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PLANNING COMMISSION MEETING August 6, 2019

FILE NUMBER: DR #2019-018
PROPERTY OWNER: Joshua and Patricia Ballard
TYPE OF APPLICATION: Design Review

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
August 6, 2019

FILE NUMBER: 2019-018
PROPERTY OWNER: Joshua and Patricia Ballard
TYPE OF APPLICATION: Design Review
GENERAL LOCATION: The project site is located at 713-265 Honey Girl Lane in Janesville
ASSESSOR'S PARCEL NUMBER: 129-510-22
PROJECT SITE ZONING: A-2-B-4 (Agricultural Residential District, 4-Acre Building Site Combining District)
GENERAL PLAN: "Rural Residential" in the *Janesville Planning Area, 1993*, and the *Lassen County General Plan, 2000*
ENVIRONMENTAL DOCUMENT: Exempt from CEQA pursuant to Section 15061(b)(3) of the 2019 CEQA Guidelines
ASSIGNED STAFF: Stefano Richichi, Associate Planner

AUTHORITY FOR APPLICATION:

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

REGULATING AGENCIES:

Agency

Planning Commission
Building Division

Identified Permits/Approvals

Design Review Approval
Building Permit

PROJECT DESCRIPTION: The applicants are proposing a 3,200-square-foot accessory building that deviates from the roof overhang and siding requirements of Lassen County Code § 18.108.235. The proposed garage does not have roof overhangs (although the proposed building will have gutters) and is completely sided with metal. See section titled "Lassen County Code" below for more information.

PROJECT SITE CHARACTERISTICS: The project site is located approximately 1.75 miles north of the intersection of U.S. Highway 395 and Standish-Buntingville Road at 713-265 Honey Girl Lane, Janesville, CA 96114. APN: 129-510-22. 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 Planning Area, 1993*, and the *Lassen County General Plan, 2000*.

Existing improvements on site include an approximately 1,940-square-foot site-built residence (according to the applicant; including the attached garage), two small sheds, a septic system, and a well.

ACCESS/REQUIREMENTS: Access is from Honey Girl Lane, which is not in the County Maintained Road System, and Standish-Buntingville Road, which is in the County Maintained Road System.

ZONING: The project site is zoned A-2-B-4 (Agricultural Residential District, 4-Acre Building Site Combining District). According to Lassen County Code Section 18.18.030, accessory buildings are allowed by right in the A-2 zoning district. Also see the information regarding architectural requirements in the section titled “Lassen County Code,” below.

SURROUNDING PROPERTY CHARACTERISTICS: Neighboring parcels are zoned A-2-B-4 (Agricultural Residential District, 4-Acre Building Site Combining District). Immediately surrounding parcels range from 4 to 8.9 acres in size, although most are approximately 4 and 5 acres in size.

	Zoning (see notes at bottom)	Parcel Size (acres)	Land Use Designation <i>Richmond/Gold Run Area Plan, 1993</i>
North	A-2-B-4	5.52	“Estate Residential”
East	A-2-B-4	4	“Estate Residential”
South	A-2-B-4	4	“Estate Residential”
West	A-2-B-4	5	“Estate Residential”

GENERAL PLAN:

The project site has a “Rural Residential” land use designation in the *Janesville Planning Area, 1993*, and the *Lassen County General Plan, 2000*. The following descriptions, goals, and policies from the general plan are relevant to the project:

- **Rural Residential**

The Rural Residential designation provides for medium density residential use in a generally rural environment. Parcel 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 0.15 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.

- GOAL L-8: Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.

- 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.
- 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.
- 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.

LASSEN COUNTY CODE: Lassen County Code § 18.108.235 states that unless approved by the Architectural Review Committee (or by extension, the Planning Commission, see below), residential use structures in A-2 zoning districts must have a minimum twelve inch roof overhangs on the sides and on the gable ends and not more than half of the structure may be sided with metal. The proposed garage does not have roof overhangs (although the proposed building will have gutters) and is completely sided with metal.

