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**DEPARTMENT OF RESOURCE MANAGEMENT**



**SOLANO COUNTY**

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**ZONING ADMINISTRATOR STAFF REPORT**

<b>Application Number:</b>	U-00-28-MR2	<b>Hearing Date:</b>	September 15, 2022
<b>CAMS Site Number(s):</b>	260028	<b>Project Planner:</b>	Travis Kroger
<b>Applicant:</b>	Genesis House, Inc 1149 Warren Avenue Vallejo, CA 94591	<b>Property Owner:</b>	Genesis House, Inc 1149 Warren Avenue Vallejo, CA 94591

**Action Requested:**

Application for Minor Revision No. 2 to Use Permit U-00-28 to change the use of the existing residence at 133 Renida Street from a residential substance abuse facility to an outpatient substance abuse facility on the first floor with two meetings to be held twice per day 3 days a week. The upper floor of 133 Renida Street will continue to be used as a residential sober living facility. The project site includes APNs 0074-140-190, 0074-160-240, 600, 690, 700, 710 located at 1149 Warren Avenue and 133 Renida Street.

No other changes to the site or new development are proposed.

**DECISIONMAKER FOR THIS APPLICATION:**

( ) Administrative (x) Zoning Administrator ( ) Planning Commission ( ) Board of Supervisors

**Applicable Zoning Sections:**

Sections 28.70.10, 28.78.30(A) & (B)(2)

**Subject Property Information:**

<b>Parcel Size:</b>	1.38 acres (Total)	<b>Site Address:</b>	1149 Warren Ave/133 Renida Street
<b>APN(s):</b>	0074-140-190, 0074-160-240, 600, 690, 700, 710	<b>CALFIRE State Responsibility Area Designation:</b>	N/A
<b>Zoning District:</b>	Residential – Traditional Community (RTC-6)	<b>General Plan Designation:</b>	Traditional Community - Residential
<b>Ag. Contract:</b>	N/A	<b>Utilities:</b>	City of Vallejo Sewer/Water

**Adjacent General Plan Designation, Zoning District, and Existing Land Use**

	<b>General Plan</b>	<b>Zoning</b>
<b>North</b>	Traditional Community - Residential	Residential – Traditional Community (RTC-6)
<b>South</b>	Traditional Community - Residential	Residential – Traditional Community (RTC-6)
<b>East</b>	Traditional Community - Residential	Residential – Traditional Community (RTC-6)
<b>West</b>	Traditional Community - Residential	Residential – Traditional Community (RTC-6)

**Environmental Analysis**

Class 1 Categorical Exemption CEQA Guidelines Section 15301 continued operation and minor alteration to an existing private structure.

**Motion to Approve**

The Zoning Administrator does hereby **ADOPT** the attached resolution and **APPROVE** Minor Revision No. 2 to Land Use permit U-00-28, based on the enumerated findings and subject to the recommended conditions of approval.

## BACKGROUND

### Permit History:

See [Attachment E](#).

### Existing Development:

The site consists of 6 APNs, 3 of which are developed with single family dwellings, two of which have been converted for use as a drug and alcohol treatment facility. The other 3 parcels remain vacant.

APN	Acres	Address	Zoning District	Building Site Status
0074140190	0.19	133 RENIDA STREET	RTC6	N/A
0074160240	0.28	1149 WARREN AVENUE	RTC6	N/A
0074160600	0.34	1149 WARREN AVENUE	RTC6	N/A
0074160690	0.15	None Assigned	RTC6	YL
0074160700	0.15	None Assigned	RTC6	YL
0074160710	0.27	None Assigned	RTC6	YL
Total Acres:	1.38			

### Aerial Image:



## SETTING

Access: This site is accessed via an existing encroachment from Warren Avenue and Renida Street, both public roads.

Surrounding uses: Adjacent parcels are developed with single family dwellings.

## PROJECT DESCRIPTION

This site was permitted by Use Permit R-273 in 1964 as a rest home, which was superseded by R-802 in 1975 to permit the facility as a drug abuse treatment program. The facility has remained in continuous operation since, with Use Permit U-00-28 issued to permit subsequent expansion of the facility. In 2007, Minor Revision No. 1 was approved to permit sale of the existing sober living facility and construction of a replacement dwelling on a vacant parcel.

