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PLANNING COMMISSION September 3, 2019

FILE NUMBER: 2019-025
PROPERTY OWNER: DAVID A. & PEARL E. BURNS
TYPE OF APPLICATION: Design Review

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
September 3, 2019

FILE NUMBER: 2019-025
PROPERTY OWNER: David A. & Pearl E. Burns
TYPE OF APPLICATION: Design Review
GENERAL LOCATION: The project site is located approximately 1,100 feet west of Circle Drive at 699-260 Eagle Drive, Susanville, CA 96130.
ASSESSOR'S PARCEL NUMBER: 116-310-22
PROJECT SITE ZONING: R-1-AA-D (Single Family Residential, Accessory Animal, Design Combining District).
GENERAL PLAN: "Low Density Urban Residential" pursuant to the *Richmond/Gold Run Area Plan, 1993* and the *Lassen County General Plan, 2000*.
ENVIRONMENTAL DOCUMENT: Exempt from CEQA pursuant to Section 15303(e) of the Guidelines.
ASSIGNED STAFF: Kelly Mumper, Associate Planner

AUTHORITY FOR APPLICATION:

Lassen County Code Sections 18.22.050, 18.108.235, and 18.66 establish the authority for the Design Review application.

Lassen County Code Section 18.118 et seq. establishes the process for the Design Review application.

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Design Review Approval
Building Division	Building Permit

PROJECT DESCRIPTION: Proposal to construct a 800 square foot detached garage that exceeds the height allowed for accessory structures, as provided for at subsection 18.22.050(1)(B) of Lassen County Code. The proposal is also inconsistent with the siding, roof pitch, and roof overhang requirements found in Lassen County Code Section 18.108.235.

PROJECT SITE CHARACTERISTICS: The subject parcel is located approximately 1,100 feet west of Circle Drive at 699-260 Eagle Drive, Susanville, CA 96130. The parcel is located within a FEMA "Zone X" area and is not located in a floodplain (Panel# 06035C2200D, 9/3/10). The project site is zoned R-1-AA-D (Single Family Residential, Accessory Animal, Design Combining District) and has a land use designation of "Low Density Urban Residential" pursuant to the *Richmond/Gold Run Area Plan, 1993* and the *Lassen County General Plan, 2000*.

Existing improvements on site include a single family residence, electric panel, well, and septic system.

ACCESS/REQUIREMENTS: Access is from Eagle Drive (County Road EL-03), which is in the County Maintained Road System.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Neighboring parcels are zoned R-1-AA-D Single Family Residential, Accessory Animal, Design Combining District). The Susanville Golf Course abuts the subject property to the west and is doned P.U.D. (Planned Unit Development). The surrounding parcels range in size from 0.68 to 80 acres in size.

	Zoning (see notes at bottom)	Parcel Size (acres)	Land Use Designation <i>Janesville Area Plan Amendments, 1993</i>
North	R-1-AA-D*	0.68	“Low Density Urban Residential”
East	R-1-AA-D	0.80	“Low Density Urban Residential”
South	R-1-AA-D	0.76	“Low Density Urban Residential”
West	P.U.D.**	80+	“Planned Unit Development”

*R-1-AA-D (Single Family Residential, Accessory Animal, Design Combining District)

**P.U.D. (Planned Unit Development Combining District)

GENERAL PLAN:

Goal L-10: Reasonable development and design review standards which protect communities from poorly designed development which detracts from the overall quality of the area.

LU23 Policy: The County will continue to utilize design review districts in selected areas in order to ensure that buildings and other substantial developments are designed and constructed so as not to be of unsightly, undesirable or obnoxious appearance to the extent that they will hinder the orderly and harmonious development and appearance of the neighborhood.

As proposed, the project is consistent with the *Lassen County General Plan, 2000*.

RICHMOND/GOLD RUN AREA PLAN LAND USE POLICIES:

15-A. Housing development shall be consistent with the policies and provisions of the Housing Element of the Lassen County General Plan.

15-B. Within areas designated for residential use, housing should be established in the least environmentally sensitive locations.

15-C. Residential land use shall continue to be the primary developed land use in the planning area in order to maintain the rural character of the community.

15-F. All new structural development and exterior reconstruction shall be designed and constructed in a manner that will compliment the community character and protect any unique features and amenities of the site.

15-M. The County shall provide for community participation in Design Review.

As proposed, the project conflicts with Policy 15-F of the *Richmond/Gold Run Area Plan, 1993*.

