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PLANNING COMMISSION MEETING May 5, 2020

FILE NUMBER:	UP #2020-001
PROPERTY OWNER:	Ian and Pamela Lee
APPLICANT:	Stephen Polski
TYPE OF APPLICATION:	Use Permit

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
May 5, 2020

FILE NUMBER: 2020-001
APPLICANT: Stephen Polski
PROPERTY OWNER: Ian and Pamela Lee
TYPE OF APPLICATION: Use Permit
GENERAL LOCATION: The project is located at 465-965 Lazy J Lane in Janesville, CA.
ASSESSOR'S PARCEL NUMBER: 129-420-62
PROJECT SITE ZONING: A-2-B-4 (Agricultural Residential, 4-Acre Building Site Combining District)
GENERAL PLAN: "Rural Residential" per *Janesville Planning Area, 1993, Lassen County General Plan, 2000*
ENVIRONMENTAL DOCUMENT: Exempt from CEQA pursuant to Sections 15061(b)(3), 15301, and 15303 of the 2020 CEQA Guidelines
ASSIGNED STAFF: Stefano Richichi, Senior Planner

AUTHORITY FOR APPLICATION:

Use Permit Ordinance, Lassen County Code Chapter 18.112
Second Housing Unit Ordinance, Lassen County Code Section 18.108.270

REGULATING AGENCIES:

<u>Agency</u>	<u>Identified Permits/Approvals</u>
Planning Commission	Use Permit Approval
Co. Public Works Department	Encroachment Permit
Co. Planning & Building Services	Building Permits
Co. Environmental Health Department	Well & Septic Approval

PROJECT DESCRIPTION: Proposal to convert the second story of an existing barn/garage into a second housing unit. The proposed second housing unit would be 672 square feet, while the remaining barn/garage would be 1,776 square feet.

PROJECT SITE CHARACTERISTICS and PERMITTING: Existing improvements onsite include a single-family residence with a well and septic system, as well as the barn that is the subject of this application.

The Department of Planning and Building Services previously found that the barn was exempt from the requirement of securing a building permit as an agricultural building; however, with the conversion that is the subject of this use permit, the applicant has applied to secure a building permit for the barn (Building Permit #2020-027). An additional building permit for the second dwelling unit will be required if this use permit application is ultimately approved.

ACCESS: The project is located at 465-965 Lazy J Lane in Janesville, CA. The project site is accessible by Lazy J Lane (in essence a driveway serving four parcels), which is not in the County Maintained Road System, and by Standish-Buntingville Road, which is in the County Maintained Road System.

SURROUNDING PROPERTIES: The subject parcel is surrounded by similarly-sized parcels, the smallest of which is approximately two acres. Most of the surrounding parcels are zoned A-2 (Agricultural Residential District) with either a 2- or 4-Acre Building Site Combining District, although in practice, the parcels are residential in nature. The parcel to the north is zoned O-S (Open Space District) and is managed by the Bureau of Land Management.

	Zoning (see notes at bottom)	Parcel Size (acres)	Land Use Designation (<i>Janesville Planning Area, 1993</i>)
North	O-S	201.4	“Open Space”
East	A-2-B-2	4	“Rural Residential”
South	A-2-B-4	4.73	“Rural Residential”
West	A-2-B-2	5.02	“Rural Residential”

GENERAL PLAN AND ZONING:

The parcel is zoned A-2-B-4 (General Agricultural District) and is designated “Rural Residential” by the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*.

LASSEN COUNTY CODE: Lassen County Code Chapter 18.112 et seq. establishes the regulations regarding the approval of Use Permits. The Planning Commission has the authority to approve, conditionally approve, or deny the Use Permit application.

LOCAL GOVERNMENTAL SERVICES:

- Fire Protection is provided by the Janesville Fire Protection District
- Police protection is provided by the Lassen County Sheriff Department

ENVIRONMENTAL DOCUMENT: The Environmental Review Officer of Lassen County has determined that this proposal is exempt from the California Environmental Quality Act under Sections 15061(b)(3), 15301, and 15303 of the 2020 CEQA Guidelines. In addition to the “common sense” exemption, the other exemptions may apply in the case of minor alterations to existing private structures, and for the conversion of a second dwelling unit in a residential zone, respectively.

