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DEPARTMENT OF RESOURCE MANAGEMENT



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Planning Services Division

**Staff Report
 WA-19-07**

Application No. WA-19-07 Project Planner: Travis Kroger, Planning Technician		Notice of Intent Mailed out: April 15, 2020	
Applicant Daniel and Debra Ferronato 1004 Brian Court Suisun City, CA 94585		Property Owner Daniel and Debra Ferronato 1004 Brian Court Suisun City, CA 94585	
Action Requested Consideration and approval of Neighborhood Compatibility Waiver WA-19-07 to waive the two-car enclosed garage requirement for a proposed manufactured home for use as a Primary Dwelling located at 4380 Olive Avenue in unincorporated Solano County, within the Rural Residential (RR-2.5) Zoning District; APN 0038-150-200.			
Property Information			
Size: 2.41 acres		Location: Unincorporated Solano County	
APN: 0038-150-200			
Zoning: Rural Residential (RR-2.5)		Land Use: Single Family Residence	
General Plan: Rural Residential		Ag. Contract: n/a	
Utilities: On-site well and septic system		Access: Olive Avenue	
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 Neighborhood Compatibility Waiver application is a ministerial action, therefore exempt from the provisions of the California Environmental Quality Act per CEQA Section 21080(b)(1).			
Motion to Approve Staff recommends that the Director approve Neighborhood Compatibility Waiver Application No. WA-19-07.			

SITE DESCRIPTION

The subject property is located within unincorporated Solano County, directly south of the City of Fairfield in the Tolenas area. The 2.41-acre parcel is mostly flat. The rectangular lot is accessed from an encroachment on Olive Avenue. The parcel is currently developed with a permitted residence and large metal shop building, and several smaller accessory structures which were constructed without permits. Other parcels fronting on Olive Avenue are of similar size, with approximately 42 parcels developed with a Primary Dwelling.

PROJECT DESCRIPTION

Pursuant to Section 28.108(A) of the Zoning Regulations, the applicant is requesting approval of a Neighborhood Compatibility Waiver to waive the requirement of a two-car enclosed garage for the proposed new dwelling with the existing metal building and existing one car attached garage used as a substitute for the two-car enclosed garage requirement as specified in the current minimum development standards for dwelling units (Zoning Regulations Section 28.72.10(B)(1)(b)).

NEIGHBORHOOD COMPATIBILITY ANALYSIS

The subject site is located in the Tolenas area of unincorporated Solano County on the East side of Olive Avenue. There are approximately 40 Primary Dwellings located within 3/4 mile of the subject site along Olive Avenue. Of the 40 Primary Dwellings surveyed within the vicinity of the subject site, 24 were developed with a two car or more enclosed garage; four have a single car garage and 12 have either a carport or no garage. Although many surrounding residences have attached two garages, the existing 2,400 square foot shop structure permitted by Building Permit B2009-0564 and the existing attached one car garage will provide sufficient enclosed parking consistent with the surrounding development.

RECOMMENDATION

Based on these findings of neighborhood compatibility, staff recommends that the Director issue Waiver application WA-19-07 to waive the two-car enclosed garage requirement for 4380 Olive Avenue; APN 0038-150-200, after the required ten-day Notice of Intent expires.