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Planning Services Division

**ZONING ADMINISTRATOR STAFF REPORT
Architectural Standards Waiver**

Application: WA-16-05

Applicant: Chris Landercasper

Special Meeting of March 30, 2017

Agenda Item No. 1

Project Planner: Travis Kroger

Location: 6709 Willow Road

Assessor Parcel Number: 0133-150-230

General Plan:

Zoning: RR-2.5

Proposal: This project consists of a single family dwelling to be permitted by Building Permit B2014-0185 and a proposed enclosed metal building to serve as the required 2 car enclosed garage to be constructed on a currently vacant 5.17 acre parcel.

The applicant is seeking a Neighborhood Compatibility Waiver to waive the requirement for garage siding and roofing materials to match the dwelling as stated in 28.72.10(A)(1) of the Solano County Code.

Background: On February 22, 2017 staff conducted a neighborhood compatibility survey of the full length of Willow Road, and determined that of the 23 residences visible from the road, all had enclosed parking of some type, with 12 attached garages matching the primary residence, and 11 detached garages with some matching the residence, and others of various styles including wood barns and metal buildings. As a result of this survey, staff concludes that a metal building used as a detached garage would be consistent with existing development in the area.

Review and Recommendation: On the basis of the neighborhood compatibility study as described above, staff is recommending that the Zoning Administrator grant Neighborhood Compatibility Waiver WA-16-05.