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PLANNING COMMISSION

March 7, 2023

FILE NUMBER: 2023-001
PROPERTY OWNER: Chris & Janette McDougall
TYPE OF APPLICATION: Design Review

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
March 7, 2023

FILE NUMBER:	2023-001
PROPERTY OWNER:	Chris & Janette McDougall
TYPE OF APPLICATION:	Design Review
GENERAL LOCATION:	The project site is located along Old Scotts Logging Road, approximately 5 miles South of Susanville, CA 96130.
ASSESSOR'S PARCEL NUMBER:	116-300-034
PROJECT SITE ZONING:	R-1-B-5-AA-D (Single Family Residential, 5 Acre Building Site, Accessory Animal Design Combining District).
GENERAL PLAN:	"Rural Residential" pursuant to the <i>Richmond/Gold Run Area Plan, 1993</i> and the <i>Lassen County General Plan, 2000</i> .
ENVIRONMENTAL DOCUMENT:	Exempt from CEQA pursuant to Section 15303(e) of the Guidelines.
ASSIGNED STAFF:	Chris Martin, Assistant Planner

AUTHORITY FOR APPLICATION:

Lassen County Code 18.86 establishes the authority for the Design Review application.

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

REGULATING AGENCIES:

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

PROJECT DESCRIPTION: The applicants are proposing a 706-square-foot single-family residence (efficiency dwelling unit "yurt").

PROJECT SITE CHARACTERISTICS: The project site is located along Old Scotts Logging Road, approximately 5 miles south of Susanville and 0.6 miles west of Wingfield Road, at 469-150 Childrens Road, Susanville, CA 96130. The parcel is located within a FEMA "Zone X" area and is not located in a floodplain (Panel# 06035C2200D, 9/3/10). The project site is zoned R-1-B-5-AA-D (Single Family Residential, 5 Acre Building Site, Accessory Animal, Design Combining District) and has a land use designation of "Rural Residential" pursuant to the *Richmond/Gold Run Area Plan, 1993* and the *Lassen County General Plan, 2000*.

Existing improvements on site include a Well.

ACCESS/REQUIREMENTS: Access is from Old Scotts Logging Road.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Neighboring parcels are zoned R-1-B-5-AA-D (Single Family Residential, 5 Acre Building Site, Accessory Animal, Design Combining District) and U-C (Upland Conservation District). The surrounding parcels range in size from 5 to 40 acres in size.

	Zoning (see notes at bottom)	Parcel Size (acres)	Land Use Designation <i>Janesville Area Plan Amendments, 1993</i>
North	R-1-B-5-AA-D*	5	“Rural Residential”
East	R-1-B-5-AA-D	5	“Rural Residential”
South	U-C**	40	“General Forest”
West	R-1-B-5-AA-D	5	“Rural Residential”

*R-1-B-5-AA-D (Single Family Residential, 5 Acre Building Site, Accessory Animal, Design Combining District)

**U-C. (Upland Conservation 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*.

RICHMOND/GOLD RUN AREA PLAN LAND USE POLICIES:

15-A. Housing development shall be consistent with the policies and provisions of the Housing Element of the Lassen County General Plan.

15-B. Within areas designated for residential use, housing should be established in the least environmentally sensitive locations.

15-C. Residential land use shall continue to be the primary developed land use in the planning area in order to maintain the rural character of the community.

15-F. All new structural development and exterior reconstruction shall be designed and constructed in a manner that will complement the community character and protect any unique features and amenities of the site.

15-M. The County shall provide for community participation in Design Review.

As proposed, the project may not be consistent with Policy 15-F of the *Richmond/Gold Run Area Plan, 1993*.

Pursuant to policy 15-M a public hearing is necessary in order to determine consistency with policy 15-F

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 design of the proposed single-family residence.

The application meets the development standards for R-1 zoning districts found at Lassen County Code Section 18.22.050, including building site coverage, and setbacks.

The applicants are proposing a 706-square-foot single-family residence (efficiency dwelling unit “yurt”).