FINDINGS AND RECOMMENDATIONS BY TAC: The Technical Advisory Committee (TAC) met on April 2, 2020, and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the memorandums to the TAC, from its members (attached).

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION APPROVING
USE PERMIT # 2020-001, STEPHEN POLSKI (IAN AND PAMELA LEE)

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted May 5, 2020, has considered Use Permit Application #2020-001, filed by Stephen Polski, to convert the second story of an existing barn/garage into a second housing unit. The proposed second housing unit would be 672 square feet, while the remaining barn/garage would be 1,776 square feet. The project site is located at 465-965 Lazy J Lane in Janesville, CA (APN: 129-420-62); and

WHEREAS, Lassen County Code Section 18.112.100 sets forth mandatory findings that the Lassen County Planning Commission must make when considering a use permit application; and

WHEREAS, the Environmental Review Officer has determined that this proposal is exempt from the California Environmental Quality Act under Sections 15061(b)(3), 15301, and 15303 of the 2020 CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
 - a. That the proposed project is consistent with the *Janesville Planning Area, 1993*, the *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.18, Section 18.108.270, and the provisions of Lassen County Code Chapter 18.112, which establishes the regulations regarding the issuance of Use Permits.
 - b. That the project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Lassen County Planning Commission hereby adopts the Technical Advisory Committee's findings, contained in the Planning Commission staff report.
4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for exemptions, pursuant to Sections under Sections 15061(b)(3), 15301, and 15303 of the 2020 CEQA Guidelines.
5. The Planning Commission hereby approves Use Permit # 2020-001, subject to the conditions of approval set forth in Exhibit "A" attached hereto.

RESOLUTION NO. _____

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 5th day of May, 2020, 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
USE PERMIT #2020-001

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. The applicant must secure approval from the Environmental Health Department for the second housing unit and its related septic system.
4. The second housing unit 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.
5. The second housing unit and related building's metal siding must be treated with an oxidation inhibitor and shall have a no-glare surface.
6. Prior to issuance of an Authorization to Operate or any residential occupancy, all required building permits must be secured and pass a final inspection. Residential occupancy is not allowed until an appropriate Certificate of Occupancy is issued. Engineered plans for both the residential addition and the barn itself must be submitted since the barn was constructed without building permits as an agricultural exempt structure limited to qualifying agricultural use. The applicant must also meet any building code requirements for a change of occupancy.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION DISAPPROVING
USE PERMIT # 2020-001, STEPHEN POLSKI (IAN AND PAMELA LEE)

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted May 5, 2020, has considered Use Permit Application #2020-001, filed by Stephen Polski, to convert the second story of an existing barn/garage into a second housing unit. The proposed second housing unit would be 672 square feet, while the remaining barn/garage would be 1,776 square feet. The project site is located at 465-965 Lazy J Lane in Janesville, CA (APN: 129-420-62); and

WHEREAS, Lassen County Code Section 18.112.100 sets forth mandatory findings that the Lassen County Planning Commission must make when considering a use permit application; and

WHEREAS, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves, pursuant to Sections 15061(4) and 15270(a) of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds as follows:
 - a. That the proposed project is not consistent with the *Janesville Planning Area, 1993*, the *Lassen County General Plan, 2000*, Lassen County Code Chapter 18.18, Section 18.108.270, and the provisions of Lassen County Code Chapter 18.112, which establishes the regulations regarding the issuance of Use Permits.
 - b. That the project will, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, and/or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.
3. The Planning Commission hereby disapproves Use Permit # 2020-001.

RESOLUTION NO. _____

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 5th day of May, 2020, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS
April 2, 2020
File #2020-001, Polski, Lee

- ☒ County Planning Director
- ☒ County Public Works Director
- ☒ County Surveyor
- ☐ County Sanitarian
- ☐ County Fire Warden
- ☐ County Assessor



County of Lassen
Department of Planning and Building Services

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

April 2, 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: Technical Advisory Committee
Agenda Date: April 2, 2020

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

[Handwritten signature]

