



County of Lassen
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

June 30, 2020

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TO: Architectural Review Committee
Agenda Date: July 2, 2020

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

SUBJECT: **DESIGN REVIEW # 2020-012, Loeffelholz.** The applicants are proposing a 2,160-square-foot accessory structure (pole barn) that deviates from the height and siding material requirements of Lassen County Code. Deviation from these requirements is allowed upon approval by the Architectural Review Committee through the Design Review process. The project site is zoned R-1-NH-14-AA-D (Single Family Residential, 14 Acre Natural Habitat, Accessory Animal, Design Combining District). The project site is located at 697-465 Gold Run Road and is approximately 1.35 miles south west of the intersection of Richmond Road and Gold Run Road and is located 3.55 miles south west of Susanville. APN: 116-380-24 Staff Contact: Nancy McAllister, Associate Planner

The Lassen County Department of Planning and Building Services recommends the following findings:

1. The subject parcel is zoned R-1-NH-14-AA-D (Single Family Residential, 14 Acre Natural Habitat, Accessory Animal, Design Combining District) and has a land use designation of "Estate Residential" in the *Lassen County General Plan, 2000*, as amended by the *Richmond/Gold Run Area Plan, 1993*.
2. Existing improvements on site include a house, shed, well, and propane tanks.
3. The applicants are proposing a 2,160-square-foot accessory structure that deviates from the height requirements of Lassen County Code § 18.22.050 (Development Standards) and siding material requirements of Lassen County Code § 18.108.235 (Architectural Requirements). Said sections state, respectively, that, unless approved by the Architectural Review Committee, accessory buildings in R-1 zoning districts are limited to a height of twenty feet or the height of the main building, whichever is lower, and siding comprised of at least 50% natural wood, wood composite, stucco, masonry, concrete, or natural or cultured stone. The proposed accessory structure has a height of 22 feet and siding comprised of 100% metal.
4. The proposed accessory structure deviates from the setback requirements of Lassen County Code § 9.16.103(d)(1)(A) and California Code of Regulations § 1277.01(a), which identify setbacks of at least thirty feet from all property lines. Notwithstanding the aforementioned codes, California Code of Regulations § 1270.06 allows for an applicant to request exceptions to standards, where the exceptions provide the same practical effect toward providing defensible space.

5. The proposed accessory structure meets the requirements set forth in Lassen County Code § 18.18.050(2) through (6) (Development Standards) for R-1 zoning districts, including the 35 percent maximum lot coverage limit and all of the setback distances required by zoning.
6. The proposed accessory structure will have a tan or brown metal roof and tan metal siding.
7. Pursuant to Lassen County Code § 18.118 (Design Review Guidelines), the Architectural Review Committee may make one of the following determinations:
 - a. Approve the application as submitted; or
 - b. Suggest any changes in the plans it deems necessary to accomplish the purpose of applicable design standards; or
 - c. Refer the application to the Planning Commission for a decision.

Code Requirements

1. The applicant will secure a building permit from the Department of Planning and Building Services before construction of the proposed accessory building.
2. The metal siding of the proposed accessory building must be treated with an oxidation inhibitor and shall have a no-glare surface.
3. The applicant will submit a Request for Exception to Standards form to the Department of Forestry and Fire Protection (Cal Fire Lassen Modoc Plumas Unit) for approval. Approval for reduced setbacks must be granted prior to issuance of a building permit.

MLA:njm