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 February 15, 2023 and referred the application to the March 7, 2023 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# 2023-001, MCDOUGALL
JANETTE F & CHRISTOPHER HELMS

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted March 7, 2023, has considered Design Review application #2023-001, MCDOUGALL JANETTE F & CHRISTOPHER HELMS, proposing a 706-square-foot single-family residence (efficiency dwelling unit/"yurt"). The subject parcel is zoned R-1-5-B-AA-D (Single Family Residential, 5 Acre Building Site, Accessory Animal, Design Combining District) and has a land use designation of "Rural Residential" pursuant to the *Richmond/Gold Run Area Plan, 1993* and the *Lassen County General Plan, 2000*. The project site is located along Old Scotts Logging Road, approximately 5 miles south of Susanville and 0.6 miles west of Wingfield Road, at 469-150 Childrens Road, Susanville, CA 96130. APN: 116-300-034; 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, through the Design Review application, the Planning Commission is considering a 706-square-foot single-family residence (efficiency dwelling unit/"yurt"); and

WHEREAS, the Environmental Review Officer of Lassen County has determined that Design Review #2023-001, MCDOUGALL JANETTE F & CHRISTOPHER HELMS, 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 *Richmond/Gold Run Area Plan, 1993*.
 - b. The proposed project is consistent with community character from other residential use structures found in the vicinity.
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.

Resolution _____

4. The Planning Commission hereby approves Design Review application #2023-001, MCDOUGALL JANETTE F & CHRISTOPHER HELMS, subject to the conditions of approval attached hereto as "Exhibit A."

PASSED AND ADOPTED on March 7, 2023, 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

Resolution_____

“EXHIBIT A”

CONDITIONS OF APPROVAL
DESIGN REVIEW # 2023-001, MCDOUGALL JANETTE F & CHRISTOPHER
HELMS

1. The applicant will secure a building permit from the Department of Planning and Building Services before construction of the proposed Single Family Residence.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
DISAPPROVING DESIGN REVIEW APPLICATION# 2023-001, MCDOUGALL
JANETTE F & CHRISTOPHER HELMS

WHEREAS, the Planning Commission of Lassen County, after due notice and public hearing conducted March 7, 2023, has considered Design Review application #2023-001, MCDOUGALL JANETTE F & CHRISTOPHER HELMS, proposing a 706-square-foot single-family residence (efficiency dwelling unit/"yurt"). The subject parcel is zoned R-1-5-B-AA-D (Single Family Residential, 5 Acre Building Site, Accessory Animal, Design Combining District) and has a land use designation of "Rural Residential" pursuant to the *Richmond/Gold Run Area Plan, 1993* and the *Lassen County General Plan, 2000*. The project site is located along Old Scotts Logging Road, approximately 5 miles south of Susanville and 0.6 miles west of Wingfield Road, at 469-150 Childrens Road, Susanville, CA 96130. APN: 116-300-034; 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, through the Design Review application, the Planning Commission is considering a 706-square-foot single-family residence (efficiency dwelling unit/"yurt"); and

WHEREAS, the Environmental Review Officer of Lassen County has determined that Design Review #2023-001, MCDOUGALL JANETTE F & CHRISTOPHER HELMS, 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 inconsistent with the *Lassen County General Plan, 2000* and *Richmond/Gold Run Area Plan, 1993*.
 - b. The proposed project is not consistent with community character, and from other residential use structures found in the vicinity.
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.

Resolution_____

4. The Planning Commission hereby disapproves Design Review application #2023-001, MCDUGALL JANETTE F & CHRISTOPHER HELMS.

PASSED AND ADOPTED on March 7, 2023, at a regular meeting of the Planning Commission, County of Lassen, State of California by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