RE: **USE PERMIT #2020-001, Stephen Polski (Ian and Pamela Lee).** Proposal to convert the second story of an existing barn/garage into a second housing unit. The proposed second housing unit would be 672 square feet, while the remaining barn/garage would be 1,776 square feet. The subject parcel is zoned A-2-B-4 (Agricultural Residential, 4-Acre Building Site Combining District) and has a "Rural Residential" land use designation in the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3), 15301, and 15303 of the 2020 CEQA Guidelines. The subject parcel site is located approximately one mile northeast of the intersection of Sunnyside and Standish-Buntingville Roads at 465-965 Lazy J Lane in Janesville, CA. APN: 129-420-62. Staff Contact: Stefano Richichi, Senior Planner

The Planning Division of the Lassen County Department of Planning and Building Services finds as follows:

1. The subject parcel is zoned A-2-B-4 (Agricultural Residential, 4-Acre Building Site Combining District).
2. The subject parcel has a "Rural Residential" land use designation in the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*.
3. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA).
4. The applicant is proposing to convert the second story of an existing barn/garage into a second housing unit. The proposed second housing unit would be 672 square feet, while the remaining barn/garage would be 1,776 square feet.
5. According to Lassen County Code Section 18.108.270, "...in any zone on a parcel of land where there is in existence a legally-established 'single-family dwelling,' as defined in this title, a 'second dwelling unit,' may be allowed by the planning commission, upon first securing a use permit pursuant to Chapter 18.112 of [Title 18 of the Lassen County Code]."
6. Furthermore, according to Lassen County Code Section 18.108.270(2), in A-2 zones, such second dwelling unit shall be subject to the following:

- (a) Maximum living area shall not exceed one thousand four hundred square feet, or eighty percent of the floor area of the primary dwelling, whichever is greater. Garages and other fully enclosed areas attached to the existing and proposed dwellings shall be considered part of the floor area for purposes of establishing the eighty percent maximum.
 - (b) Architectural design of the second dwelling unit shall be visually compatible with, and complimentary to, the existing single-family dwelling located on the property and others in the vicinity.
 - (c) One additional off-street parking space shall be required.
 - (d) Second dwelling unit must be individually approved by the county health department.
 - (e) Design review shall be required.
- 7. Unless the Planning Commission finds otherwise, parking at the site is adequate such that an additional off-street parking space is not necessary.
 - 8. This use permit application also serves the purposes of design review.
 - 9. The proposed project is consistent with the architectural requirements found at Lassen County Code Section 18.108.235, except that it is sided with metal. The Planning Commission has the authority to approve deviations from the County's architectural standards.
 - 10. The proposed project is consistent with the development standards set forth for the A-2 district found at Lassen County Code Section 18.18.050.
 - 11. Pursuant to Lassen County Code Section 18.112.030, the Technical Advisory Committee shall review all use permit applications (and amendments) and shall prepare recommended conditions of approval for consideration by the County (in this case, the Planning Commission).
 - 12. The land use element of the *Lassen County General Plan, 2000* describes the "Rural Residential" land use designation as follows:

Rural Residential

The Rural Residential designation provides for medium density residential use in a generally rural environment. Parcels may or may not be served by paved roads and will usually not be connected to community water or sewer services. Parcel sizes generally range from three to twenty acres. Parcels may be clustered and/or smaller parcels may be created in exchange for the retention of agricultural and other open space areas (e.g., use of the "density option" provisions of the County's zoning code).

Building intensity will typically range from 0.05 to 0.33 DUA (dwelling units per acre). Population density will range from 0.15 to 1 PPA (people per acre).

Corresponding Zoning: "A-2", Agricultural-Residential District. An A-2 District is typically combined with a "B", Building Site Combining District, to indicate minimum or average building sites ranging from three to twenty acres (e.g., A-2-B-5). Minimum parcel sizes may be regarded as average parcel sizes under special "density option" Provisions of the "B" Combining District.

13. The following goals, objectives, implementation measures and descriptions from the *Lassen County General Plan, 2000*, also pertain to the proposal:

Designation of Land Uses

- *Implementation Measure LU-A: The County shall utilize the zoning provisions of the Lassen County Code to adopt and enforce corresponding zoning districts, and to consider the approval of related use permits and land divisions, which implement and are compatible with the policies, general land uses and programs specified in this Land Use Element and in area plans adopted as part of the General Plan.*
- *Implementation Measure LU-B: The County recognizes the need and legal requirements for making land use decisions which are consistent with the General Plan.*

