence shall operate in accord with the application for a minor revision of Use Permit No. U-00-28, submitted on March 15, 2007, including the site plan prepared by Jim McNeill, dated May 5, 2007, and the structural plans prepared by Pacific Modern Homes, dated November 11, 2006, as approved by the Solano County Zoning Administrator.
2. Upon completion of the new residence at 1149 ½ Warren Avenue, all operations occurring at 1148 Warren Avenue shall cease.

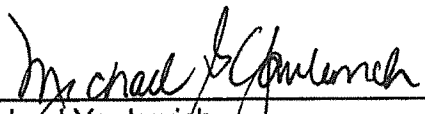
Verification: The applicant shall notify the Planning Division no later than one month after final approval of the building permit for the new residence in order for staff to verify that the operations at 1148 Warren Avenue have been moved to the new residence.

3. The permittee shall be responsible for taking measures necessary or as may be required by the County to prevent noise, odor, light, glare, traffic congestion, visual distraction or other impacts which constitute a nuisance to motorists, persons or property in the surrounding area.
4. The permittee shall obtain approval from the Building and Safety Division prior to the construction of the new residence as regulated by the Solano County Building Ordinance. Submit four sets of plans to the Building and Safety Division for plan review and permits prior to beginning any improvements.
5. Prior to issuance of the building permit, the applicant shall submit a Connection Permit Application and pay all applicable fees to the Vallejo Sanitation and Flood Control District to accommodate the expansion of the facility.
6. All regulations of the California Department of Drug and Alcohol Programs shall be met.
7. Any change of use or intensification of use will require permit revision and further environmental review. Any deviation from the project description or requirements of the Planning Commission will subject the use permit to review and possible revocation.
8. The Department of Resource Management shall verify ongoing compliance with the terms and conditions of this permit through a program of regular compliance reviews occurring at five (5) year intervals from the date of granting this permit, August 16, 2012. Applicable fees for said reviews shall be charged to permittee.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on August 16, 2007.

BIRGITTA E. CORSELLO, DIRECTOR  
RESOURCE MANAGEMENT

  
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Michael Yankovich  
Planning Program Manager