LASSEN COUNTY CODE: Lassen County Code section 18.118.040 establishes the regulations regarding the Design Review process. The Architectural Review Committee (ARC) may refer any application to the planning commission for decision. In such case, the planning commission shall hold a hearing on said application and shall render its decision thereon within thirty days after completion of the hearing.

This application was referred to the Planning Commission due to the proposed deviations from the architectural requirements found in Lassen County Code Section 18.108.235 and 18.22.050(1)(B).

The application meets the development standards for R-1 zoning districts found at Lassen County Code Section 18.18.050, excluding height, but including building site coverage, and setbacks.

The applicants are proposing no overhangs, a 3/12 roof pitch, no eaves on the roof gabled ends and overhangs, and 100% metal siding, and is roughly 9 inches taller than the main residence.

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act under Section 15303 (e), which exempts small, accessory structures.

FINDINGS AND RECOMMENDATIONS BY ARC: The Architectural Review Committee met on August 2, 2019 and determined that the above application does not meet the architectural requirements of County Code Section 18.108.235 (1). The ARC referred the application to the September 3, 2019 Planning Commission hearing so that surrounding property owners could be noticed.

A power point presentation will be provided to the commission with site visit photos of the proposed projects surrounding landscape and architecture.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING DESIGN REVIEW APPLICATION# 2019-025, DAVID A. & PEARL E. BURNS.

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted September 3, 2019, has considered Design Review application #2019-025, DAVID A. & PEARL E. BURNS, proposing a 800 square foot detached garage that exceeds the height allowed for accessory structures, as provided for at subsection 18.22.050(1)(B) of Lassen County Code. The proposal is also inconsistent with the siding, roof pitch, and roof overhang requirements found in Lassen County Code Section 18.108.235. The subject parcel is zoned R-1-AA-D (Single Family Residential, Accessory Animal, Design Combining District) and has a land use designation of “Low Density Urban Residential” pursuant to the *Richmond/Gold Run Area Plan, 1993* and the *Lassen County General Plan, 2000*. The subject parcel is located approximately 1,100 feet west of Circle Drive at 699-260 Eagle Drive, Susanville, CA 96130. APN: 116-310-22; and

WHEREAS, the Design Review application, if approved, would allow a 3/12 roof pitch, no eaves, 100% metal siding, and a roof peak height that is 9” taller than the single family residence; and

WHEREAS, the Environmental Review Officer of Lassen County has determined that Design Review #2019-025, DAVID A. & PEARL E. BURNS, qualifies for exemption, pursuant to Section 15303(e) of the California Environmental Quality Act Guidelines; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. The proposed project is consistent with the *Lassen County General Plan, 2000* and *Richmond/Gold Run Area Plan, 1993*.
 - b. The proposed project does not represent a departure from other residential use structures found in the vicinity.
 - c. The proposed project satisfies the intent of Lassen County Code section 18.108.235.
 - d. The proposed project meets the development standards found in section 18.18.050.

Resolution_____

3. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for an exemption, pursuant to Section 15303(e) of the California Environmental Quality Act Guidelines.
4. The Planning Commission hereby approves Design Review application #2019-025, DAVID A. & PEARL E. BURNS, subject to the conditions of approval attached hereto as "Exhibit A."

PASSED AND ADOPTED on September 3, 2019, at a regular meeting of the Planning Commission, County of Lassen, State of California by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

“EXHIBIT A”

CONDITIONS OF APPROVAL
DESIGN REVIEW # 2019-025, DAVID A. & PEARL E. BURNS

1. The applicant will secure a building permit from the Department of Planning and Building Services before construction of the proposed detached garage.
2. The proposed detached garage shall not be painted in florescent, luminescent, or other extreme colors, which detract from the appearance of the neighboring property, the community as a whole or the natural environment.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
DISSAPPROVING DESIGN REVIEW APPLICATION #2019-025, DAVID A. &
PEARL E. BURNS.

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted September 3, 2019, has considered Design Review application #2019-025, DAVID A. & PEARL E. BURNS, proposing a 800 square foot detached garage that exceeds the height allowed for accessory structures, as provided for at subsection 18.22.050(1)(B) of Lassen County Code. The proposal is also inconsistent with the siding, roof pitch, and roof overhang requirements found in Lassen County Code Section 18.108.235. The subject parcel is zoned R-1-AA-D (Single Family Residential, Accessory Animal, Design Combining District) and has a land use designation of “Low Density Urban Residential” pursuant to the *Richmond/Gold Run Area Plan, 1993* and the *Lassen County General Plan, 2000*. The subject parcel is located approximately 1,100 feet west of Circle Drive at 699-260 Eagle Drive, Susanville, CA 96130. APN: 116-310-22; and

WHEREAS, pursuant to 18.118.040 of Lassen County Code, the Architectural Review Committee has referred the proposed project to the Planning Commission for a decision; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that the California Environmental Quality Act does not apply to projects that are disapproved, pursuant to section 15270 of the 2019 California Environmental Quality Act Guidelines; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. The proposed project is inconsistent with *the Lassen County General Plan, 2000* and *Richmond Gold Run Area Plan, 1993*.
 - b. The proposed project represents a departure from other residential structures found in the vicinity.
 - c. The proposed project does not meet the requirements of Lassen County Code section 18.108.235.
 - d. The proposed project does not meet the development standards found in section 18.18.050.

