

DEPARTMENT OF RESOURCE MANAGEMENT

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Planning Services Division

**Staff Report
WA-22-04**

Application No. WA-22-04 Project Planner: JT Lee, Planning Technician		Notice of Intent Mailed out: Yes	
Applicant Yung Sok 19 Redwood Lane American Canyon, CA 94503		Property Owner Yung Sok TR 50.00 % Ling Ly TR 50.00 % Yung Sok TR 19 Renwood Lane American Canyon CA 94503	
Action Requested Consideration of Neighborhood Compatibility Waiver WA-22-04 to waive the 2-car garage requirement to remodel garage into a living space within the Residential-Traditional (R-TC-10) Zoning District; APN: 0074-241-250. This waiver is associated with B2022-0454.			
Property Information			
Size: .26 acres		Location: 308 Gilcrest Avenue	
APN: 0074241250			
Zoning: Residential-Traditional (R-TC-10)		Land Use: Single Family Residence	
General Plan: Traditional Community - Residential		Ag. Contract: N/A	
Utilities: n/a		Access: Gilcrest Ave	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Residential-Traditional	Residential-Traditional (R-TC-10)	Residential
South	Residential-Traditional	Residential-Traditional (R-TC-10)	Residential
East	Residential-Traditional	Residential-Traditional (R-TC-10)	Residential
West	Residential-Traditional	Residential-Traditional (R-TC-10)	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-22-04.			

SITE DESCRIPTION

The subject site, Assessor Parcel Number (APN 0074-241-250), encompasses approximately .26 acres, is located within the unincorporated area of Vallejo. The parcel's topography is somewhat sloped as the parcel is located near the bottom of a hill. The project site can be accessed from Gilcrest Ave. **Figure 1** below is a vicinity map indicating the subject site's location.



Figure 1 - Vicinity Map

PROJECT DESCRIPTION

On December 16, 2022, the Planning Services Division received a waiver application to waive the two-car garage requirement for a dwelling. The dwelling located at 308 Gilcrest Ave. is currently undergoing a remodel and the owner would like to increase the living space. Pursuant to Section 28.108(A) of the Zoning Regulations, granting this waiver request would remove this minimum development standard for the dwelling, as required by Section 28.72.10(B)(1) of the Solano County Code.

NEIGHBORHOOD COMPATIBILITY ANALYSIS

The applicant was asked to compose data of houses with garages along Gilcrest Ave and Carrot Lane. For Gilcrest it was found that 23/57 (40%) have a one or two car garage. Carrot has 3/12 (25%) houses with a one or two car garage. A total of 26/69 (26%) of surrounding residences have a type of garage on their property. A staff evaluation conducted through Google Street view concluded the data the applicant submitted to be sufficient.

Figure 2 below shows a portion of the site plan and the proposed parking location. Parking for vehicles would be located near the front of the property. Parking is accessed from Gilcrest and would be compatible with the neighborhood. The applicant's property also has a large backyard in the rear of the lot where vehicles can park if the applicant does not continue to construct a new primary dwelling.

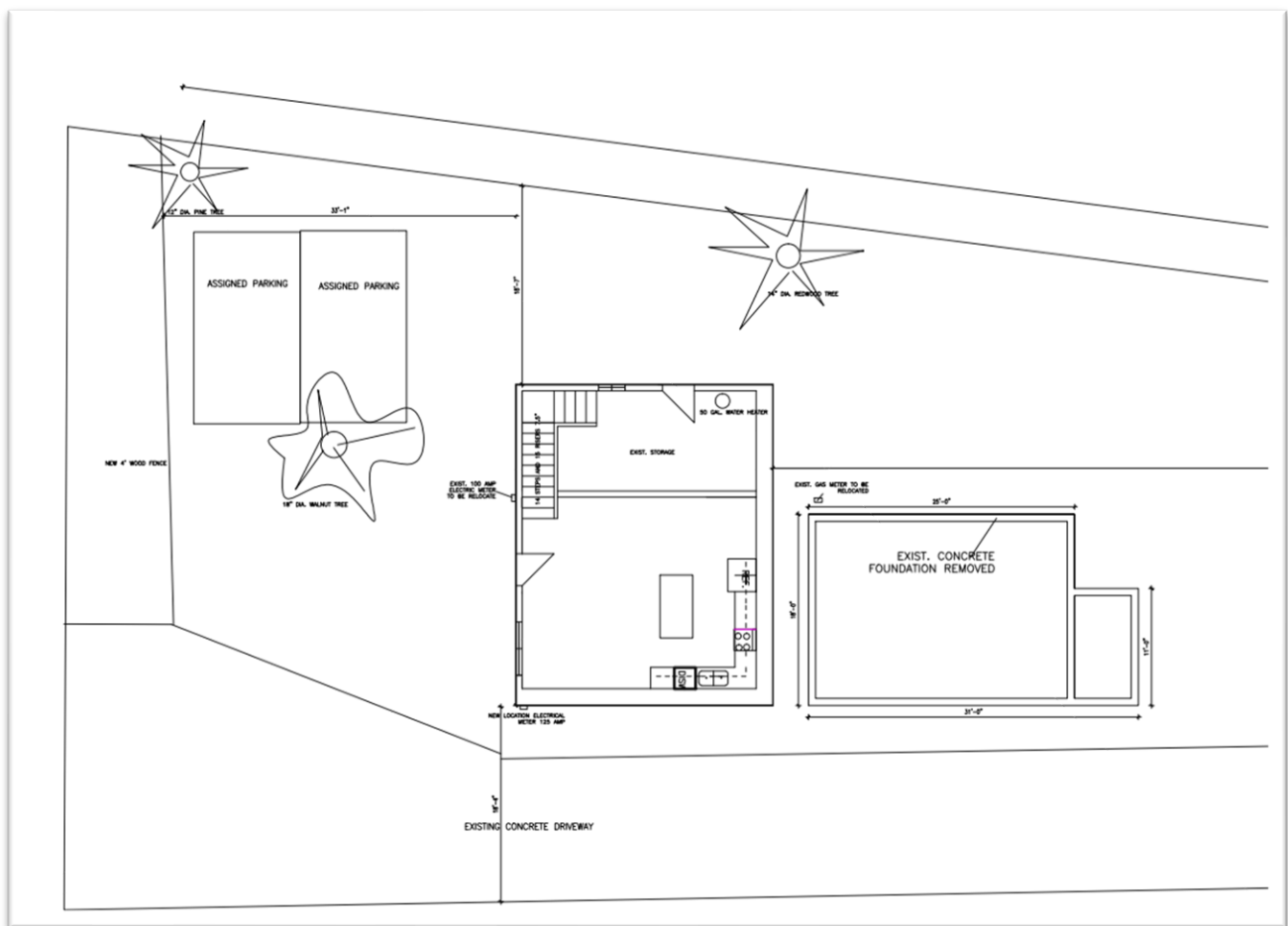


Figure 2 – Portion of Site Plan for 308 Gilcrest

NOTICE OF INTENT

Pursuant to Section 28.04 (F) Notice for Waivers, a 10-day Notice of Intent has been provided to property owners contiguous to Sok residence as shown on the latest equalized assessment roll. As of this writing, no objection from any adjacent property owner has been received.

RECOMMENDATION

Based on these findings of neighborhood compatibility, staff recommends that the Director approve Waiver application number WA-22-04 to waive the two-car garage standard for the dwelling at 308 Gilcrest Avenue. APN: 0074-241-250.