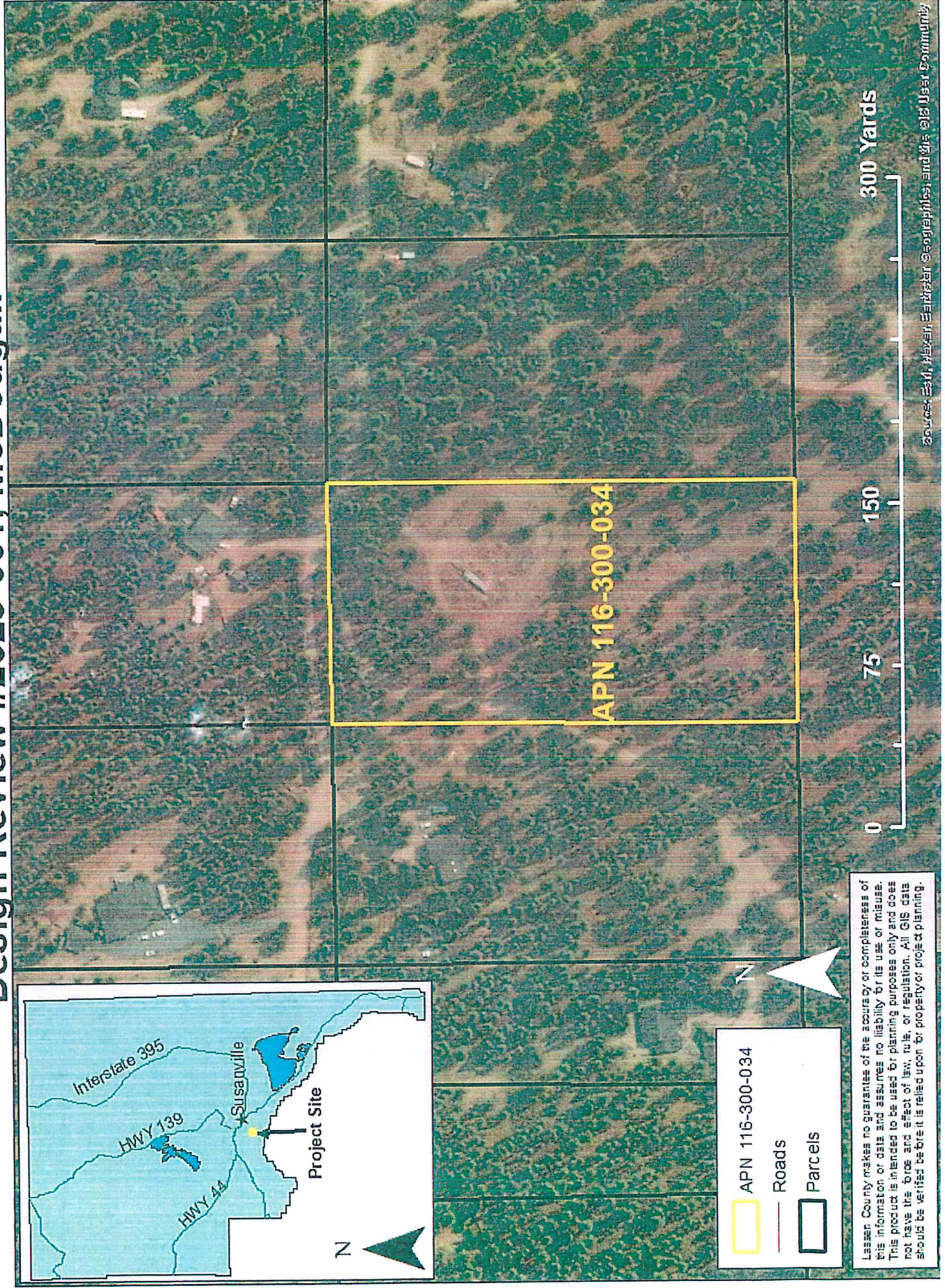
ABSENT: _____