The main treatment and housing facility located at 1149 Warren Avenue will remain in operation as permitted by U-00-28. The previous sober living facility at 136 Renida Street has since been sold (in 2021), and 133 Renida Street is currently used as a residential substance abuse treatment facility.

The proposed revision to U-00-28 would include conversion of 133 Renida Street to a sober living and outpatient substance abuse facility. The upper floor will be used as a sober living facility, while the lower floor will be used as an outpatient substance abuse facility. Meetings will be held 3 days per week, with two meetings each day. Meetings will be one hour in duration, and limited to 12 attendees. Parking will be available in the driveway at 133 Renida Street, and at 3 locations on the Warren Avenue parcels (across the street) for a total of over 20 parking spaces without any street parking necessary.

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

## ZONING & LAND USE CONSISTENCY FINDINGS

### General Standards:

The proposed facility will meet all standards listed in Sections 28.70.10 and 28.73.30(A) & (B)(2) of the Solano County Code when operated in compliance with the proposed conditions of approval (also see [Attachment C](#) - General zoning consistency checklist) as described below.

### **Performance Standards:**

All development associated with the existing and proposed community care facility use will be conditioned to avoid offensive noise, dust, glare and odors.

### **Other Permits:**

- The Community Care Facility will be required to continue to maintain a Solano County Business License.
- All necessary state licenses shall be maintained for as long as the facility is in operation.

### Specific Standards:

The proposed Community Care Facility use will meet the requirements of Sections 28.73.30(A) & (B)(2) of the Solano County Code (also see [Attachment D](#) - Specific zoning consistency checklist) as described below.

## ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration was prepared for U-00-28, and subsequent Minor Revision No. 1 was determined to be exempt from CEQA review.

The proposed project does not include any new development or expansion of the existing facility, and only a minor increase in traffic to the site with a maximum increase of 36 people entering and leaving per day and an additional 12 people on-site at any one time. Review has determined that this minor revision to the existing project qualifies for a Class 1 Categorical Exemption CEQA Guidelines Section 15301 continued operation and minor alteration to an existing private structure.

## RECOMMENDATION

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings detailed in [Attachment A](#) and **APPROVE** Minor Revision No.2 to Use Permit U-00-28 subject to the recommended conditions of approval.

## ATTACHMENTS

- A. [Draft Resolution](#)
- B. [Assessor's Parcel map](#)
- C. [General zoning consistency checklist](#)
- D. [Specific zoning consistency checklist](#)
- E. [Permit History](#)

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

**WHEREAS**, the Solano County Zoning Administrator has considered Minor Revision No. 2 to Use Permit U-00-28 to change the use of the existing residence at 133 Renida Street from a residential substance abuse facility to an outpatient substance abuse facility on the first floor with meetings to be held twice per day 3 days a week. The upper floor of 133 Renida Street will continue to be used as a residential sober living facility. The project site includes APNs 0074-140-190, 0074-160-240, 600, 690, 700, 710 located at 1149 Warren Avenue and 133 Renida Street, 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 September 15, 2022, 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 Traditional Community - Residential by the Solano County General Plan Land Use Diagram. The proposed use is conditionally permitted within the Residential – Traditional Community (RTC-6) zoning district.

- 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 the City of Vallejo. Access is via encroachment off Warren Avenue and Renida Street.

- 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 revision to the existing Community Care Facility use 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 1 Categorical Exemption CEQA Guidelines Section 15301 continued operation and minor alteration to an existing private structure.

**BE IT THEREFORE RESOLVED**, that the Zoning Administrator has approved Minor Revision No. 2 to Land Use Permit U-00-28 subject to the recommended conditions of approval below:

- 1. The sober living residence and outpatient substance abuse facility at 131 Renida Street shall operate in accord with the application for minor revision No. 2 of Use Permit No. U-00-28, and as approved by the Solano County Zoning Administrator.
- 2. The outpatient substance abuse meetings shall be limited to 3 days per week with 3 meetings on each day with up to 12 attendees.
- 3. Attendees of the meetings shall utilize the parking areas at the 1149 Warren Street property and/or the driveway at 131 Renida Street.
- 4. 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 motorist, persons or property in the surrounding area.
- 5. All regulations of the California Department of Drug and Alcohol Programs shall be met.
- 6. 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.
- 7. 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, Applicable fees for said reviews shall be charged to permittee.