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 153061(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 July 1, 2019, and moved to refer the application to the August 6, 2019, Planning Commission meeting to give surrounding property owners an opportunity to provide comment, given the large size of the proposed accessory structure.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
APPROVING DESIGN REVIEW APPLICATION #2019-018, BALLARD

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted August 6, 2019, has considered Design Review Application #2019-018 filed by Joshua and Patricia Ballard, to allow for the construction of a 3,200-square-foot accessory building that has no roof overhang and has metal siding. The project site is zoned A-2-B-4 (Agricultural Residential District, 4-Acre Building Site Combining District) and has a “Rural Residential” land use designation in the *Janesville Planning Area, 1993*, and the *Lassen County General Plan, 2000*. The project site is located approximately 1.75 miles north of the intersection of U.S. Highway 395 and Standish-Buntingville Road at 713-265 Honey Girl Lane, Janesville, CA 96114 (APN: 129-510-22); and

WHEREAS, the Lassen County Code requires that all residential use structures placed within an A-2 zoning district have a minimum 12-inch roof overhang and not be sided with more than 50 percent of metal materials, although deviations from the roof overhang and materials requirements are allowed through the design review process; and

WHEREAS, the Design Review application, if approved, would allow a building with no roof overhang that has siding constructed entirely of metal; and

WHEREAS, similar buildings to what is being requested are located nearby, and, as such, the proposed building would not represent a significant departure from other buildings in the vicinity; and

WHEREAS, the Environmental Review Officer of the County of Lassen has determined that the project is exempt from the requirements of the California Environmental Quality Act under Section 153061(b)(3) of the 2019 California Environmental Quality Act Guidelines.

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. That the proposed project is consistent with the *Janesville Planning Area, 1993*, the *Lassen County General Plan, 2000*, and the provisions of the Lassen County Zoning Ordinance; and
 - b. That the design review application would not be adverse to the public or general neighborhood, hinder the orderly and harmonious development of the county, or otherwise affect the general prosperity and welfare of its residents.

3. The Lassen County Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for an exemption from the California Environmental Quality Act under Section 153061(b)(3) of the 2019 California Environmental Quality Act Guidelines.
4. The Lassen County Planning Commission hereby approves Design Review Application #2019-018, subject to the conditions of approval attached hereto as Exhibit "A."

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 6th day of August, 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary

“EXHIBIT A”

CONDITIONS OF APPROVAL
DESIGN REVIEW #2019-018, Ballard

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.
3. The proposed metal siding must be treated with an oxidation inhibitor and shall have a no-glare surface.
4. The proposed accessory building shall be painted to match the home (gray roof and tan siding).
5. In the event that any archaeological or cultural resources are discovered during construction or any ground disturbing activities in association with this project, such work is to be halted in the immediate area of the discovery until a qualified archaeologist, who may recommend appropriate mitigation measures. The project proponent shall implement any mitigation measures or conditions of approval recommended by the archaeologist to reduce potentially significant impacts to identified cultural resources to a less than significant level.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
DISAPPROVING DESIGN REVIEW APPLICATION #2019-018, BALLARD

WHEREAS, the Planning Commission of Lassen County, after due notice and a public hearing conducted August 6, 2019, has considered Design Review Application #2019-018 filed by Joshua and Patricia Ballard, to allow for the construction of a 3,200-square-foot accessory building that has no roof overhang and has metal siding. The project site is zoned A-2-B-4 (Agricultural Residential District, 4-Acre Building Site Combining District) and has a “Rural Residential” land use designation in the *Janesville Planning Area, 1993*, and the *Lassen County General Plan, 2000*. The project site is located approximately 1.75 miles north of the intersection of U.S. Highway 395 and Standish-Buntingville Road at 713-265 Honey Girl Lane, Janesville, CA 96114 (APN: 129-510-22); and

WHEREAS, the Lassen County Code requires that all residential use structures placed within an A-2 zoning district have a minimum 12-inch roof overhang and not be sided with more than 50 percent of metal materials; and

WHEREAS, the Design Review application, as proposed, does not meet the above architectural requirements; 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.