1. ISSUE: Land Use Compatibility

- *GOAL L-4: Compatibility between land use types by providing for complementary mixtures and patterns of land uses.*
- *LU-6 POLICY: The County recognizes general plan land use designations and consistent zoning as the appropriate and primary tools for attempting to achieve and maintain compatibility of land uses within the context of the County's land use authority and local control.*

2. ISSUE: Growth and Development

- *GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and "leap-frog" development.*
- *LU-8 POLICY: Future residential development should consist of the expansion of, or be located adjacent to, existing communities, designated rural centers, and established residential areas. An increasing number of small, isolated housing tracts in outlying areas shall be discouraged since they are difficult to provide with urban services and they tend to disrupt the surrounding rural and productive activity of ranches, forests and farms.*

3. ISSUE: Housing

- *GOAL L-7: Consistent with the Housing Element, maintain an adequate amount of housing and diverse residential opportunities and land uses which are located in consideration of the availability of support services and infrastructure, avoidance of conflicting land uses, and the minimization of development impacts.*
- *LU17 POLICY: The County shall, after confirmation of the area's appropriateness for such use and consideration of other resource values, designate and zone appropriate areas for residential development.*
- *LU18 POLICY: Pursuant to the Housing Element, the County will help provide adequate sites to be designated in the General Plan and zoned for residential land use to meet the objectives of the Housing Element, and will help facilitate the expansion of needed water, sewer, and fire protection services.*
- *LU19 POLICY: Subject to case-by-case review, the County shall allow the use of second units except in cases where it is demonstrated that the proposed second units will have specific adverse impacts on public health, safety, and community welfare.*
- *Implementation Measure LU-L: The County will provide permitting processes consistent with state law to consider and allow second housing units. The processes will include development standards and requirements to insure that allowed second units will not have significant adverse impacts to the public's health, safety and welfare. The permitting processes may have special provisions for second units intended for the sole occupancy of up to two adult persons who are 62 years of age or over.*
- *Implementation Measure LU-M: If the County identifies areas where the permitting of second units will have specific adverse impacts on public health, safety, and community welfare, the County may, by ordinance, preclude the use of second units in those areas.*
- *LU20 POLICY: The County shall refer to the Housing Element for applicable policies pertaining to the development of housing.*

4. ISSUE: Neighborhood Quality

- *GOAL L-8: Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.*
- *LU21 POLICY: The County supports the need to maintain safe and pleasant living environments and, in consideration of related land use decisions, shall require mitigation of impacts which significantly threaten such qualities.*
- *GOAL L-9: Protection of the open, rural character of the county.*

- *LU22 POLICY: The County shall encourage expansion of existing residential areas and discourage sprawl and scattered development.*
- *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.*
- *Implementation Measure LU-O: The County will continue to utilize... related Design Review procedures where and when warranted.*

14. The Planning Commission will determine whether the proposed project is consistent with the *Janesville Planning Area, 1993* and *Lassen County General Plan, 2000*, unless the proposed project is appealed to the Board of Supervisors, in which case, said body would determine the above.

The Planning Division of the Lassen County Department of Planning and Building Services recommends the following conditions be placed on the project if approved:

1. Noncompliance with any of the following use permit conditions shall constitute grounds for revocation of the use permit (pursuant to Lassen County Code Section 18.112.060).
2. The Use Permit shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to the approval of the Planning Commission.
3. The applicant must secure approval from the Environmental Health Department for the second housing unit and its related septic system.
4. The second housing unit 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.
5. The second housing unit and related building's metal siding must be treated with an oxidation inhibitor and shall have a no-glare surface.
6. Prior to issuance of an Authorization to Operate or any residential occupancy, all required building permits must be secured and pass a final inspection. Residential occupancy is not allowed until an appropriate Certificate of Occupancy is issued. Engineered plans for both

the residential addition and the barn itself must be submitted since the barn was constructed without building permits as an agricultural exempt structure limited to qualifying agricultural use. The applicant must also meet any building code requirements for a change of occupancy.