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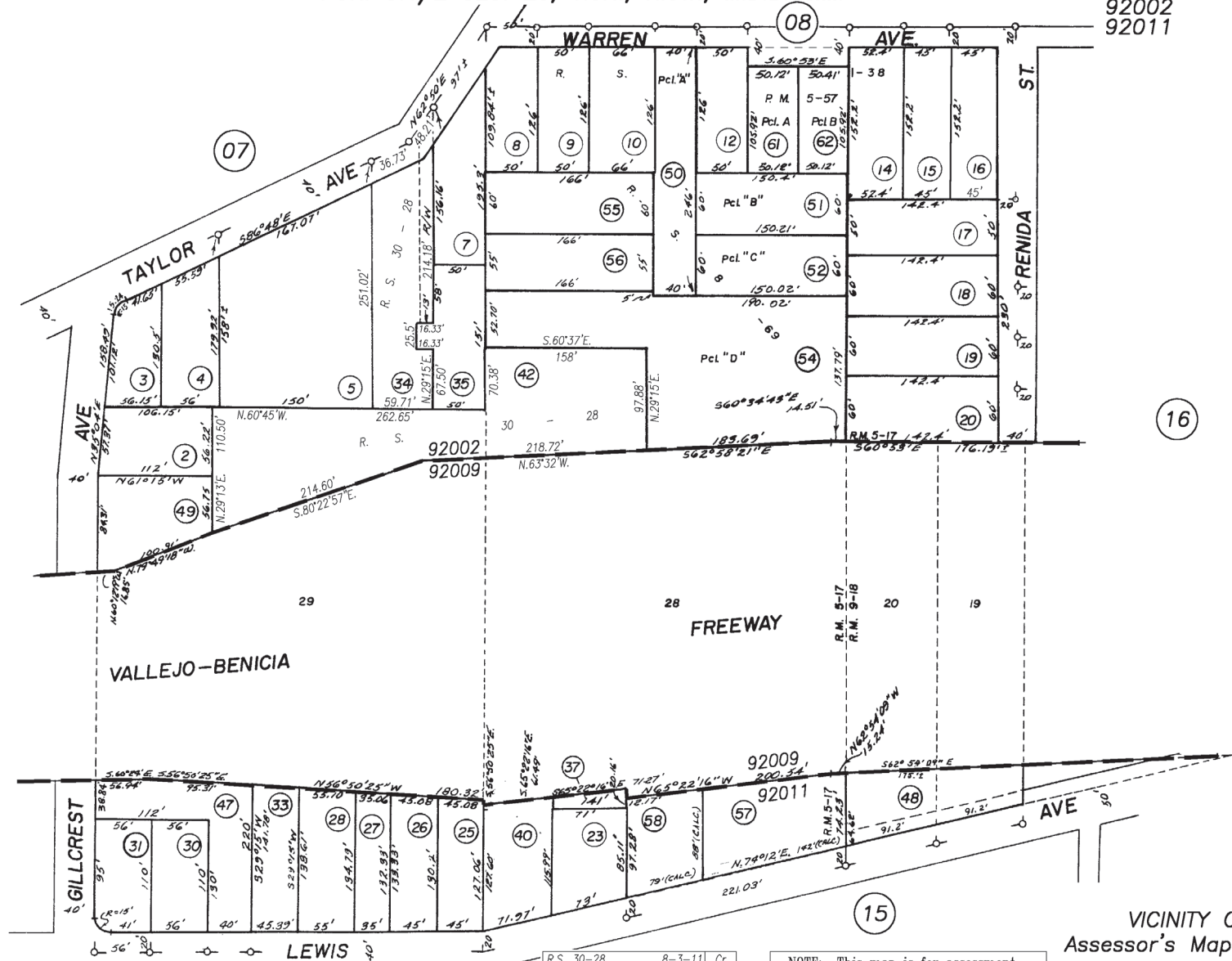
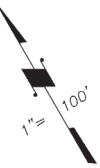
I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on September 15, 2022.