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. That visual impacts identified in the design review application would be adverse to the public or general neighborhood, hinder the orderly and harmonious development of the county, or otherwise affect the general prosperity and welfare of its residents; and
 - b. That the design review application conflicts with the standards and provisions of the *Janesville Planning Area 1993*, and the *Lassen County General Plan, 2000*, including:
 - i. Goal L-8: “Neighborhoods which offer safe and pleasant living environments for the residents of Lassen County.”
 - ii. 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.”

iii. Land Use Policy 21: “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.”

iv. Land Use Policy 23: “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.”

3. The Lassen County Planning Commission hereby disapproves Design Review Application #2019-018.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 6th day of August, 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission



County of Lassen
Department of Planning and Building Services

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

June 28, 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 1, 2019

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

M.L.A. For:

SUBJECT: **DESIGN REVIEW #2019-018, Joshua and Patricia Ballard.** The applicants are proposing a 3,200-square-foot accessory building that deviates from the roof overhang and siding 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 A-2-B-4 (Agricultural Residential District, 4-Acre Building Site Combining District) and its land use designation is “Rural Residential” in the *Janesville Planning Area, 1993*, and the *Lassen County General Plan, 2000*. The project site is located approximately 1.75 miles north of the intersection of U.S. Highway 395 and Standish-Buntingville Road at 713-265 Honey Girl Lane, Janesville, CA 96114. APN: 129-510-22. Staff Contact: Stefano Richichi, Associate Planner

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

1. The subject parcel is zoned A-2-B-4 (Agricultural Residential District, 4-Acre Building Site Combining District) and has a land use designation of “Rural Residential” in the *Janesville Planning Area, 1993*, and *Lassen County General Plan, 2000*.
2. Existing improvements on site include an approximately 1,940-square-foot site-built residence (according to the applicant; including the attached garage), two small sheds, a septic system, and a well.
3. The applicants are proposing a 3,200-square-foot accessory building that deviates from the roof overhang and siding requirements of Lassen County Code § 18.108.235. Said section states that unless approved by the Architectural Review Committee, residential use structures in A-2 zoning districts must have a minimum twelve inch roof overhangs on the sides and on the gable ends and not more than half of the structure may be sided with metal. The proposed garage does not have roof overhangs (although the proposed building will have gutters) and is completely sided with metal.
4. The proposed 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.
5. The proposed accessory building will have a gray, steel roof and tan, steel siding. The existing home has a gray metal roof and tan siding.
6. The proposed accessory building meets the roof pitch requirement found at Lassen County Code § 18.108.235(iii).
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 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.
3. The proposed metal siding must be treated with an oxidation inhibitor and shall have a no-glare surface.

MLA:smr



DESIGN REVIEW APPLICATION

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

RECEIVED

JUN 13 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#2019-018

Property Owner/s	Property Owner/s
Name: Joshua A Ballard	Name: Patricia C Ballard
Mailing Address: 713-265 Honey Girl Ln	Mailing Address: 713-265 Honey Girl Ln
City, ST, Zip: Jonesville CA 96114	City, ST, Zip: Jonesville CA 96114
Telephone: 530-249-3528 Fax:	Telephone: 530-249-3498 Fax:
Email: josh.a.ballard@gmail.com	Email: patricia.c.ballard@gmail.com

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input 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:	License #:

Project Address or Specific Location: 713-265 Honey Girl Lane, Jonesville, CA 96114	
Deed Reference: Book: Page: Year: Doc#:	
Zoning: A-2-B-4	General Plan Designation: Rural Residential
Parcel Size (acreage): 4 Acres	Section: Township: Range:

Assessor's Parcel Number(s): 129 - 510 - 22	- -	- -
- -	- -	- -

Project Description/Proposed Use of Structure:

Shop / Ag Storage 4/12 Roof Pitch 100% Metal Siding
Eave length 0" / with gutters Size: 40x80 km

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.)
Date: 6/13/19	Date:
Date: 6/13/19	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:

- 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>30+</u>
Side: Required	<u>30</u>	Proposed	<u>30+</u>
Rear: Required	<u>30</u>	Proposed	<u>30+</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: _____

Ground level to roof peak: _____

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

Roofing: Type: Steel

Pitch: 4-12

*Color: Grey

Elevations of proposed building (shown on drawings).

