



County of Lassen

Department of Planning and Building Services

• Planning

• Building Permits

• Code Enforcement

• Surveyor

• Surface Mining

June 30, 2020

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: July 2, 2020

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Maurice L. Anderson, Director 

SUBJECT: **DESIGN REVIEW #2020-013, Brazil.** The applicants are proposing a 1,440 square-foot accessory structure (garage) that deviates from the roof pitch, roof overhang, and siding material requirements of Lassen County Code § 18.108.235. Deviation from these requirements is allowed upon approval by the Architectural Review Committee through the Design Review process. The project site is zoned M-1 (Limited Industrial District) and M-1-P-S-A (Limited Industrial Public Safety Airport Combining District – *southwest corner*) and is within the “Scenic Highway Corridor” as illustrated in the Lassen County Energy Element. The project site is located at 706-420 Highway 395, approximately one mile east-southeast of Johnstonville, CA. APN: 116-160-19 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 M-1 (Limited Industrial District) and M-1-P-S-A (Limited Industrial Public Safety Airport Combining District – *southwest corner*), has a land use designation of “Industrial” in the *Lassen County General Plan, 2000*, as amended by the *Johnstonville Area Plan, 1987*, and is within the “Scenic Highway Corridor” as illustrated in the Lassen County Energy Element.
2. Existing improvements on site include a house, garage, barn, shed, pump house, and septic system.
3. The applicants are proposing a 1,440 square-foot accessory structure (garage) that deviates from the roof pitch, roof overhang, and siding material requirements of Lassen County Code § 18.108.235. Said section states that, unless approved by the Architectural Review Committee, residential use structures within areas designated as scenic highway corridors must have a minimum four in twelve roof pitch, roof overhangs that extend a minimum of 12 inches from the sides and gabled ends, and siding comprised of at least 50% natural wood, wood composite, stucco, masonry, concrete, or natural or cultured stone. The proposed garage has a three and a half in twelve roof pitch, no roof overhang on gabled ends, and siding comprised of 100% metal.
4. The proposed garage meets the requirements set forth in Lassen County Code § 18.42.050(1) through (5) (Development Standards) for M-1 zoning districts, including all of the setback distances required by zoning.