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Allan M. Calder, Planning Manager  
Resource Management

POR. S.1/2 SEC. 20, T.3N., R.3W., M.D.B. &M.

Tax Area Code  
92002  
92011



Homesite Sub. R.M. Bk. 9, Pg. 18  
Petaluma Sub. R.M. Bk. 5, Pg. 17

R.S. 30-28	8-3-11	Cr
TAC Layer (Mm)	12-7-10	Cr
SBE 323-B	8-4-85	DJ
GILLCREST AVE.	11-17-81	DEW
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

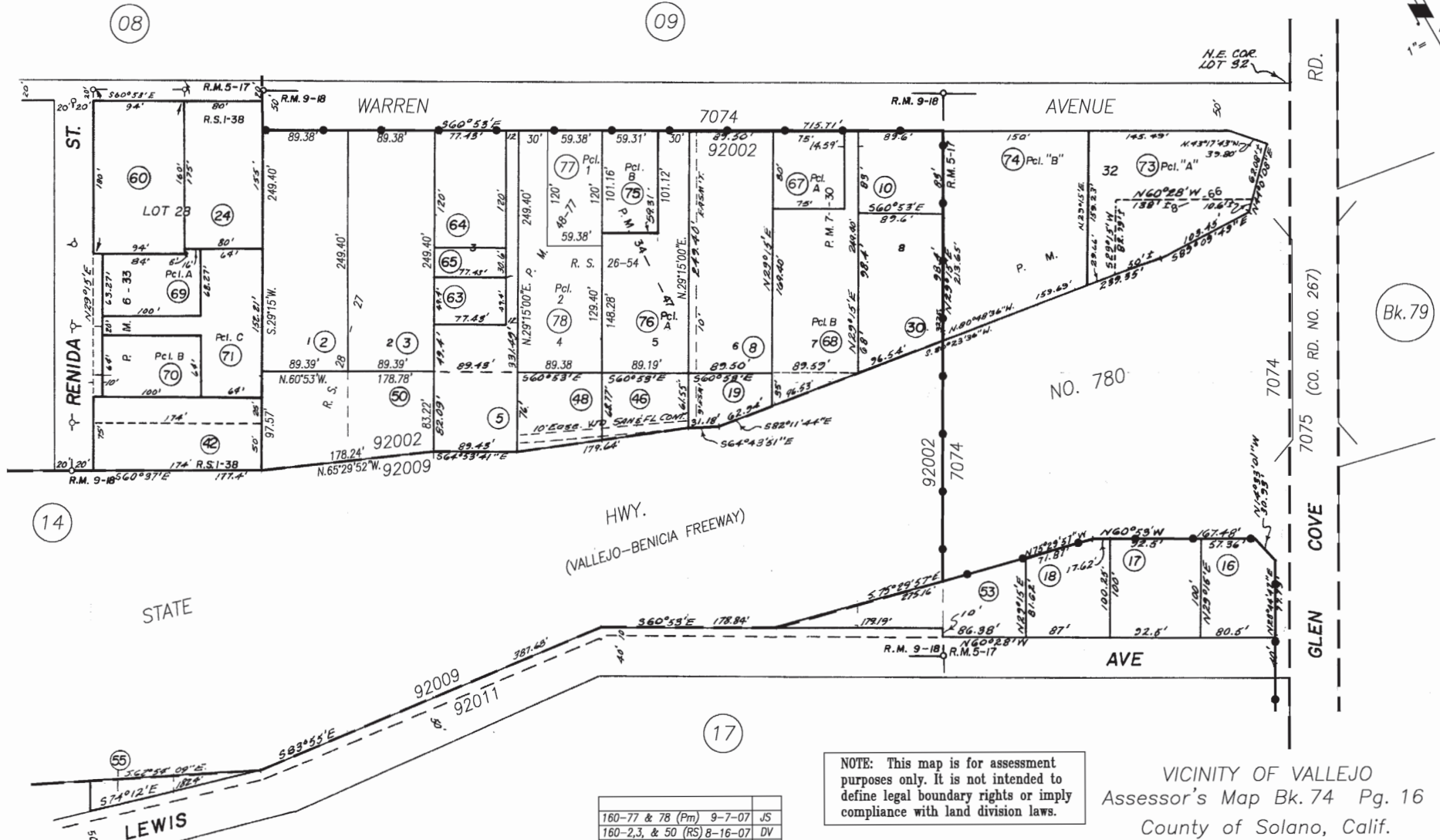
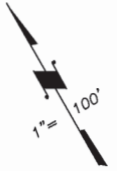
VICINITY OF VALLEJO  
Assessor's Map Bk. 74 Pg. 14  
County of Solano, Calif.