Exterior: Material: Steel

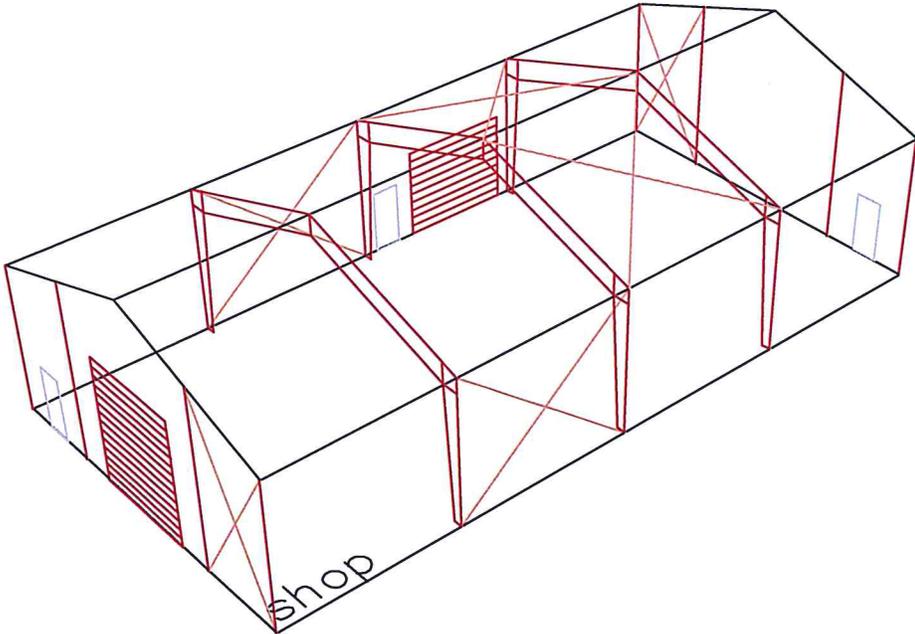
*Color of Siding: Tan

Masonry work – color and materials to be used: _____

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

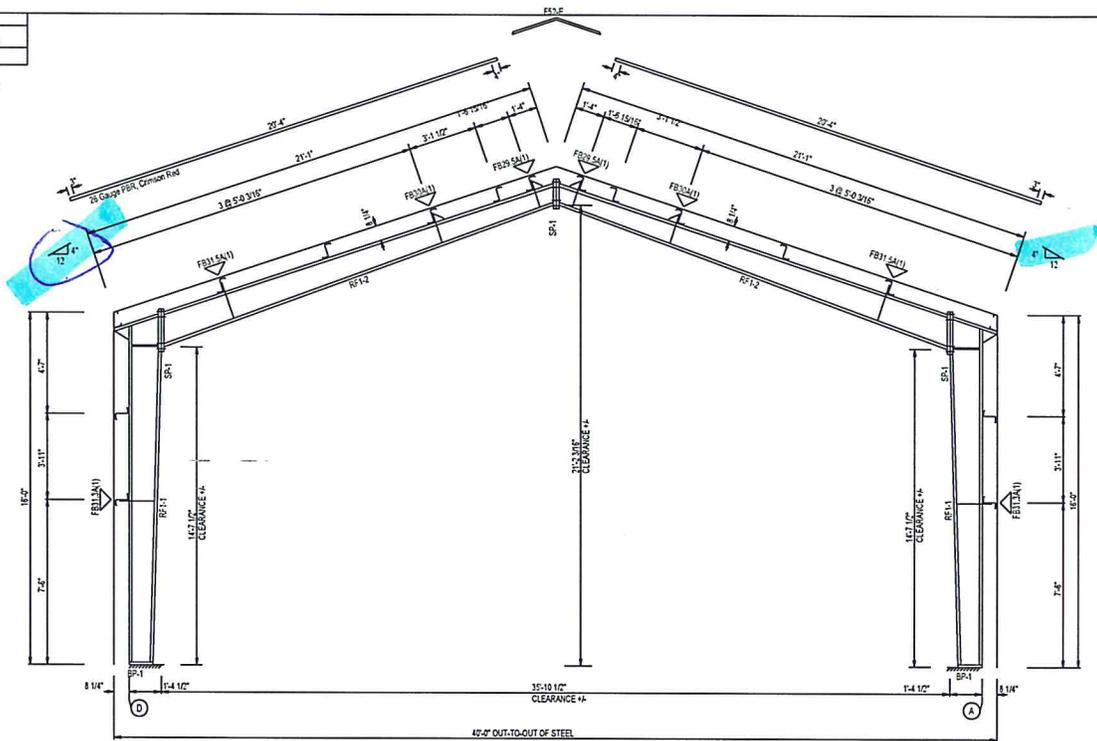
Staff Use Only: Fire Responsibility Area: SRA LRA-very high Chapter 7A materials required: Yes No