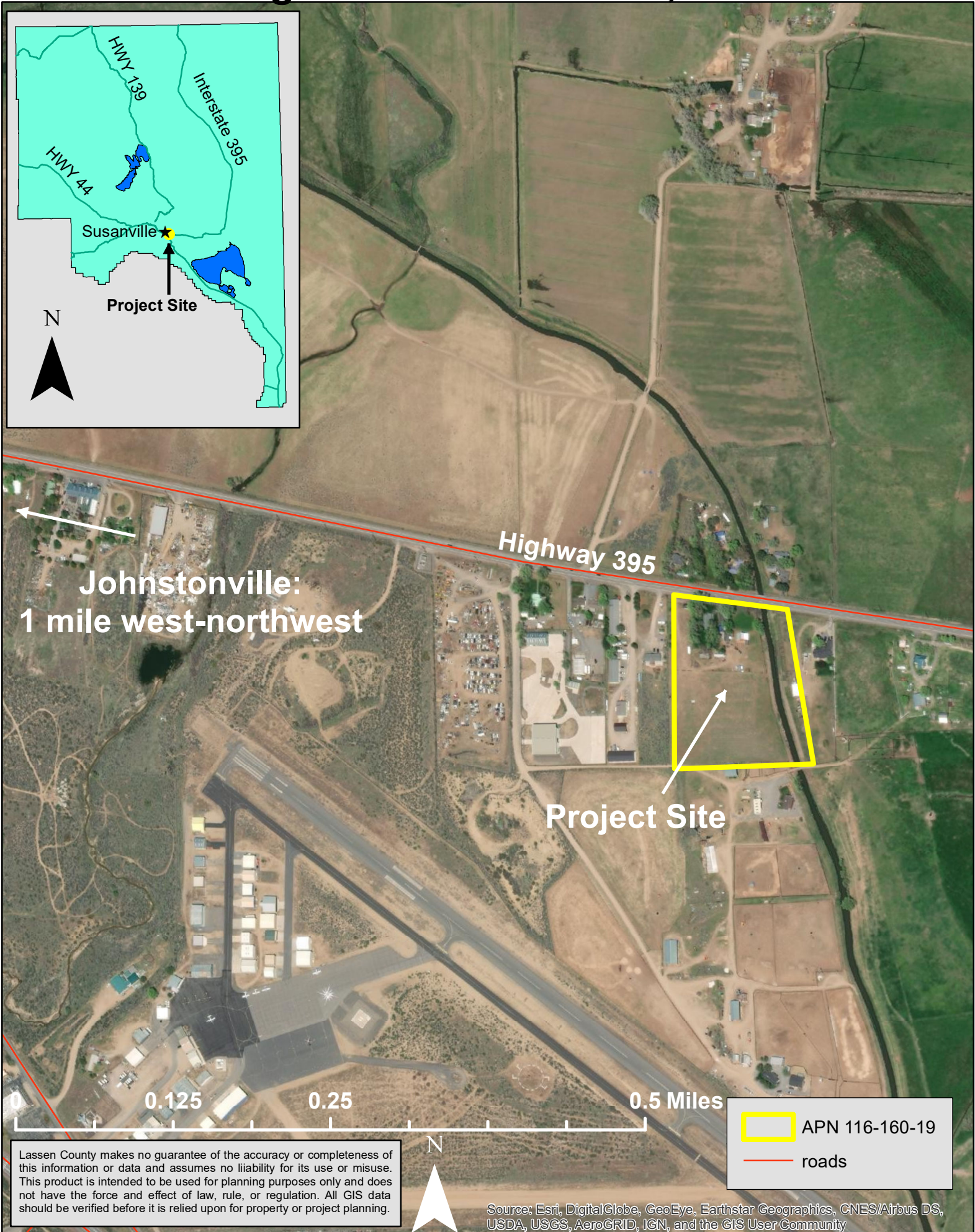
5. The proposed garage meets the 30-foot fire safety setback found at Lassen County Code Section 9.16.103(d)(1)(a).
6. The proposed garage will have a brown metal roof and green metal siding.
7. Pursuant to Lassen County Code § 18.118 (Design Review Guidelines), the Architectural Review Committee may 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