Resolution _____

3. Pursuant to section 15270 of the 2019 California Environmental Quality Act Guidelines, projects disapproved by the Planning Commission are not subject to the California Environmental Quality Act Guidelines.
4. The Planning Commission hereby disapproves Design Review application #2019-025, DAVID A. & PEARL E. BURNS.

PASSED AND ADOPTED on September 3, 2019, at a regular meeting of the Planning Commission, County of Lassen, State of California by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

DESIGN REVIEW #2019-025, BURNS



EAGLE DR.

Gully (187'32")
SPIT Rail Fence

David BURNS
699-260 EAGLE DR
SUSANVILLE CA. 96130
Parcel # 116-310-22-11

Leach Field

Bushes

gravel
Driveway

Residence

Garage

Storage Container

Well

Gravel Drive way

Dirt BIRM

Slope Bank
Property line 149'.01"

Reviewed By:
Planning Division
By *KW*
Date *7/7/2019*

RECEIVED

JUL 25 2019

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Chain Link Fence

Property line 250' 65"

Chain link Fence

Property line 21186

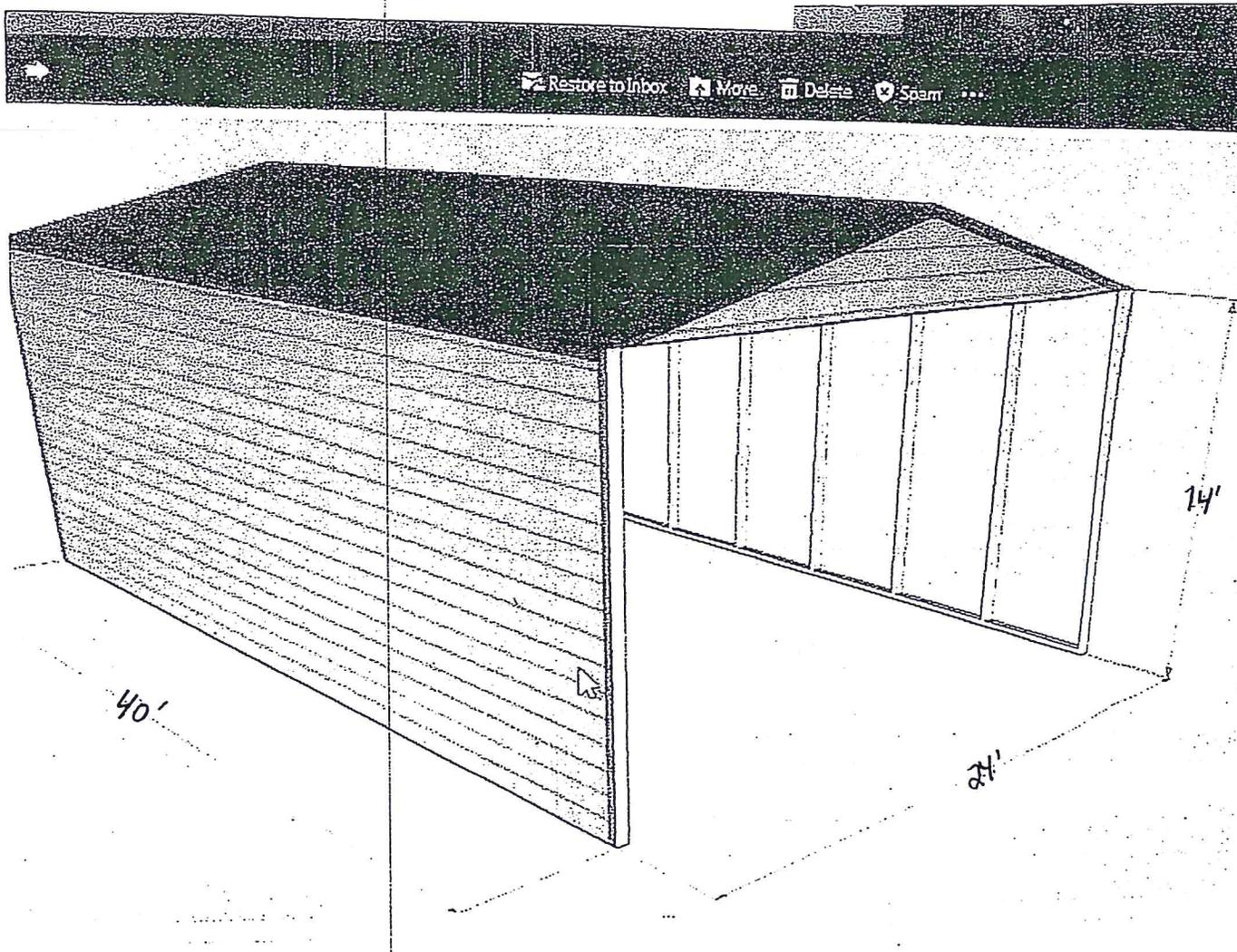
gravel
Drive
way

Under gravel
paved
new
Asphalt

Heating of
Tank
septic
prepane

Gully

45'



Reviewed By:
Planning Division
By RM
Date 7/25/2019

RECEIVED

JUL 25 2019

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES



County of Lassen
 Department of Planning and Building Services

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

August 2, 2019

Maurice L. Anderson, Director
 707 Nevada Street, Suite 5
 Susanville, CA 96130-3912
 Phone: 530 251-8269
 Fax: 530 251-8373
 email: landuse@co.lassen.ca.us
 website: www.co.lassen.ca.us

TO: Architectural Review Committee
 Agenda Date: August 2, 2019

Zoning & Building
 Inspection Requests
 Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

MMA FOR

SUBJECT: **DESIGN REVIEW #2019-025, DAVID A. & PEARL E. BURNS.** The applicants are proposing an 800 square foot detached garage that exceeds the height allowed for accessory structures, as provided for at subsection 18.22.050(1)(B) of Lassen County Code. The proposal is also inconsistent with the siding, roof pitch, and roof overhang requirements found in Lassen County Code Section 18.108.235. Deviations from these requirements are allowed upon approval by the Architectural Review Committee through the Design Review process. The subject parcel is zoned R-1-AA-D (Single Family Residential, Accessory Animal, Design Combining District) and has a land use designation of "Low Density Urban Residential" pursuant to the *Richmond/Gold Run Area Plan, 1993* and the *Lassen County General Plan, 2000*. The subject parcel is located approximately 1,100 feet west of Circle Drive at 699-260 Eagle Drive, Susanville, CA 96130. APN: 116-310-22. Staff Contact: Kelly Mumper, Associate Planner.