County of Lassen
Department of Planning and Building Services

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

March 25, 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: Technical Advisory Committee
Agenda Date: April 2, 2020

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

RE: Use Permit No. 2020-001 – Ian and Pamela Lee.
Assessor's Parcel Number: 129-420-62.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The subject parcel is currently owned by Pamela Lee and Ian Lee, wife and husband as joint tenants, as shown at a Grant Deed recorded on October 15, 2018 as Document Number 2018-04227 of the Official Records of Lassen County, California. This parcel is further known as Assessor's Parcel Number 129-420-62 and is located in a portion of Section 1, Township 28 North, Range 13 East, Mount Diablo Base and Meridian.
2. The legal description for the parcel noted in Findings Item Number One above is described as Parcel A of Parcel Map No. 2006-005, as the same was filed on August 10, 2006 in Book 40 of Maps, Pages 94-95, of the Official Records of Lassen County. This parcel map was approved by the Lassen County Board of Supervisors on August 8, 2006 and the subject parcel was created in compliance with the Subdivision Map Act and local ordinances.
3. The subject parcel has recorded legal access via a fifty foot wide access and public utility easement which is labeled as Lazy J Lane on said Parcel Map No. 2006-005. This is a privately maintained roadway which originates on the north side of Standish-Buntingville Road, County Road No. 301.

**LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS
FOR USE PERMIT NO. 2020-001 (IAN AND PAMELA LEE):**

1. None.

Respectfully submitted,

Don Willis, L.S. 7742
Lassen County Surveyor

DEPARTMENT of PUBLIC WORKS

County of Lassen



LARRY MILLAR, Director
Public Works/Road/Transportation
County Engineer

707 Nevada Street, Suite 4
Susanville, CA 96130

☎ 530) 251-8288
FAX: (530) 251-2675

TAC
2020/96

March 30, 2020

TO: County Planning and Building Services

FROM: Larry Millar
Department of Public Works, Road Department

SUBJECT: Use Permit 2020-001 Stephen Polske (applicant); Lee (owner)
Technical Advisory Meeting, April 2, 2020

FINDINGS: Access to the parcel is from Lazy J Lane which is not in the County Maintained Road System.

CONDITIONS: None

Use Permit #2020-001, Polski (Lee)





USE PERMIT APPLICATION

FILING FEE: CLASS 1 \$742 CLASS 2 \$1,350 CLASS 3 \$1,350
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

FEB 19 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 one page; only attach additional sheets if necessary.

FILE NO. JP# 2020-001

Property Owner/s	Property Owner/s
Name: Ian C. Lee	Name: Pamela R. Lee
Mailing Address: 465-965 Lazy J. Lane	Mailing Address: 465-965 Lazy J Lane
City, ST, Zip: Jonesville, CA 96114	City, ST, Zip: Jonesville, CA 96114
Telephone: 530-251-7290 Fax:	Telephone: 530-258-6728 Fax:
Email: thelee87850913@gmail.com	Email: thelee87850913@gmail.com

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input checked="" type="checkbox"/>
Name: Stephen P. Polski	Name: NST Engineering, Inc.
Mailing Address: 13633 Wake St. NE	Mailing Address: 1495 Riverside Dr.
City, ST, Zip: Ham Lake, MN 55304	City, ST, Zip: Susanville, Ca. 96130
Telephone: 612-562-1597 Fax:	Telephone: (530) 257-9173 Fax:
Email: sppolski@comcast.net	Email: nst@frontiernet.net License #: RCE 36929

Project Address or Specific Location:			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: A2B4	General Plan Designation:		
Parcel Size (acreage): 5.7 acres	Section:	Township:	Range:

Assessor's Parcel Number(s):			
129 - 420 - 62	-	-	-

Project Description:
Convert upper level of existing building (barn) into a second dwelling unit

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).
Jan C Lee Date: 2/14/20	Jeffery M... Date: 2/18/20
Pamela R Lee Date: 2/14/20	Date:

See associated process form for required attachments and instructions.

[illegible]