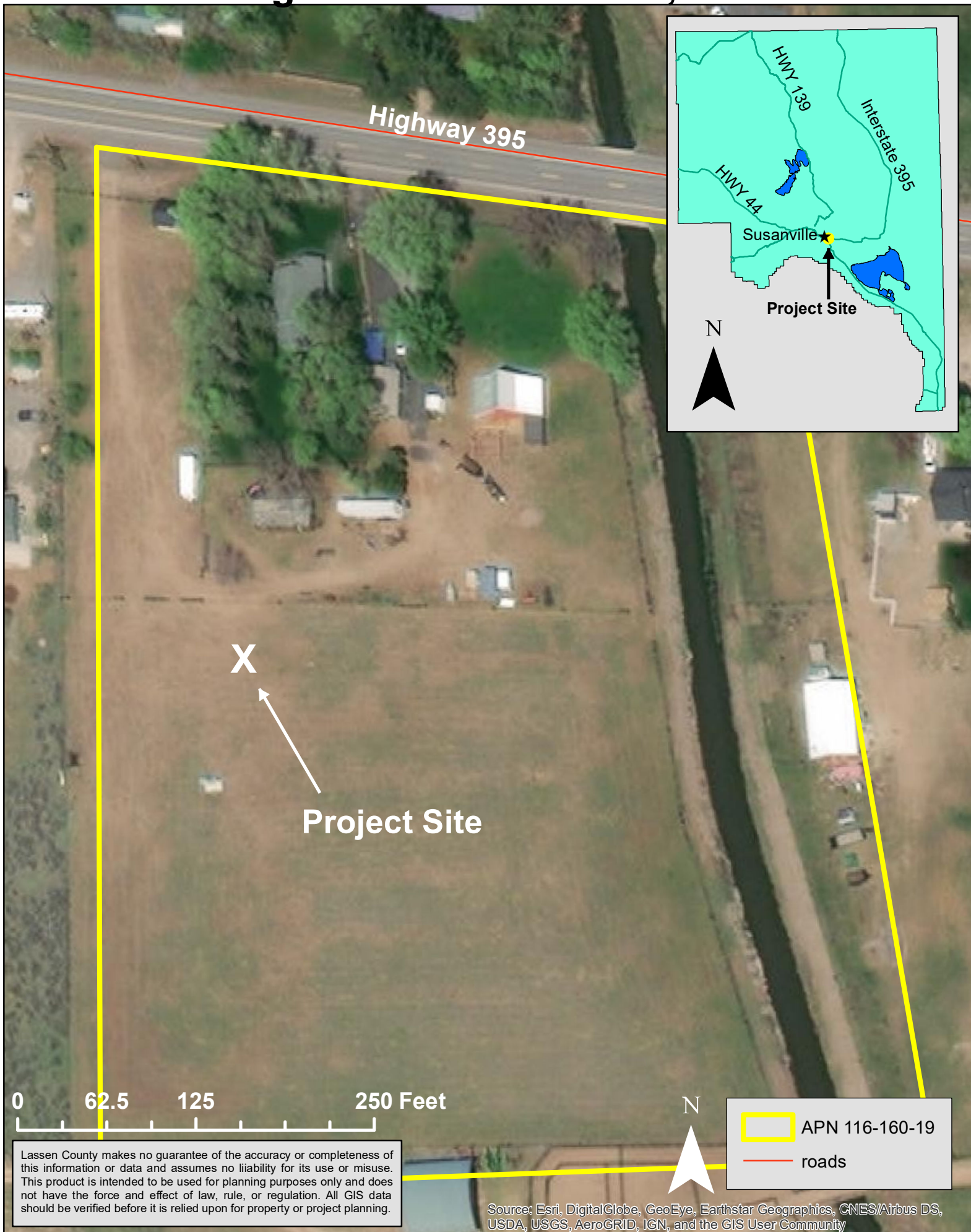
1. The applicant will secure a building permit from the Department of Planning and Building Services before construction of the proposed accessory building.
2. The metal siding of the proposed accessory building must be treated with an oxidation inhibitor and shall have a no-glare surface.
3. The proposed accessory building 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:njm

Design Review #2020-013, Brazil



Design Review #2020-013, Brazil





DESIGN REVIEW APPLICATION

FILING FEE: \$130.00
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

RECEIVED

JUN 22 2020

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. DF # 2020-03

Property Owner/s	Property Owner/s
Name: <u>CALVIN BRAZIL</u>	Name:
Mailing Address: <u>706-420 HWY 395</u>	Mailing Address:
City, ST, Zip: <u>SUSANVILLE CA 96130</u>	City, ST, Zip:
Telephone: <u>530 310 3835</u> Fax:	Telephone: Fax:
Email: <u>CALVINBRAZIL@gmail.com</u>	Email:

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:	General Plan Designation:		
Parcel Size (acreage): <u>7.75</u>	Section:	Township:	Range:

Assessor's Parcel Number(s): <u>116 -160- 19</u>	-	-	-	-
-	-	-	-	-

Project Description/Proposed Use of Structure:
<u>GARAGE</u>

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.)
<u>Calvin Brazil</u> Date: <u>6-22-2020</u>	Date:
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	<u>30'</u>	Proposed	<u>+150 FT</u>
Side: Required	<u>30'</u>	Proposed	<u>+120 / +240 FT</u>
Rear: Required	<u>30'</u>	Proposed	<u>+400 FT</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: 1440 sq FT.

Ground level to roof peak: 19 FT.

Ground level to top of wall (show on drawings.): 13 FT.

Roofing: Type: METAL

Pitch: 3.5 Eave Lengths: Sides Ø Gabled Ends Ø

*Color: BROWN

Elevations of proposed building (shown on drawings).

