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## PLANNING COMMISSION

September 3, 2019

FILE NUMBER: 2019-024  
PROPERTY OWNER: Jesse and Mandylee Reeves  
TYPE OF APPLICATION: Design Review

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LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
September 3, 2019

FILE NUMBER: 2019-024  
PROPERTY OWNER: Jesse and Mandylee Reeves  
TYPE OF APPLICATION: Design Review  
GENERAL LOCATION: The project site is located approximately 1.4 miles southwest of Highway 395 in Janesville, at 461-430 Janesville Grade, Janesville, CA 96114.  
ASSESSOR'S PARCEL NUMBER: 129-400-09  
PROJECT SITE ZONING: A-2-B-4 (Agricultural Residential District, 4 Acre Building Site Combining District)  
GENERAL PLAN: "Rural Residential" in the *Janesville General Plan Amendments, 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

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AUTHORITY FOR APPLICATION:

Lassen County Code Section 18.108.235 establishes the authority for the Design Review application.

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

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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: Proposal to construct a 320-square-foot shipping container (cargo container) single family residence that deviates from the roof pitch requirements of Lassen County Code § 18.108.235.

PROJECT SITE CHARACTERISTICS: The project site is located approximately 1.4 miles southwest of Highway 395 in Janesville, at 461-430 Janesville Grade, Janesville, CA 96114. The parcel is located within a FEMA "Zone X" area and is not located in a floodplain (Panel# 06035C2225D, 9/3/10). The project site is zoned A-2-B-4 (Agricultural Residential District, 4 Acre Building Site Combining District) and its land use designation is "Rural Residential" in the *Janesville General Plan Amendments, 1993*, and the *Lassen County General Plan, 2000*.

Existing improvements on site include a well pump house, lean to shed, chicken coop, barn, storage shed, electric panel, well, and septic system. The home that previously occupied the parcel was destroyed by fire.

ACCESS/REQUIREMENTS: Access is from Janesville Grade (County Road 208), which is in the County Maintained Road System.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Neighboring parcels are zoned A-2-B-4 (Agricultural Residential District, 4 Acre Building Site Combining District). The surrounding parcels range in size from 4.46 to 40 acres.

	Zoning (see notes at bottom)	Parcel Size (acres)	Land Use Designation <i>Janesville Area Plan Amendments, 1993</i>
North	A-2-B-4*	5.01	"Rural Residential"
East	A-2-B-4	10.43	"Rural Residential"
South	A-2-B-4	4.46	"Rural Residential"
West	A-2-B-4	11.57	"Rural Residential"

A-2-B-4\* (Agricultural Residential District, 4 Acre Building Site 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*.

JANESVILLE PLANNING AREA AMENDMENTS, 1993:

As proposed, the project does not conflict with the *Janesville Planning Area Amendments, 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(1).

The application meets the development standards for A-2 zoning districts found at Lassen County Code Section 18.18.050, including height, building site coverage, and setbacks.

The applicants are proposing no overhangs, a 3/12 roof pitch, 12" eaves on the roof gabled ends and overhangs, and 50% clad metal siding and 50% clad cedar siding which is vertical and horizontal to compliment the aesthetics of the shipping containers.

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 July 22, 2019 and determined that the above application does not meet the architectural requirements of County Code 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# 2019-024, JESSE AND  
MANDYLEE REEVES.

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted September 3, 2019, has considered Design Review application #2019-024, Jesse and Mandylee Reeves, proposing a 320-square-foot shipping container (cargo container) single family residence that deviates from the roof pitch requirements of Lassen County Code § 18.108.235. The project site is zoned A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District) and has a land use designation of "Rural Residential" in the *Janesville Planning Area, 1993*, and the *Lassen County General Plan, 2000*. The project site is located approximately 1.4 miles southwest of Highway 395 in Janesville, at 461-430 Janesville Grade, Janesville, CA 96114. APN: 129-400-09; and

WHEREAS, the Design Review application, if approved, would allow a 3/12 roof pitch, and the use of the proposed shipping container (cargo container) for the construction of the single family residence; and