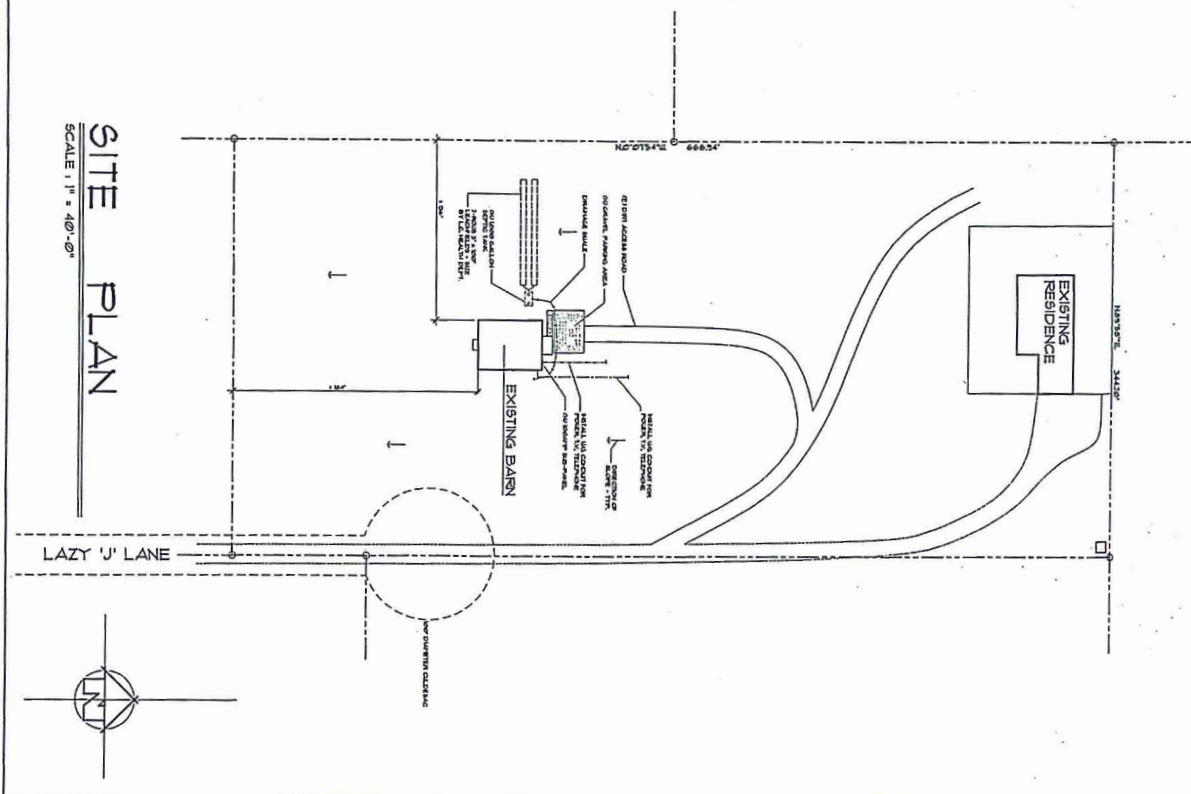
OCCUPANCY TYPE	R-3
CONSTRUCTION TYPE	2BD
ROOF SNOW LOAD	40 psf
LAND CATEGORY	7b
SEISMIC ZONE	D
BUILDING HEIGHT	13.4'
SPRINKLERS REQUIRED	NO
NUMBER OF STORIES	TWO

PROJECT SQUARE FOOTAGE :
 LIVING SPACE ADV. 672 SQ. FT.
 BARN BELOW, 5116 SQ. FT.

2015 CBC (701B IBC)
2015 CRC (701A IRC)
2015 CTE (701B LFC)
2015 CPC (701B UPC)
2015 CEC (701T NEC)

465-865 LAZY "J" LANE
JANESVILLE, CA 95114
APN 129 - 420 - 62

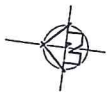
DRAWING INDEX	
SHEET	DESCRIPTION
1	SITE PLAN, PROJECT INFO, and NOTES
2	EXTERIOR ELEVATIONS
3	FLOOR PLAN(S)
4	SECTIONS and UPPER FLOOR FRAMING
5	ELECTRICAL PLANS
6	CONSTRUCTION NOTES



SITE PLAN
SCALE: 1" = 40'-0"