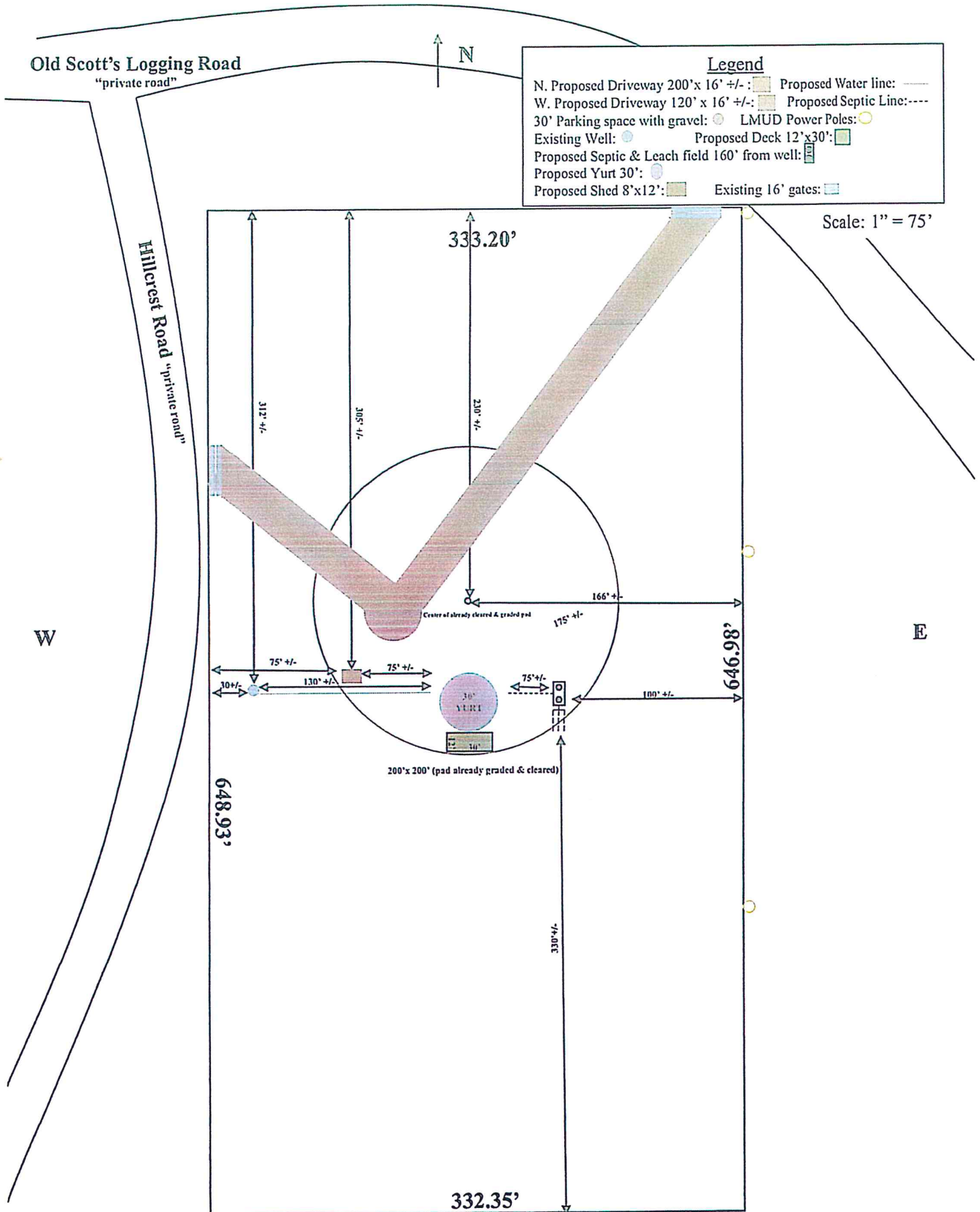
Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