12-13

POR. SE. 1/4 SEC. 20 T.3N., R.3W., M.D.B. & M.

Tax Area Code  
7074  
92002  
92011

74-16



NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

VICINITY OF VALLEJO  
Assessor's Map Bk. 74 Pg. 16  
County of Solano, Calif.

Homesite Sub. R.M. Bk. 9, Pg. 18  
Petaluma Sub. R.M. Bk. 5, Pg. 17

REVISION	DATE	BY
160-77 & 78 (Pm)	9-7-07	JS
160-2,3, & 50 (RS)	8-16-07	DV
160-6&76(Rs)	7-8-04	JS
160-75&76		
MAP CORR.	1-2-90	DJ

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

08-09




**U-00-28-MR2**
**General Development Standards Checklist (Section 28.70.10)**

No use of land or buildings shall be conducted except in compliance with these general development standards.				
<b>A. Zoning District Standards</b>				
Any use of land or buildings must meet the general development standards described in this section unless more stringent permitting and development standards are delineated in the applicable zoning district.				
<b>B. Performance Standards</b>				
	YES	MAYBE	NO	N/A
<b>1. Prevent Offensive Noise, Dust, Glare, Vibration, or Odor.</b> All uses of land and structures shall be conducted in a manner, and provide adequate controls and operational management to prevent:				
a. Dust, offensive odors, or vibrations detectable beyond any property line;				X
b. Noise that exceeds 65dBA LDN at any property line	X			
c. Glint or glare detectable beyond any property line or by overflying aircraft				X
<b>2. Prevent Storm Water Pollution.</b> Any use of land or buildings shall contain measures to manage storm water to prevent any potential contaminants, processing wastes or by-products from entering any natural or constructed storm water facility or canal, creek, lake, pond, stream or river.				
<b>3. Parking.</b> Adequate off-street parking shall be provided pursuant to Section 28-94; parking areas and driveways shall be treated as necessary to control dust. Parking areas shall not be located any closer than 200 feet to an adjoining property. Shall provide off-street parking in accordance with Section 28-94 in addition to paved parking spaces, aisles and pathways for the disabled in accordance with Building Code.				
<b>4. Removal of Natural Material.</b> Removal of natural material 1) shall prevent offensive noise, dust, vibrations or standing water from occurring beyond any property line; 2) shall not create finished grades of a greater slope than two to one; and 3) shall be so located that generated traffic will not constitute a hazard or nuisance to surrounding property.				
<b>5. Solid Waste and General Liquid Waste Storage and Disposal.</b>				
a. All uses are prohibited from discharging liquid, solid, toxic, or hazardous wastes onto or into the ground and into streams, lakes, or rivers except as allowed by applicable local, State and federal laws and regulations.				X
b. The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and the disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, State and federal regulations.				X
c. All burning of waste materials accessory to any use shall comply with the Yolo-Solano Air Quality Management District or the San Francisco Bay Area Air Quality Management district based on geographic location of the activity specific to each air quality management district.				X
d. The disposal or dumping of solid wastes accessory to any use, including, but not limited to, slag, paper and fiber wastes or other industrial wastes, shall be in compliance with applicable local, State, and federal laws and regulations.				X
Note: Should the Director of Resource Management believe that a proposed use in any district is likely to violate the performance standards in B.1-8 above, the Director may invoke the performance standard procedures contained in Section <a href="#">28-95</a> .				
<b>C. Fairfield Train Station Specific Plan Area (No longer applicable)</b>				
<b>D. Airport Land Use Compatibility Plans</b>				
	YES	MAYBE	NO	N/A
1. Within an airport area of influence or area of concern depicted in an airport land use compatibility plan adopted by the Solano County Airport Land Use Commission, land				
				X