Exterior: Material: METAL

*Color of Siding: GREEN

Masonry work – color and materials to be used: _____

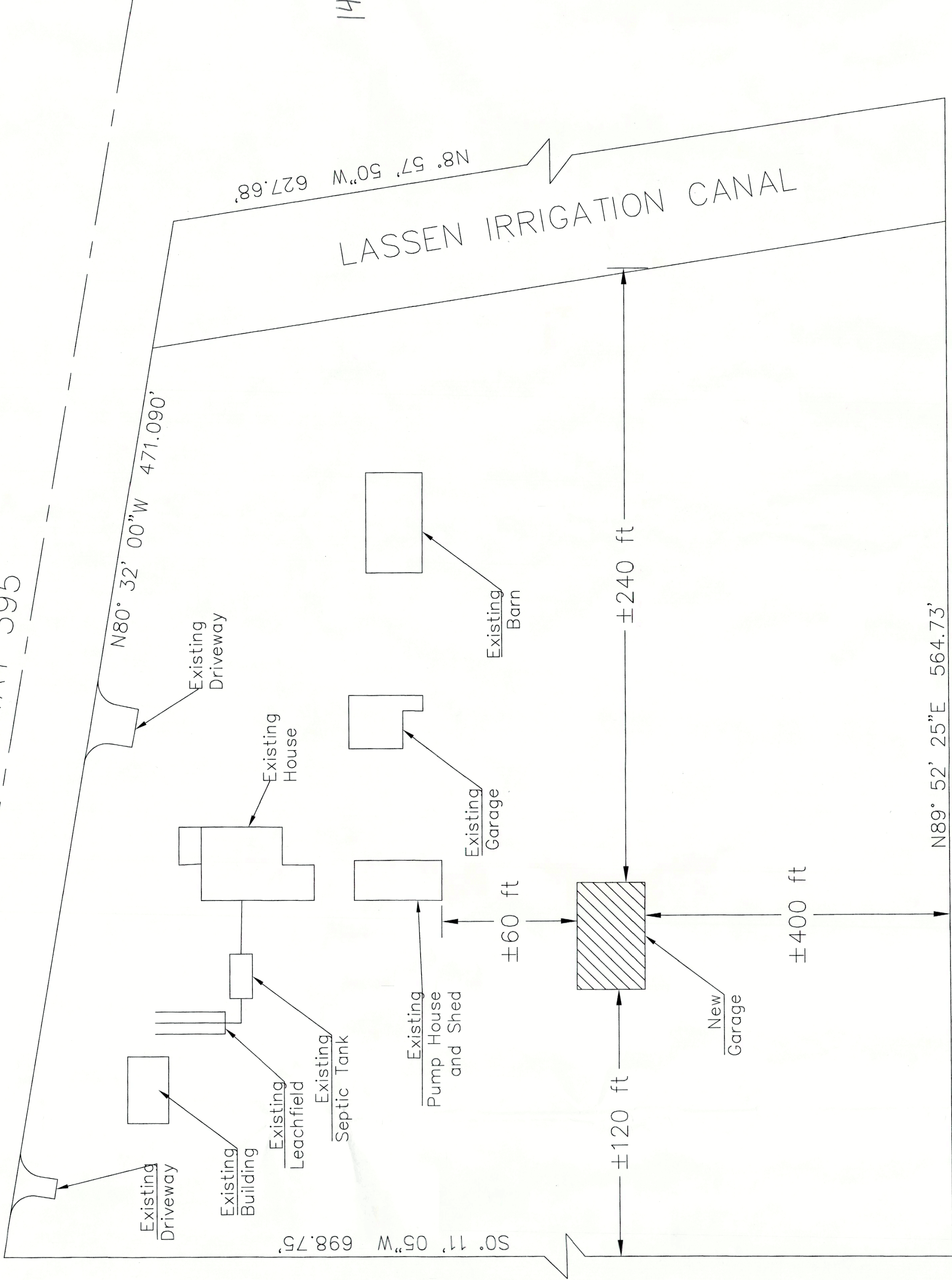
***Two (2) color samples of new roof or exterior must accompany this application.**

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: _____

BRAZIL NEW GARAGE

US HIGHWAY 395



1440 sq. FT.