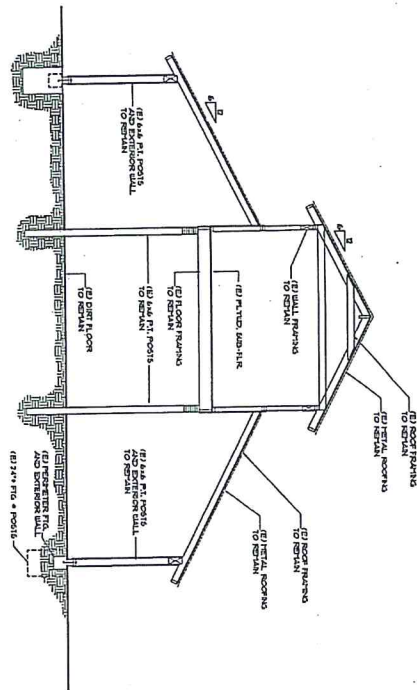
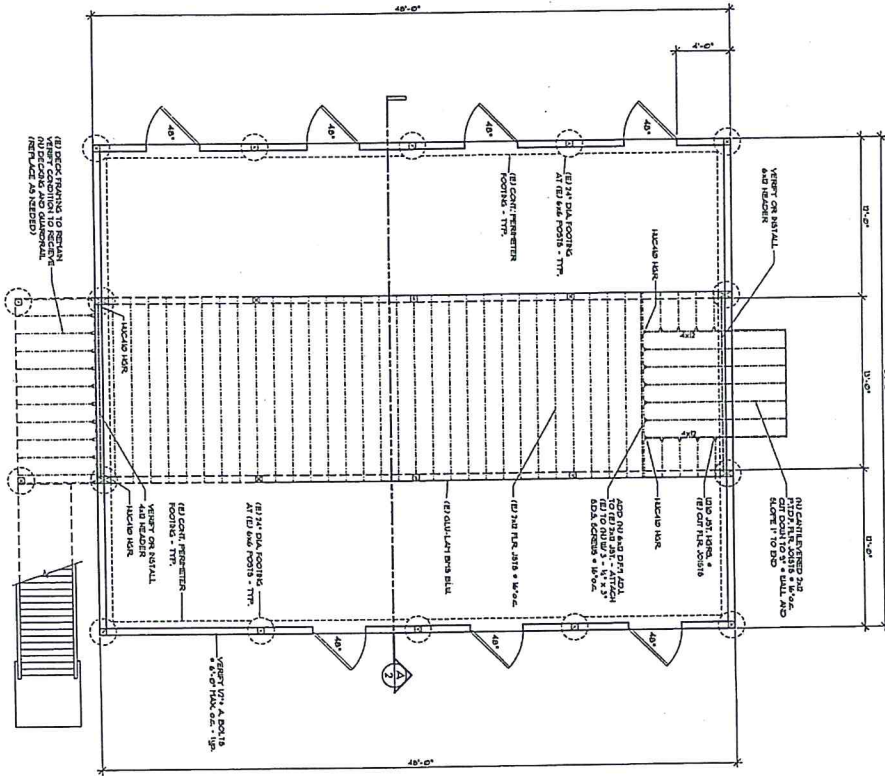
SCALE: 1" = 40'-0"

Date: 7/26/84 Drawn: GRC Checked: JRT		NST ENGINEERING, INC. 4555 Riverside Drive • Susanville, CA 96130 Engineering • Planning • Surveying Phone: (530) 251-5113 Fax: (530) 251-6212	Project Title: LYNN and STEVE POLSKI 465-965 LAZY 'J' LANE JAMESVILLE, CALIFORNIA, LASSEN COUNTY	Engineer:	Revisions:
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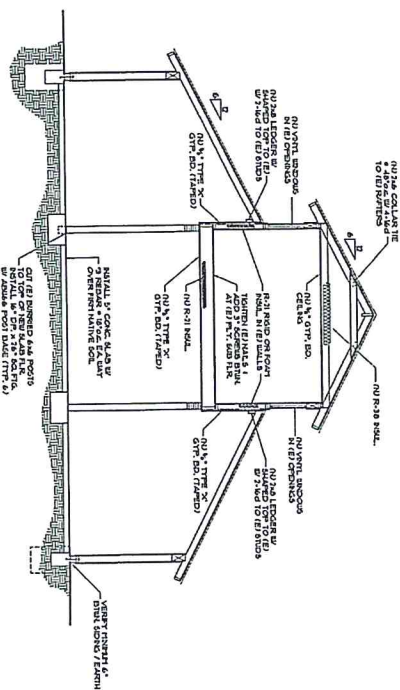
UPPER FLOOR RE-FRAMING PLAN

SCALE: 1/4" = 1'-0"



"EXISTING" BUILDING SECTION

SCALE: 1/4" = 1'-0"



"PROPOSED" BUILDING SECTION

SCALE: 1/4" = 1'-0"