

LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
November 5, 2019

FILE NUMBER: 2019-020  
PROPERTY OWNER: McNeill Storage Properties, LLC  
TYPE OF APPLICATION: Design Review  
GENERAL LOCATION: The project site is located at 406 Ash Street, in Westwood, CA, 96137  
ASSESSOR'S PARCEL NUMBER: 125-133-12  
PROJECT SITE ZONING: C-1 (Retail Business District)  
GENERAL PLAN: "Central Business District" in the *Westwood/Clear Creek Area Plan, 2002*  
ENVIRONMENTAL DOCUMENT: Exempt from CEQA pursuant to Section 15061(b)(3) of the 2019 CEQA Guidelines  
ASSIGNED STAFF: Stefano Richichi, Associate Planner

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AUTHORITY FOR APPLICATION:

Design Review Provision, Lassen County Code Section 18.118 et seq. established regulations.

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REGULATING AGENCIES:

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

PROJECT DESCRIPTION: The applicant is proposing a 5,600-square-foot, 42-unit, metal mini-storage building. Said proposal has been referred to the Planning Commission, in part for the Commission's to review the proposal's consistency with the *Westwood/Clear Creek Area Plan, 2002*.

PROJECT SITE CHARACTERISTICS: The project site is located approximately 1,000 feet north of the intersection of Ash and Third Streets at 406 Ash Street, in Westwood, CA, 96137. Existing improvements on site include two residences and a barn that the applicant proposes to remove in order to construct the proposed mini-storage.

ACCESS/REQUIREMENTS: Access is from Ash Street, which is in the County Maintained Road System.

ZONING: The project site is zoned C-1 (Retail Business District). Lassen County Code Section 18.36.020 allows mini-storage warehouses by right in the C-1 (Retail Business District) district. Lassen County Code 18.36.100 states that all development in the C-1 district is subject to design review.

SURROUNDING PROPERTY CHARACTERISTICS: Neighboring parcels on the same block are zoned C-1 (Retail Business District), except for a parcel across Ash Street that is zoned C-2 (General Commercial District). Immediately surrounding parcels range from 0.36 to 1.22 acres in size (although most parcels are less than one acre in size), except for the larger parcel to the east. Existing improvements on surrounding parcels include a mini-storage facility to the north.

	<b>Zoning</b> (see notes at bottom)	<b>Parcel Size</b> (acres)	<b>Land Use Designation</b> <i>Westwood/Clear Creek Area Plan, 2002</i>
<b>North</b>	C-1	1.22	“Central Business District”
<b>East</b>	P-C	148.58	“Planned Development”
<b>South</b>	C-1	0.36	“Central Business District”
<b>West</b>	C-2	0.38	“Central Business District”

C-1 (Retail Business District)  
P-C (Planned Community District)  
C-2 (General Commercial District)

**GENERAL PLAN:**

The project site has a “Central Business District” land use designation according to the *Westwood/Clear Creek Area Plan, 2002*. See the attached memorandum to the Architectural Review Committee for information regarding relevant goals, policies, and implementation measures contained in the *Westwood/Clear Creek Area Plan, 2002*.

**LASSEN COUNTY CODE:** Lassen County Code Section 18.118.020 states that consideration of the design application shall include:

- (1) *Conformance with the specified intent or criteria of certain applicable districts or uses;*
- (2) *Standards and provisions of the general plan or any applicable area plan;*
- (3) *Conformance with an applicable specific plan; or*
- (4) *Conditions specified in applicable use permits or planned unit development permits.*

Said section also states that “To these ends, design review shall serve as a format to suggest any changes in the plans of such proposed buildings, structures and other improvements as may be deemed necessary to accomplish the purpose [as stated above].”

Lassen County Code Section 18.118.040(a) authorizes the Architectural Review Committee to refer design review applications to the Planning Commission. The applicant or any interested person not satisfied with the action of the Planning Commission may be appeal said decision to the Board of Supervisors within 10 days of said action.

**ENVIRONMENTAL DOCUMENT:** The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act under Section 15061(b)(3), the “common sense” exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

**FINDINGS AND RECOMMENDATIONS BY ARC:** The Architectural Review Committee met on September 16, 2019, and moved to refer the application to the November 5, 2019, Planning Commission meeting.