WHEREAS, the Environmental Review Officer of Lassen County has determined that Design Review #2019-024, Jesse and Mandylee Reeves, 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 *Janesville General Plan Amendments, 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 #2019-024, Jesse and Mandylee Reeves, 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 # 2019-024, JESSE AND MANDYLEE REEVES

1. The applicant will secure a building permit from the Department of Planning and Building Services before construction of the proposed shipping container single family residence.
2. The proposed shipping container single family residence 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 #2019-024, JESSE AND  
MANDYLEE REEVES.

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted September 3, 2019, has considered Design Review application #2019-024, Jesse and Mandylee Reeves, proposing a 320-square-foot shipping container (cargo container) single family residence that deviates from the roof pitch requirements of Lassen County Code § 18.108.235. The project site is zoned A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District) and has a land use designation of "Rural Residential" in the *Janesville Planning Area, 1993*, and the *Lassen County General Plan, 2000*. The project site is located approximately 1.4 miles southwest of Highway 395 in Janesville, at 461-430 Janesville Grade, Janesville, CA 96114. APN: 129-400-09; 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 *Janesville General Plan Amendments, 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(1).
  - d. The proposed project meets 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 #2019-024, for Jesse and Mandylee Reeves.

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: \_\_\_\_\_

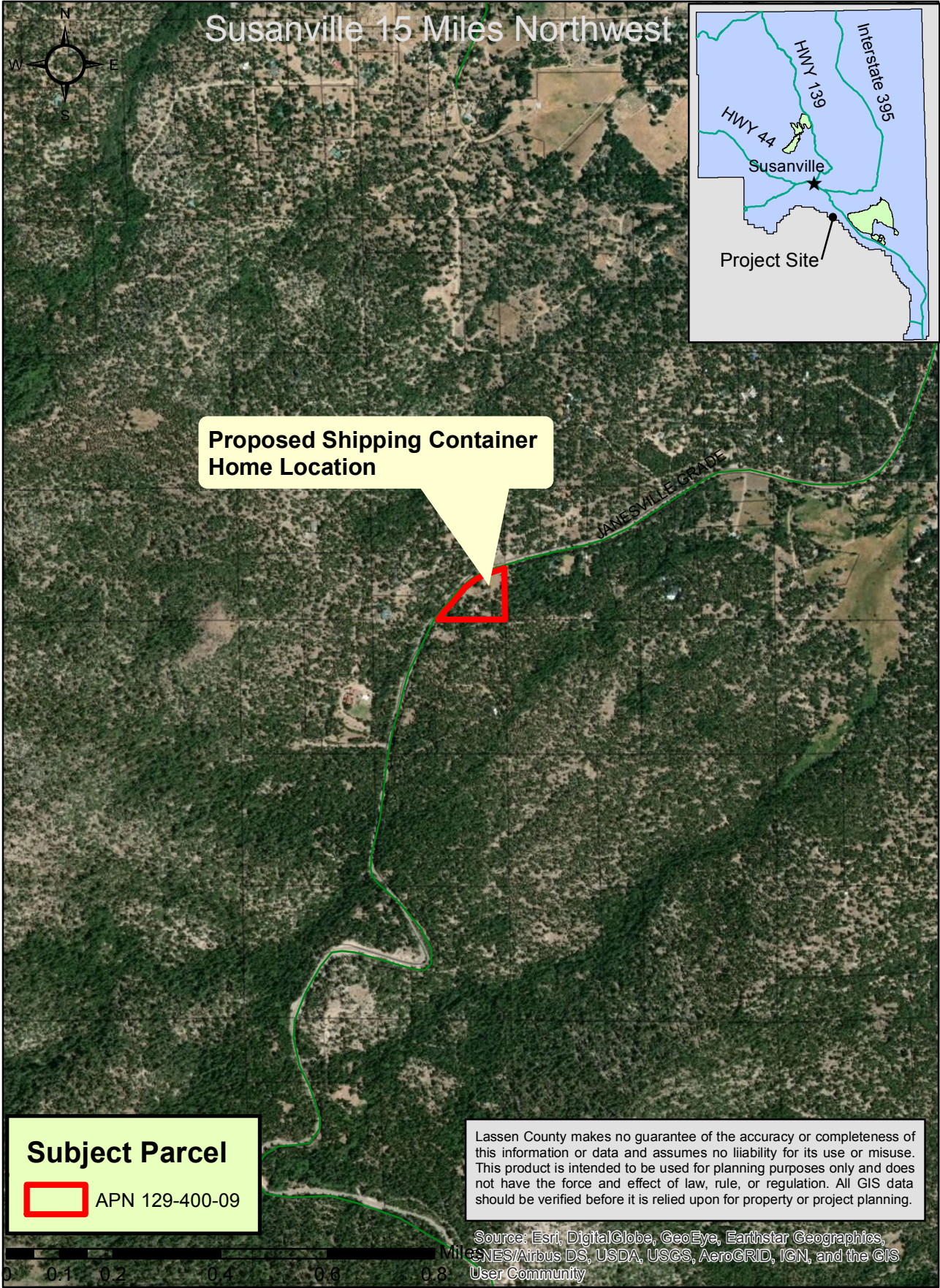
\_\_\_\_\_  
Chairman  
Lassen County Planning Commission