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
A1	TITLE SHEET
A2	ELEVATION SHEET
A3	ELEVATION SHEET
A4	FLOOR PLAN SHEET
A5	FOUNDATION SHEET
A6	CROSS SECTION
A8	ROOF FRAMING SHEET
A9	ELECTRICAL PLAN SHEET
A10	DETAIL SHEET
A11	SCHEDULE SHEET

General Notes

No. Revision/Issue Date

Firm Name and Address

BASCO ENGINEERING
722-775 ENGINEER LANE
LITCHFIELD, CA. 96117
(530) 234-6686

Project Name and Address

BRAZIL GARAGE BUILDING
706-420 US HWY 395E
SUSANVILLE, CA 96130
APN 116-160-10-19

Project JOB 03-2020

Date 06-18-2020

Scale 1" = 30'

Sheet

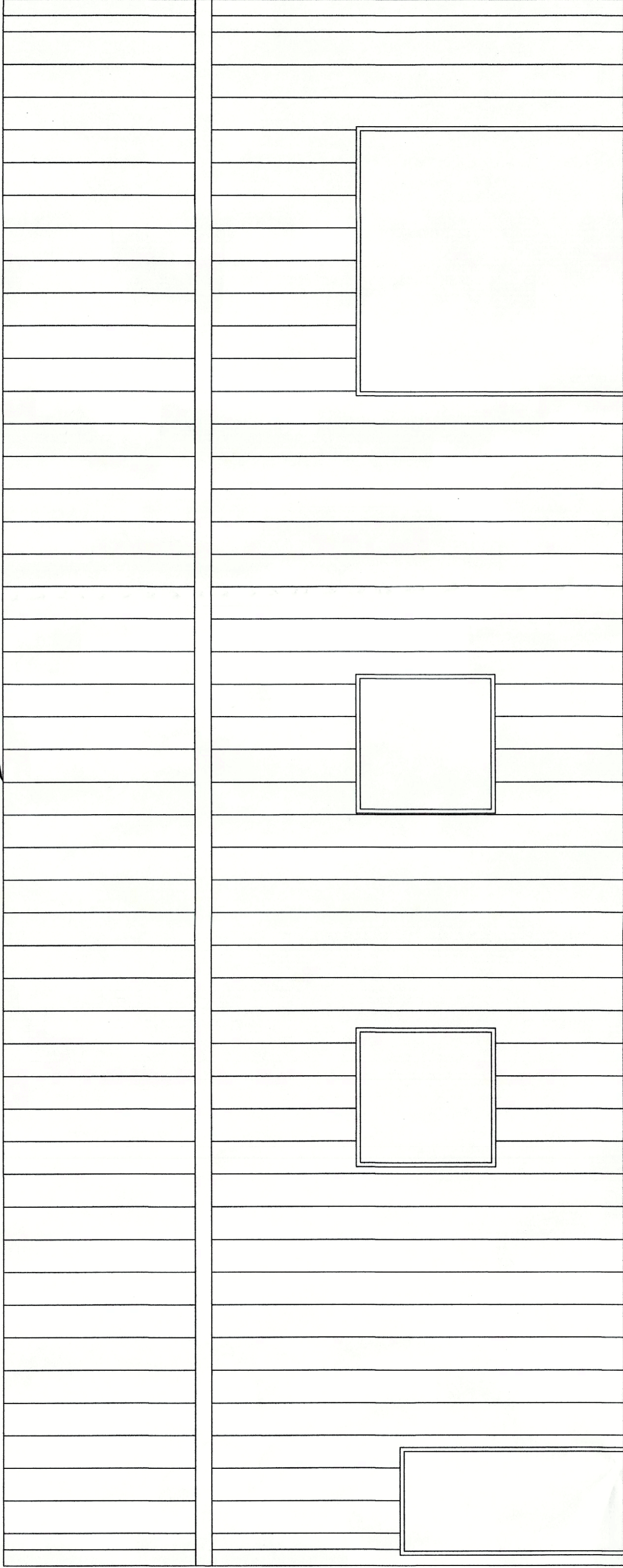
A1

OF 1



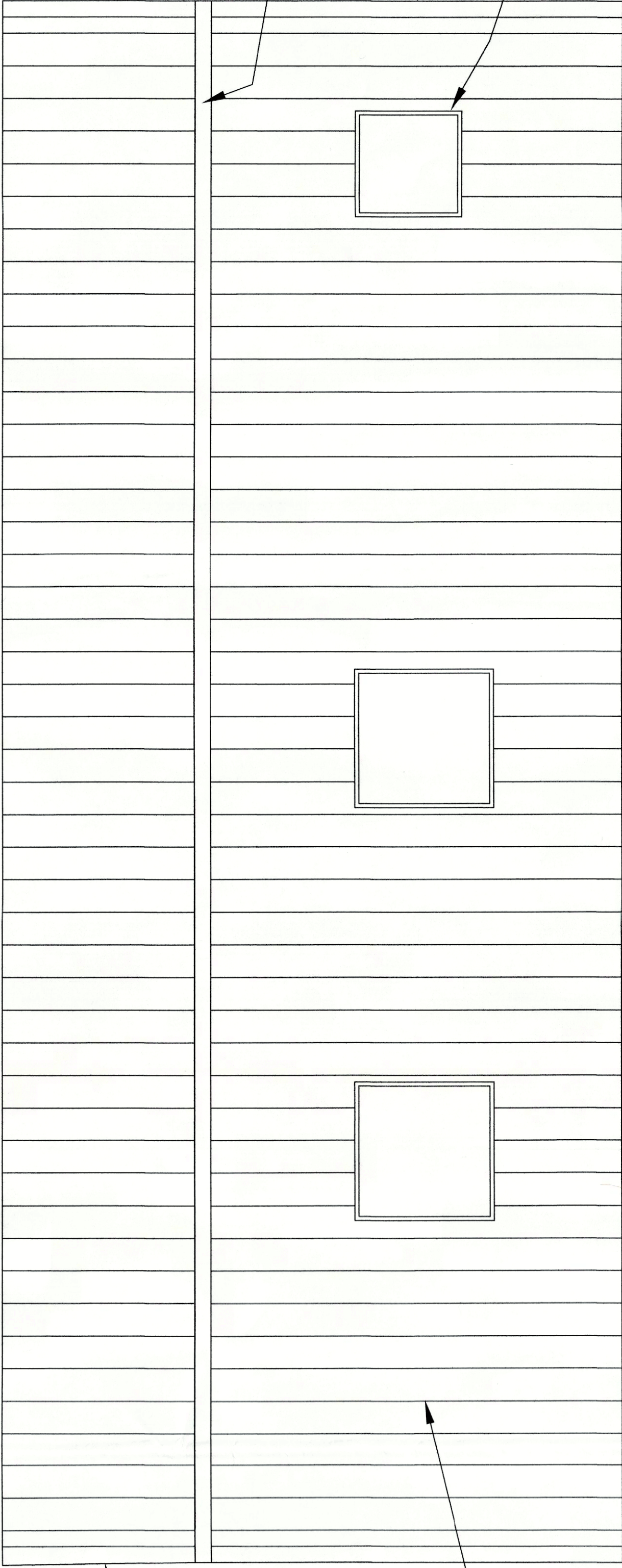
SITE PLAN

METAL ROOFING TYPE AND COLOR TO BE SELECTED BY THE OWNER OVER 30# ROOFING FELT AND 3/8" PLYWOOD W/ 10d NAILING 4" OC ON THE EDGES AND 6" OC IN THE FIELD



NORTH PLAN VIEW

METAL
CORNER
TRIM TYP.



METAL SLIDING TYPE AND COLOR TO BE SELECTED BY OWNER OVER VAPOR BARRIER AND 1/2" PLYWOOD W/ 10d NAILING 4" OC ON EDGES AND 6" OC IN FIELD.

SOUTH PLAN VIEW



General Notes

No.	Revision/Issue	Date

Firm Name and Address

BASCO ENGINEERING
722-775 ENGINEER LANE
LITCHFIELD, CA. 96117
(530) 254-6686

Project Name and Address

BRAZIL GARAGE BUILDING
706-420 US HWY 395E
SUSANVILLE, CA, 96130
APN 116-160-40 19

Project JOB 03-2020

Sheet

Date 6-18-2020

A2

Scale No

OF 11

General Notes

No. Revision/Issue Date

Firm Name and Address

BASCO ENGINEERING
722-775 ENGINEER LANE
LITCHFIELD, CA. 96117
(530) 254-6686

Project Name and Address

BRAZIL GARAGE BUILDING
706-420 US HWY 395E
SUSANVILLE, CA. 96130
APN 116-160-1019

Project JOB 03-2020

Sheet

A6

Date 6-18-2020

Scale 1" = 2'

OF 11