Design Review #2023-001, McDougall



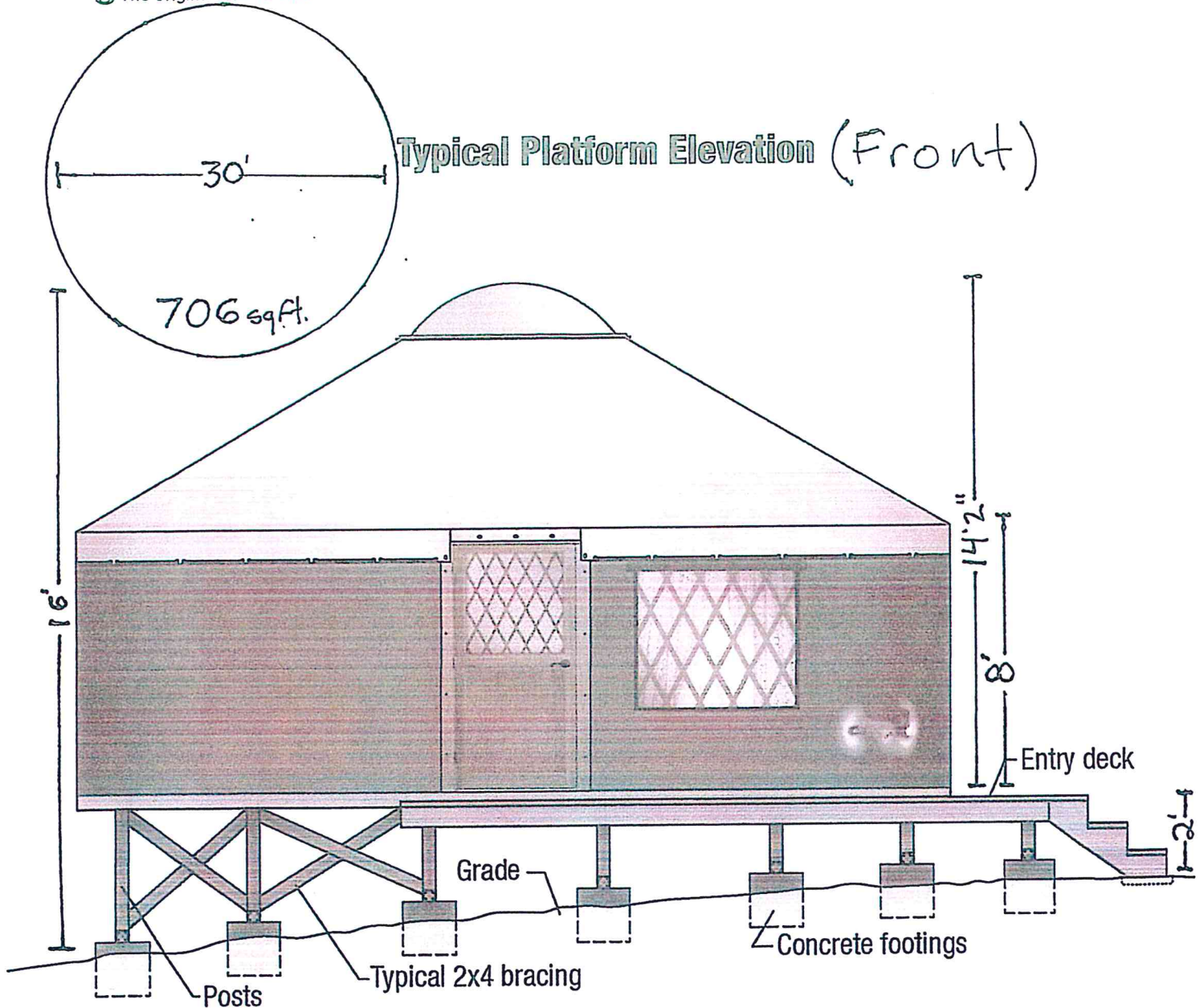


Site Plan

Lands of: Chris & Janette McDougall

S APN: 116-300-034

Address: 469-150 Children's Road, Susanville, CA 96130



Note: Platform and footings should be designed according to the conditions of each individual site and local building requirements. Site and soil conditions will dictate footing size and depth below grade.



County of Lassen

Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

February 14, 2023

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

Zoning & Building

Inspection Requests

Phone: 530 257-5263

Environmental Health

Messages: 530 251-8528

email: EHE@co.lassen.ca.us

TO: Architectural Review Committee
Agenda Date: February 15, 2023

FROM: Maurice L. Anderson, Director

SUBJECT: **DESIGN REVIEW #2023-001, McDougall.** The applicants are proposing a 706-square-foot single-family residence (efficiency dwelling unit/"yurt"). The project site is zoned R-1-B-5-AA-D (Single-Family Residential 5-Acre Building Site Accessory Animal Design Combining District) and its land use designation is "Rural Residential" in the *Richmond/Gold Run Area Plan, 1993*. The project site is located along Old Scotts Logging Road, approximately 5 miles south of Susanville and 0.6 miles west of Wingfield Road, at 469-150 Childrens Road, Susanville, CA 96130. APN: 116-300-034. Staff Contact: Chris Martin, Assistant Planner