ATTEST:

\_\_\_\_\_  
Maurice L. Anderson, Secretary  
Lassen County Planning Commission



DESIGN REVIEW #2019-024, JESSE & MANDYLEE REEVES





# Plot Plan

Reeves Container Home

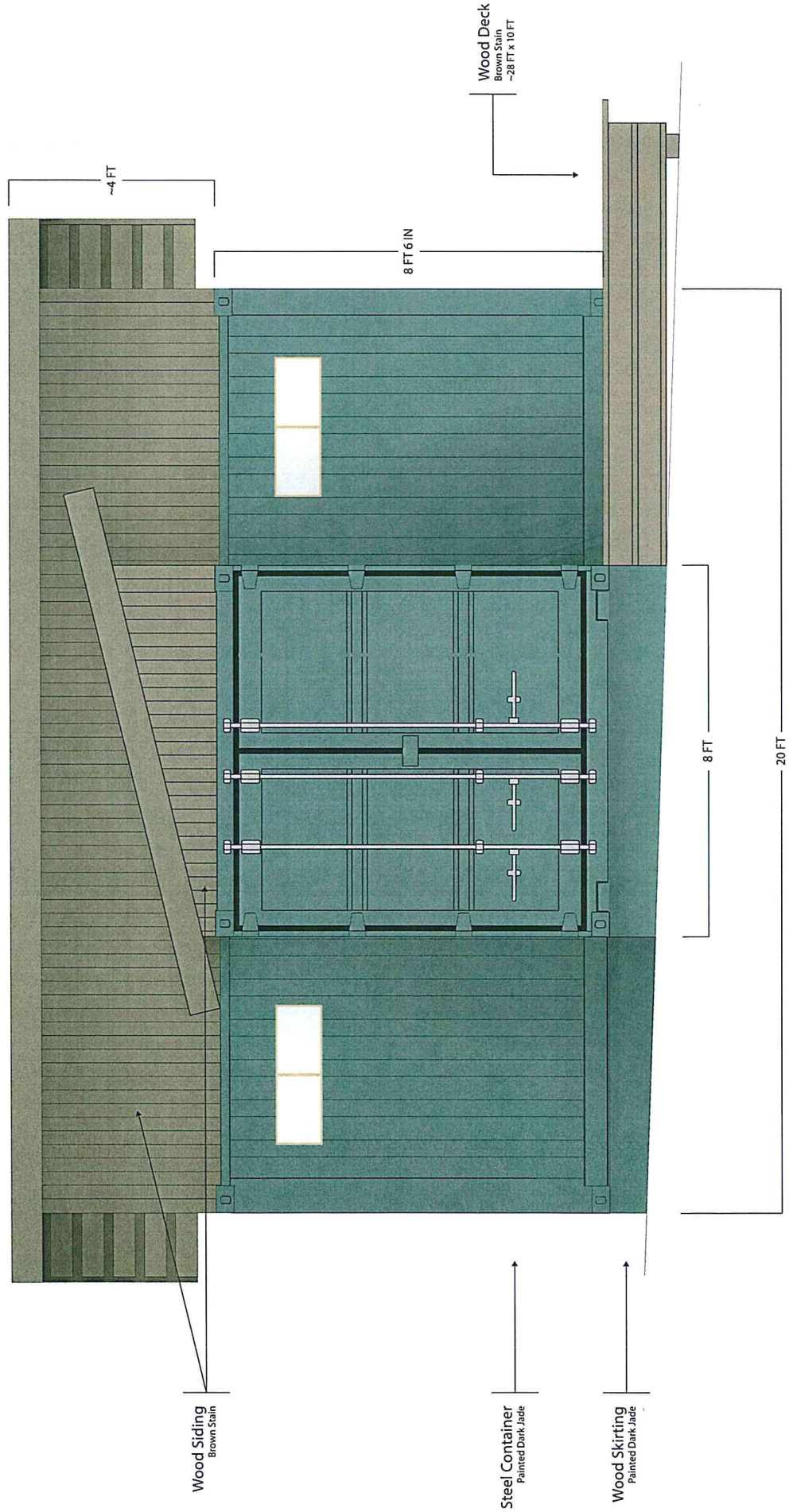




# East View

## Reeves Container Home

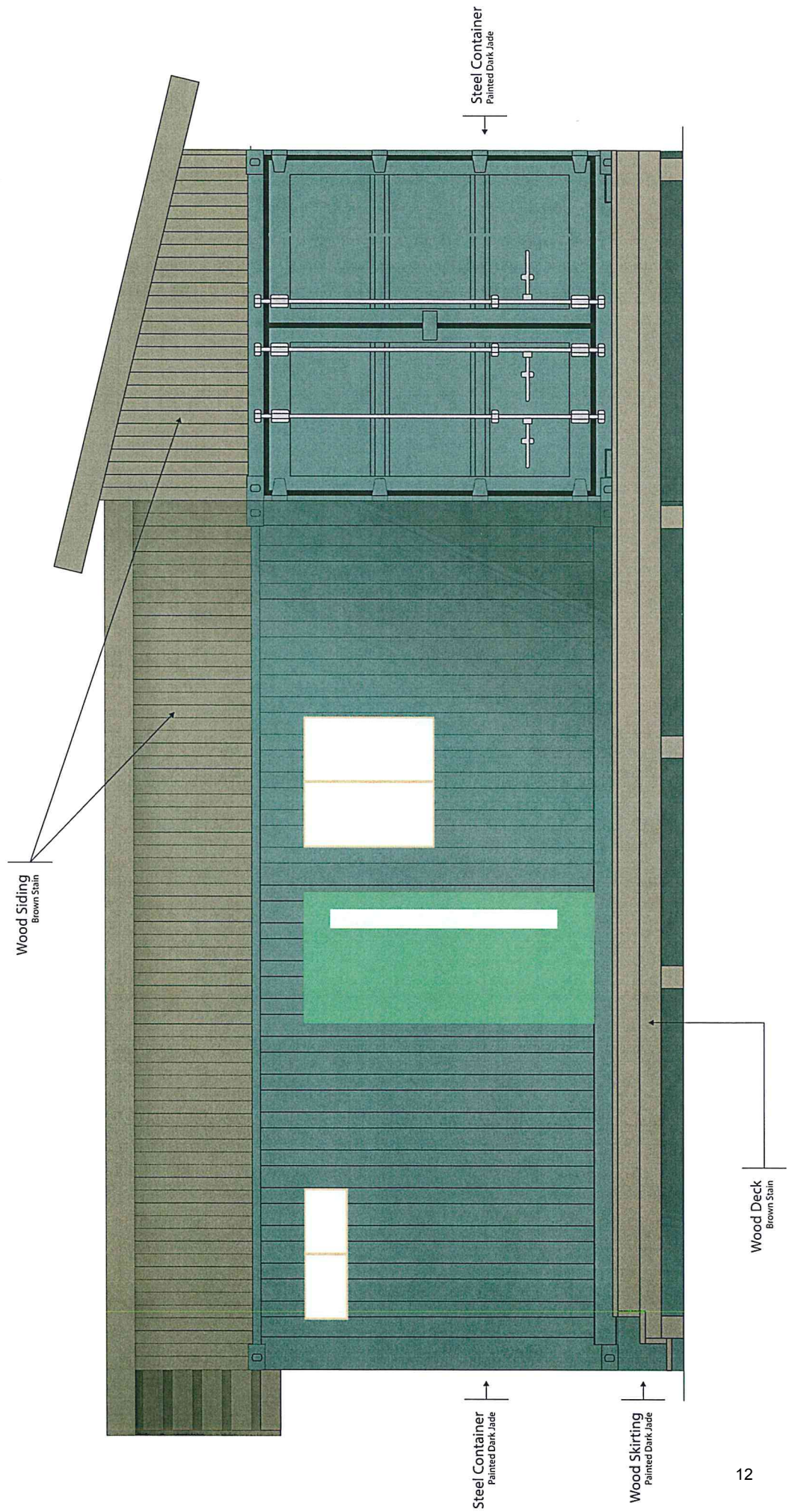
Roof Pitch  $\frac{12}{3}$





# South View

Reeves Container Home



# West View

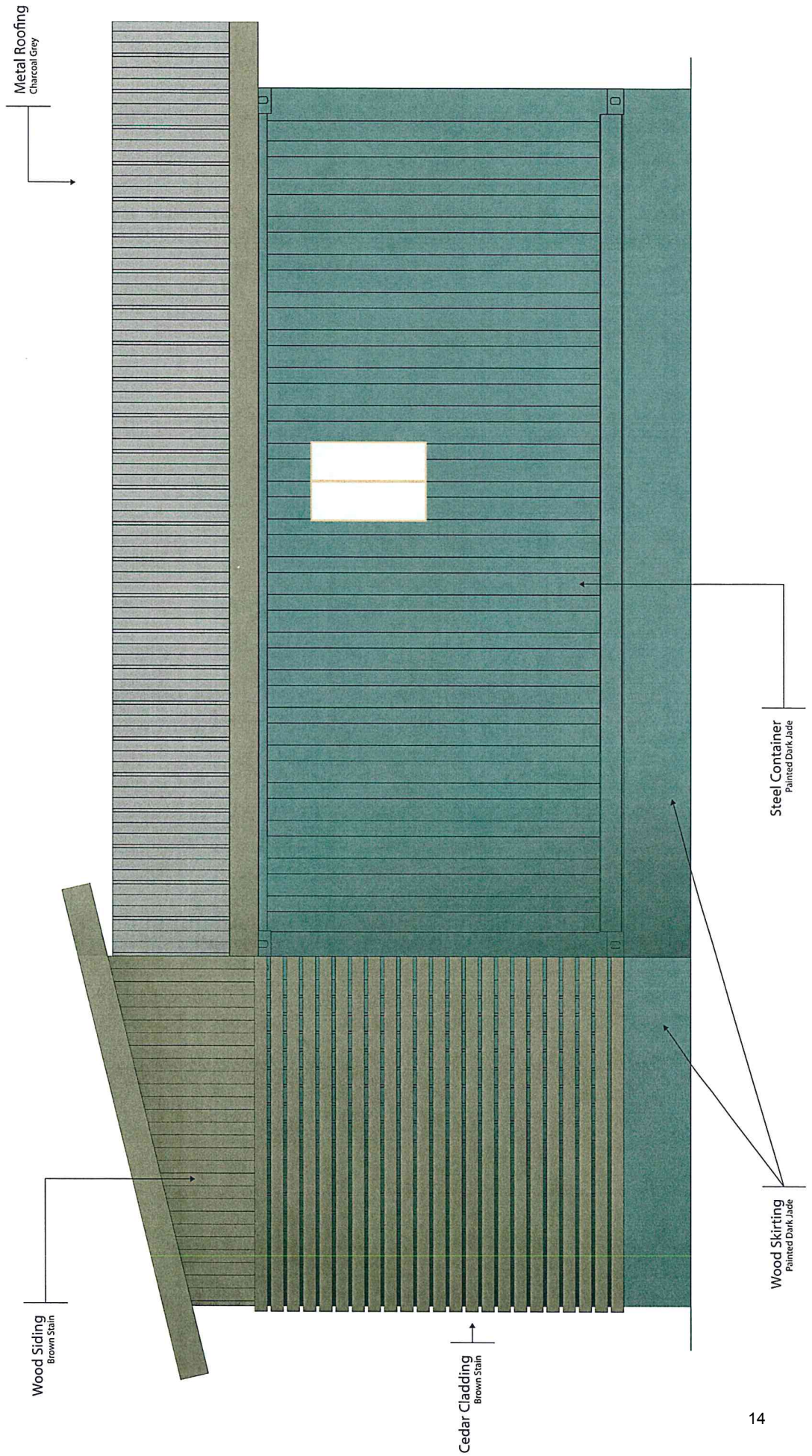
Reeves Container Home





# North View

Reeves Container Home





County of Lassen  
Department of Planning and Building Services

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

July 22, 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: July 22, 2019

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

SUBJECT: **DESIGN REVIEW #2019-024, JESSE & MANDYLEE REEVES.** The applicants are proposing a 320-square-foot shipping container single family residence that deviates from the roof pitch requirements of Lassen County Code § 18.108.235. Deviations from these requirements are allowed upon approval by the Architectural Review Committee through the Design Review process. The project site is zoned A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District) and has a land use designation of "Rural Residential" in the *Janesville Planning Area, 1993*, and the *Lassen County General Plan, 2000*. The project site is located approximately 1.4 miles southwest of Highway 395 in Janesville, at 461-430 Janesville Grade, Janesville, CA 96114. APN: 129-400-09. Staff Contact: Kelly Mumper, Associate Planner.

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

1. The project site is zoned A-2-B-4 (Agricultural Residential, 4 Acre Building Site Combining District) and has a land use designation of "Rural Residential" pursuant to the *Janesville Area Plan Amendments, 1993*, and the *Lassen County General Plan, 2000*.
2. Existing improvements on site include a well pump house, lean to shed, chicken coop, barn, storage shed, electric panel, well, and septic system.
3. The applicants are proposing a 320-square-foot shipping container single family residence that deviates from the roof pitch and roof overhang requirements of Lassen County Code § 18.108.235. Said section requires that the roof pitch not be less than 4/12 and that roof overhangs on the gabled ends and eaves not be less than 12", unless otherwise approved through the design review process.
4. The applicants are proposing a 3/12 roof pitch.
5. The applicants are proposing 12" eaves on the roof gabled ends and overhangs.
6. The applicants are proposing 50% clad metal siding and 50% clad cedar siding which is vertical and horizontal to compliment the aesthetics of the shipping containers.
7. The proposed shipping container single family residence meets the requirements set forth in Lassen County Code § 18.18.050(1) through (6) (Development Standards) for A-2 zoning



7. The applicants are proposing 12" eaves on the roof gabled ends and overhangs.
8. The applicants are proposing 100% metal siding.
9. The accessory building meets the requirements set forth in Lassen County Code § 18.18.050(1) through (6) (Development Standards) for A-2 zoning districts, including the 35-foot building height limit, the 35 percent maximum lot coverage limit, and all of the setback distances required by zoning.
10. The proposed accessory building meets the 30-foot setback distance required by the Lassen County 502 Ordinance set forth at Lassen County Code § 9.16.103(d)(1)(A).
11. As proposed, the accessory building is consistent with the *Janesville Area Plan Amendments, 1993* and the *Lassen County General Plan, 2000*.
12. 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 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: 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  
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website: www.co.lassen.ca.us