uses allowed by this Zoning Ordinance shall conform with the applicable compatibility policies and criteria set forth in that airport land use compatibility plan.				
<b>E. Other Permits.</b>				
1. <b>Building and Safety Division.</b> The Building Services Division may require a building permit and/or occupancy permit prior to conducting any use authorized by this chapter. A building permit may also be required prior to any change in the occupancy type of a previously permitted building or structure.				
a. Building Permit Required				X
b. Occupancy Permit Required				X
c. Change of Occupancy Required				X
2. <b>Environmental Health Services Division.</b> The Environmental Health Services Division administers a variety of laws and regulations which may require permits prior to conducting specific land uses authorized under this chapter, including:				
a. <b>Food facility permits</b>				
1. <b>Sale and Consumption of Food and Beverage.</b> Any use of land or buildings which provide for the sale and/or consumption of the food or beverage must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.	X			
2. <b>Food Preparation.</b> Any use of land or buildings which provide for the sale of prepared food, must meet all federal, state and local laws and regulations, including Department of Resource Management Environmental Health Services Division approval (if required) prior to operation.	X			
b. Hazardous materials and waste program permits		X		
c. Recreational health facility permits				X
d. Liquid and solid waste permits including septic system permits				X
e. State small water system permits				X
f. Water well permits				X
3. <b>Public Works Engineering Division.</b> The Engineering Services Division administers a variety of regulations which may require permits including:				
a. Encroachment permits				X
b. Grading and drainage permits				X
4. <b>Fire Protection District.</b> Local fire protection districts may regulate certain uses of buildings and land.				X
5. <b>Other Agencies.</b> Certain land uses are subject to laws and regulations administered by federal, state, regional and local agencies and may require additional licenses or permits, prior to conducting the land use. Prior to conducting any land use authorized under this chapter, any other licenses or permits required by any other agency must be obtained.				X



**U-00-28-MR2**

**Community care facility  
 (28.78.30(A) & (B)(2))**

<b>A. General Requirements</b>				
Public service uses, as permitted in the applicable zoning district, must meet the applicable development standards delineated in the zoning district and comply with the following general requirements:	YES	MAYBE	NO	N/A
1. <b>Access.</b> Shall provide adequate truck loading area as required by the Zoning Administrator or Planning Commission, together with ingress and egress designed to avoid traffic hazard and congestion; All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.	X			
2. <b>Roads.</b> Shall be located on a public road or a private road if there is a recorded maintenance agreement executed by all lot owners served by the private road. All connections to County roads shall meet the encroachment permit requirements of the Director of Resource Management, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.	X			
3. <b>Setbacks.</b> Minimum setback from an adjacent street shall be the same as required for the main building.	X			
<b>B. Specific Requirements</b>				
The specific public service uses listed below shall comply with the general requirements (28.78.30.A.1-10) above and the following specific standards:				
<b>2. Community Care facilities</b>				
Community care facilities shall comply with the following standards:	YES	MAYBE	NO	N/A
a. Community care facilities shall not be located on any ownership within four hundred feet of any other ownership containing a community care facility, or for which a use permit for a community care facility has been issued.	X			
b. 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.	X			
c. Shall obtain required state authorization, certification or licensing by the appropriate agency within six months of issuance of a use permit. If not obtained within six months, the use permit becomes null and void.	X			

APN:	Permit Number	Description	Status
0074-140-190	U-00-28	Drug treatment and re-entry facility	Issued
	B2005-0249	Install new furnace	Finalled
	B2001-0567	Remodel/install kitchen and bathroom	Finalled
0074-160-240	E2008-0083	Install gas and sewer lines	Finalled
	E2008-0020	New driveway connections	Finalled
	B2021-0666	Reroof	Finalled
	B2007-0852	New single family dwelling	Finalled
	B2003-0441	Upgrade existing service to 200 amps	Finalled
	B2021-0566	SFDA/Remove sliding door/Install windows/bath	Expired
	B2000-0682	Install insulation on patio cover	Finalled
0074-160-600	LIC-0385	Residential drug and alcohol treatment	Issues
	R-273	Establish and operate a rest home	Superseded
	R-802	Establish and operate a drug abuse treatment program	Superseded