Conference with Cal Fire required: Yes No Building Inspector intake review complete (initial): _____ Date: _____



STIFFENER TABLE			
Mark	Size Mark	Plate Size	Length
RF-1	Ss-1	2 1/2" x 1/4"	18"

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)
 FB(A) () = symphonic
 A-1202140



FRAME CROSS SECTION: FRAME LINE 2 3 4

NOT FOR CONSTRUCTION

Reviewed By:
 Planning Division
 By *KM*
 Date *6/13/2019*

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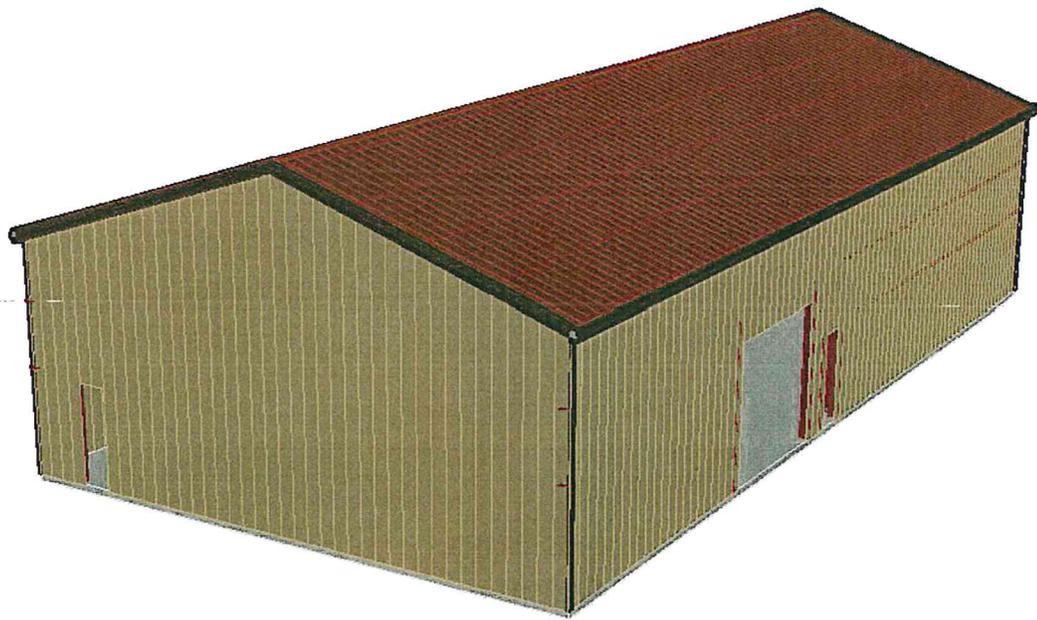
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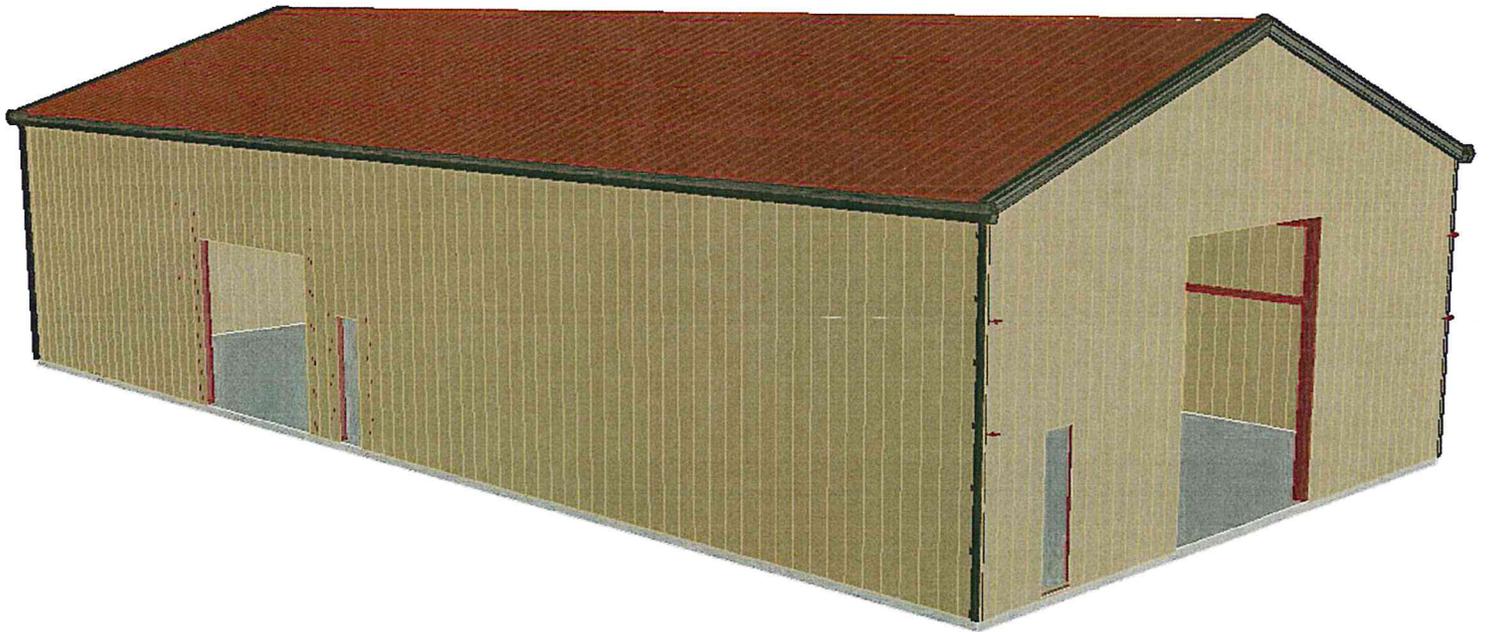
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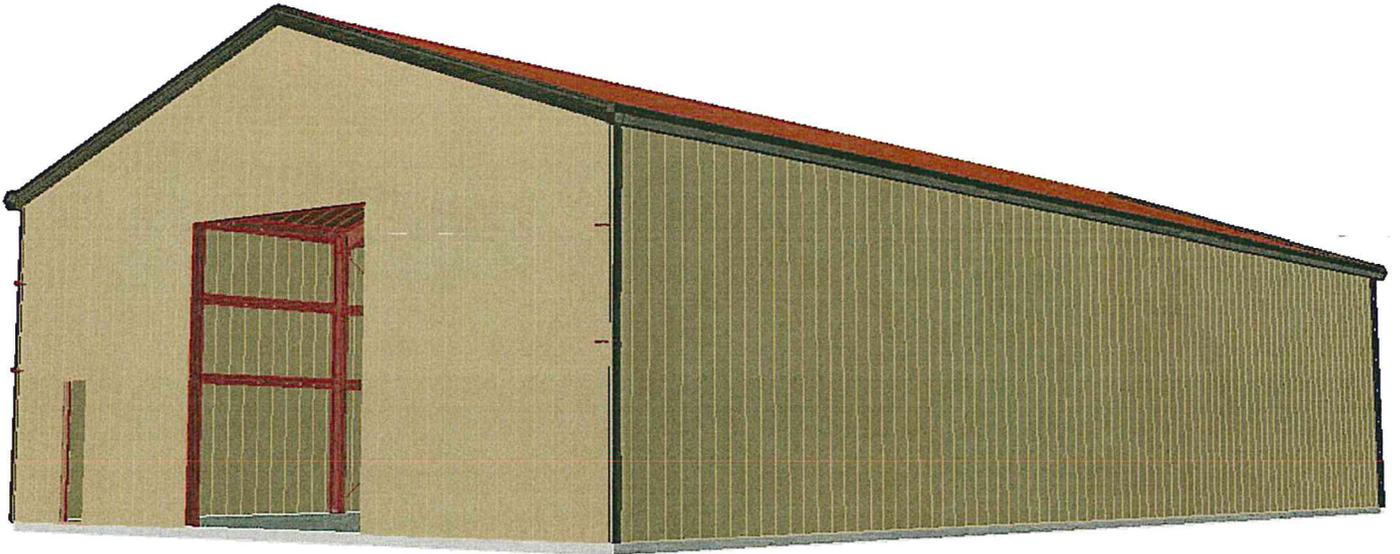
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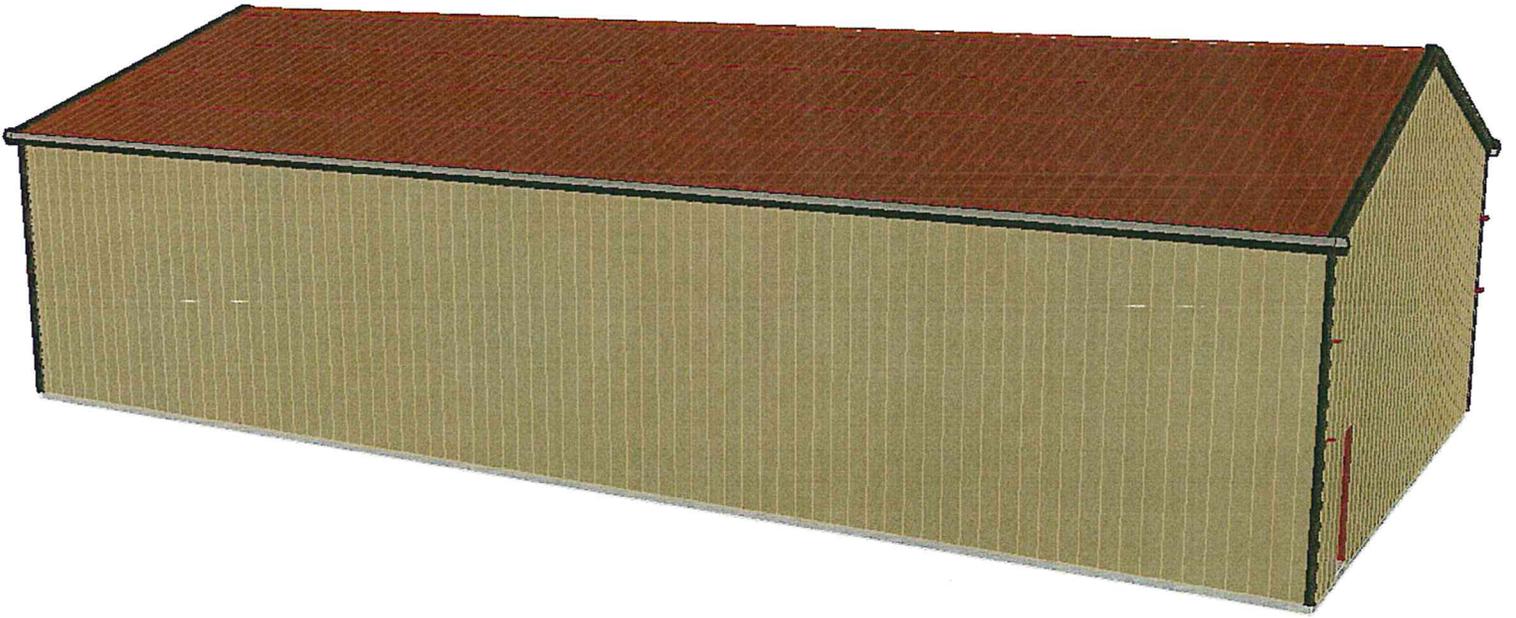
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JUN 13 2019

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Planning and Building Services



Design Review #2019-018, Ballard



 Subject Parcel (APN 129-510-22)

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0 375 750 1,500 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community