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

July 22, 2019

Jesse and Mandylee Reeves  
1090 Capitol Hill Avenue  
Reno CA 89502

RE: Design Review # 2019-024  
Assessor's Parcel No.: #129-400-09

At the July 22, 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 18.108.235. 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,

Es Maurice L. Anderson,  
Director

KM MLA:aje  
Enclosures

cc: County Building Official

2019-024\DR refer to PC





# DESIGN REVIEW APPLICATION

FILING FEE: \$63.00 FOR RESIDENTIAL; \$95.00 FOR MULTI-FAMILY JUL 16 2019  
RESIDENTIAL AND COMMERCIAL; \$127.00 FOR MULTI-UNIT COMMERCIAL  
DEPARTMENT OF PLANNING AND BUILDING SERVICES

707 Nevada Street, Suite 5 • Susanville, CA 96130-3912 LASSEN COUNTY DEPARTMENT OF  
(530) 251-8269 • (530) 251-8373 (fax) PLANNING AND BUILDING SERVICES  
www.co.lassen.ca.us

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#2019-024

<b>Property Owner/s</b>	<b>Property Owner/s</b>
Name: Jesse Reeves	Name: Mandylor Reeves
Mailing Address: 1090 Capitol Hill Ave	Mailing Address: 1090 Capitol Hill Ave
City, ST, Zip: Reno, NV 89502	City, ST, Zip: Reno, NV 89502
Telephone: 775-240-0102 Fax:	Telephone: 775-354-6751 Fax:
Email:	Email: makers@jammwares.com

<b>Applicant/Authorized Representative*</b>	<b>Agent (Land Surveyor/Engineer/Consultant)</b>
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 #:

<b>Project Address or Specific Location:</b> 461-430 Janesville Grade Janesville, CA 96114			
<b>Deed Reference:</b> Book:	Page:	Year:	Doc#:
<b>Zoning:</b> A-2-B-4	<b>General Plan Designation:</b>		
<b>Parcel Size (acreage):</b> 4	<b>Section:</b>	<b>Township:</b>	<b>Range:</b>

<b>Assessor's Parcel Number(s):</b>	129 - 400 - 09	-	-
-	-	-	-

<b>Project Description/Proposed Use of Structure:</b>
Container residence consisting of 2 20ft x 8ft shipping containers with 28ft x 10ft wood deck. 610 sq ft

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> 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.	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (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.)
Date: 7/12/19	Date:
Date: 7/12/19	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:

- The location of all existing and proposed structures on the property together with their dimensions, distance between structures and setback distances from property lines.
- Approximate location of all streams, drainage channels, and/or bodies of water and an approximate indication of slope and elevation of the property.
- 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.
- Proposed type and location of driveway, parking areas, sidewalks, fences, shrubs, landscaping, etc.
- The relation to the existing buildings and structures in the general vicinity and area.
- Location of sewer lines and leach field areas.

2. Setbacks:

Front: Required	<u>60 FT</u>	Proposed	<u>                    </u>
Side: Required	<u>30</u>	Proposed	<u>                    </u>
Rear: Required	<u>30</u>	Proposed	<u>                    </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: approx. 20x20 FT

Ground level to roof peak: approx. ~~13 FT 6 IN~~ 13 FT 6 IN

Ground level to top of wall (show on drawings.): approx. ~~9 FT 6 IN~~ 9 FT 6 IN

Roofing: Type: Metal

Pitch: 3/12

\*Color: Charcoal Grey

Elevations of proposed building (shown on drawings).

Exterior: Material: Steel and Cedar Cladding

\*Color of Siding: Steel - Dark Sade Cedar Cladding - Brown

Masonry work - color and materials to be used: NA

\*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: