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Planning Services Division

**Staff Report
WA-19-08**

Application No. WA-19-08 Project Planner: Allan Calder Planning Program Manager		Notice of Intent Agenda No. 3	
Applicant JLP Properties 777 Aldridge Road Vacaville CA 95687		Property Owner JLP Properties 777 Aldridge Road Vacaville CA 95687	
Action Requested Consideration and approval of Neighborhood Compatibility Waiver WA-19-08 to waive the minimum roof pitch requirement for a proposed Secondary Dwelling located at 3148 Vaca Valley Road in unincorporated Solano County, within the Exclusive Agriculture (A-40) Zoning District; APNs 0123-100-110 and 140.			
Property Information			
Size: 40.99 acres		Location: Unincorporated Solano County	
APNs: 0123-100-110 and 140			
Zoning: Exclusive Agriculture (A-40)		Land Use: Single Family Residence	
General Plan: Agriculture		Ag. Contract: n/a	
Utilities: Proposed on-site well and septic system		Access: Easement from Vaca Valley Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Rural Residential	Rural Residential (RR-2.5/RR-5)	Residential
South	Agriculture	Exclusive Agriculture (A-40)	Agriculture/Vacant
East	Agriculture	Exclusive Agriculture (A-40)	Agriculture/Vacant
West	Agriculture	Exclusive Agriculture (A-40)	Agriculture/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-19-08.			

SITE DESCRIPTION

The subject property is located within unincorporated Solano County, directly 0.25 miles north of the City of Vacaville. The 40.99-acre parcel includes two Assessor's Parcel numbers which comprise one legal building site created by Minor Subdivision MS-07-08. The southern portion of the property (APN 0123-100-140) consists of 19.3 acres and is mostly flat, and the northern portion (APN 0123-100-110) consists of 21.69 acres sloping upward toward Solar Hills Road. The parcel is accessed from a private easement off Vaca Valley Road leading to the southern side of the parcel. The parcel is currently developed with a primary dwelling with permits issued for a kitchen remodel, deck and outdoor kitchen (B2012-0236) and reroof (B2012-0367) but no final inspection completed, a detached garage permitted by Building Permit B2012-0074 (which has never received a final inspection), a residential ground mount solar array permitted by B2012-0390 (Finaled), and an unpermitted modular home and adjacent small accessory structure. Other parcels along Vaca Valley Road are of similar size, with approximately eight 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 minimum roof pitch of 3 inches vertical to 12 inches horizontal for the Secondary Dwelling. The applicant intends to construct a new 1,800 square foot secondary dwelling with an adjacent detached garage and convert the existing unpermitted manufactured home to non-residential use via separate permits from the California State Department of Housing and Community Development and the Solano County Building & Safety Division. The proposed secondary dwelling will have a curved metal roof rather than a typical design with uniform roof pitch (Zoning Regulations Section 28.72.10(B)(1)(b)).

NEIGHBORHOOD COMPATIBILITY ANALYSIS

The subject property is located within unincorporated Solano County, directly 0.25 miles north of the City of Vacaville. There are seven parcels developed with at least one dwelling located from which the proposed structure is likely to be visible. Since the roof will be required to be painted to avoid any nuisance due to reflection from metallic materials, granting of this waiver should not create any public nuisance or have any other negative effect on surrounding property owners.

RECOMMENDATION

Based on these findings of neighborhood compatibility, staff recommends that the Director issue Waiver application WA-19-08 to waive the minimum roof pitch requirement for 3148 Vaca Valley Road; APNs 0123-100-110 and 140, after the required ten day Notice of Intent expires.