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

1. The subject parcel is zoned R-1-AA-D (Single Family Residential, Accessory Animal, Design Combining District) and has a land use designation of "Low Density Urban Residential" pursuant to the *Richmond/Gold Run Area Plan, 1993* and the *Lassen County General Plan, 2000*.
2. Existing improvements on site include a single family residence, electric panel, well, and septic system.
3. The applicants are proposing a 800 square foot detached garage that exceeds the height allowed for accessory structures, as provided for at subsection 18.22.050(1)(B) of Lassen County Code Said section requires that accessory structures be limited to twenty feet or the height of the main building, whichever is lower, unless approved by the architectural review committee, in which case buildings up to thirty-five feet may be allowed, unless otherwise approved through the design review process.
4. The applicants are proposing a roof peak height of 17' 11" whereas the peak roof height for the residence is 17' 2".
5. If approved, the accessory structure will be 9 inches taller than the residence.

6. The applicants are proposing a 3/12 roof pitch, no eaves on the roof gabled ends and overhangs, and 100% metal siding.
7. The proposed detached garage meets the requirements set forth in Lassen County Code § 18.22.050 (Development Standards) for R-1 zoning districts; the 35 percent maximum lot coverage limit, and all of the setback distances required by zoning.
8. The proposed detached garage does not meet the requirements set forth in Lassen County Code § 18.22.050 (B).
9. The proposed detached garage will be visible to vehicular traffic on Eagle Drive but will be mainly limited to adjacent land owners.
10. As proposed, the detached garage is consistent with the *Richmond/Gold Run Area Plan, 1993* and the *Lassen County General Plan, 2000*.
11. 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 detached garage.
2. The proposed detached garage shall not be painted in florescent, luminescent, or other extreme colors, which detract from the appearance of the neighboring property, the community as a whole or the natural environment.

MLA: km



County of Lassen
Department of Planning and Building Services

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

Maurice L. Anderson, *Director*
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

August 2, 2019

Zoning & Building
Inspection Requests
Phone: 530 257-5263

David A. & Pearl E. Burns
699-260 Eagle Drive
Susanville CA 96130

RE: Design Review # 2019-025, Burns
Assessor's Parcel No.: 116-310-22

At the August 2, 2019, meeting of the Architectural Review Committee (ARC), the Committee determined that the above application does not meet all requirements of Lassen County Code Section 18.22.050 and 18.108.235. The application has been referred to the Lassen County Planning Commission.

The application will be scheduled for a public hearing on September 3, 2019. You will be notified of the time prior to the meeting.

If you have any questions, please contact this office.

Sincerely,

Maurice L. Anderson,
Director

MLA:aje

cc: County Building Official

2019-025\DR refer to PC















DESIGN REVIEW APPLICATION

RECEIVED

FILING FEE: \$63.00 FOR RESIDENTIAL; \$95.00 FOR MULTI-FAMILY
 RESIDENTIAL AND COMMERCIAL; \$127.00 FOR MULTI-UNIT COMMERCIAL
 DEPARTMENT OF PLANNING AND BUILDING SERVICES
 707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
 (530) 251-8269 · (530) 251-8373 (fax)
 www.co.lassen.ca.us

CL 2 5 2019
 LASSEN COUNTY DEPARTMENT OF
 PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.
 This application consists of two pages; only attach additional sheets if necessary.

FILE NO. DR # 2019-025

Property Owner/s	Property Owner/s
Name: David A. BURNS	Name: PEARL E. BURNS
Mailing Address: 699-260 EAGLE DR.	Mailing Address: 699-260 EAGLE DR.
City, ST, Zip: Susanville CA 96130	City, ST, Zip: Susanville Ca 96130
Telephone: 530-257-4310 Fax:	Telephone: 530-257-4310 Fax:
Email: dpburns@frontiernet.net	Email: dpburns@frontiernet.net

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name:	Name:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email: License #:

Project Address or Specific Location:			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: R-1-AA-D	General Plan Designation:		
Parcel Size (acreage): 0.707	Section:	Township:	Range:

Assessor's Parcel Number(s):	- -	- -	- -
116-310-22-11	- -	- -	- -

Project Description/Proposed Use of Structure:
RV shelter 40x24
SFR 17'2"

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided, or if they have an appropriate contractor's license.)
David A. Burns Date: 7-19-19	Pearl Burns Date: 7-19-19
Date:	Date:

See associated process form for required attachments and instructions.

Application for design review may be prepared by the property owner or his qualified agent and shall be accompanied by drawings or sketches made clear and legible on sheets of paper at least 8½"x11" in size. Three (3) copies of such applications for design approval shall be submitted to the Planning Department and shall include, but not be limited to, the following information:

1. Plot Plan/Layout Design:

- a) The location of all existing and proposed structures on the property together with their dimensions, distance between structures and setback distances from property lines.
- b) Approximate location of all streams, drainage channels, and/or bodies of water and an approximate indication of slope and elevation of the property.
- c) Names, locations, and widths of all existing and proposed streets or right-of-ways known to the owner as to location on or near the property.
- d) Proposed type and location of driveway, parking areas, sidewalks, fences, shrubs, landscaping, etc.
- e) The relation to the existing buildings and structures in the general vicinity and area.
- f) Location of sewer lines and leach field areas.

2. Setbacks:

Front: Required	_____	Proposed	<u>75 feet</u>
Side: Required	<u>15 feet</u>	Proposed	<u>19 feet rear 12'4" front</u>
Rear: Required	_____	Proposed	<u>45 feet</u>

3. Proposed building and/or improvements showing the same as it will appear after the work for which the permit is sought shall have been completed:

Design of proposed construction and/or other improvement (show on drawings).
 Height and area of buildings: 17 Feet 11" inches high - 960 square feet
 Ground level to roof peak: 17 Feet 11 inches
 Ground level to top of wall (show on drawings.): 14 feet
 Roofing: Type: metal
 Pitch: 3/12
 *Color: Patina green
 Elevations of proposed building (shown on drawings).
 Exterior: Material: metal
 *Color of Siding: ~~White~~ Beige
 Masonry work - color and materials to be used: _____

*Two (2) color samples of new roof or exterior must accompany this application.

Staff Use Only: Fire Responsibility Area: SRA LRA-very high Chapter 7A materials required: Yes No
 Conference with Cal Fire required: Yes No Building Inspector intake review complete (initial): _____ Date: _____

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