

**BILL EMLEN**  
Director  
**TERRY SCHMIDTBAUER**  
Assistant Director  
**MIKE YANKOVICH**  
Planning Services Manager

**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

**STAFF REPORT**

**Neighborhood Compatibility Waiver**

<b>Application:</b>	WA-19-03	<b>Special Meeting:</b>	August 29, 2019
<b>Applicant:</b>	David Anderson	<b>Agenda Item No.</b>	1
<b>Project Planner:</b>	Travis Kroger		
<b>Location:</b>	2154 Anderson Road	<b>General Plan:</b>	Agriculture
<b>Assessor Parcel Numbers:</b>	0048-130-240, 0090-190-250, and 0090-190-240	<b>Zoning:</b>	A-160

**Proposal**

The applicant is requesting a Neighborhood Compatibility Waiver, Section 28.108A, of the requirement for an enclosed two car garage required per Section 28.72.10(B)(1)(B) of the Solano County Code. The applicant is proposing use of an existing 1 car garage and existing barn for parking instead of the required two car enclosed garage for a new manufactured home to be used as a primary dwelling. The Director of Resource Management can approve a Neighborhood Compatibility Waiver provided the residence is compatible with the surrounding neighborhood per Section 28.108A of the Solano County Code.

**Background**

The applicant is proposing installation of a new manufactured home use as a primary dwelling to replace an existing dwelling which has been removed. The parcel consists of 3 APNs totaling 188.12 acres. Of the surrounding dwellings on Anderson Road and Montezuma Hills Road, none appear to have dedicated enclosed garages, instead either using carports or agricultural accessory structures for covered parking spaces.

**Review and Recommendation**

Upon review of the surrounding neighborhood, approval of a waiver for a two-car enclosed garage would be compatible with existing neighborhood conditions.

**Attachment:** Vicinity map



# 2154 Anderson Road



02/05/2019 - 04/19/2019