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

1. The project site is zoned R-1-B-5-AA-D (Single-Family Residential 5-Acre Building Site Accessory Animal Design Combining District) and its land use designation is "Rural Residential" in *Richmond/Gold Run Area Plan, 1993*.
2. Existing improvements on site include a well (WE2015-52).
3. The applicants are proposing a 706-square-foot single-family residence (efficiency dwelling unit/"yurt").
4. The applicant is proposing flame-retardant acrylic coated vinyl/polyester fabric siding in dusky blue, with a flame-retardant laminated vinyl/polyester fabric roof in gray.
5. The proposed residence meets all requirements set forth in Lassen County Code § 18.22.050 (Development Standards) for R-1 zoning districts, including the 25-foot building height limit, the 35 percent maximum lot coverage limit, and all of the setback distances.
6. The proposed residence meets the 30-foot fire-safe setback distance required by Lassen County Code § 9.16.330 and California Code of Regulations § 1276.01.

7. The following policies and implementation measures from the *Richmond/Gold Run Area Plan, 1993*, also pertain to the proposal:

Community Development

Land Use

Residential

Policy 15-M: The County shall provide for community participation in Design Review.

Policy 15-F: All new structural development and exterior reconstruction shall be designed and constructed in a manner that will complement the community character and protect any unique features and amenities of the site.

Implementation 15-8: All new buildings and exterior reconstruction shall be subject to design review in accordance with standards established by the community with consideration for such things as:

- a. site disturbance and ultimate site coverage
- b. building size
- c. adjacent views and solar access
- d. landscaping
- e. exterior appearance (construction techniques and architectural features such as materials and textures, overhangs, etc.)
- f. accessory buildings
- g. avoidance of environmentally sensitive areas

8. Pursuant to Lassen County Code § 18.118 (Design Review), 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 the design district or applicable standards; or
 - c. Refer the application to the Planning Commission for a public hearing and decision.

Code Requirements

1. The applicant will secure a building permit from the Department of Planning and Building Services before construction of the proposed residence.

MLA:cjm



County of Lassen

Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

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

February 15, 2023

Chris & Janette McDougall
4915 Pradera St.
Sparks. NV 89436

Zoning & Building
Inspection Requests
Phone: 530 257-5263

Environmental Health
Messages: 530 251-8528
email: EHE@co.lassen.ca.us

RE: Design Review # 2023-001, McDougall
Assessor's Parcel No.: 116-300-034

At the February 15, 2023, meeting of the Architectural Review Committee (ARC), the Committee determined that the application will be referred to the Lassen County Planning Commission.

The application will be scheduled for a public hearing on March 7, 2023. You will be notified of the time prior to the meeting.

If you have any questions, please contact this office.

Sincerely,

fs Maurice L. Anderson,
Director

MLA:Cjm







DESIGN REVIEW APPLICATION

FEB 03 2023

FILING FEE: \$130
 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

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. DR2023-001

Property Owner/s	Property Owner/s
Name: <u>Chris McDougall</u>	Name: <u>Janette McDougall</u>
Mailing Address: <u>4915 Pradera St.</u>	Mailing Address: <u>4915 Pradera St.</u>
City, ST, Zip: <u>Sparks, NV. 89436</u>	City, ST, Zip: <u>Sparks, NV 89436</u>
Telephone: <u>775-657-1831</u> Fax:	Telephone: <u>775 3514076</u> Fax:
Email: <u>Pit_boss@icloud.com</u>	Email: <u>jmcDougallsparks@att.net</u>

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: ☒	Correspondence also sent to: ☐
Name:	Name: <u>N/A</u>
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email: License #:

Project Address or Specific Location: <u>469-150 Childrens Rd. Susanville, CA. 96130</u>			
Deed Reference: Book: <u>116</u>	Page: <u>300</u>	Year:	Doc#:
Zoning: <u>R-1-B-5-A-A-D</u>	General Plan Designation: <u>Rural Residential</u>		
Parcel Size (acreage): <u>4.95</u>	Section: <u>20</u>	Township: <u>29N</u>	Range: <u>12E</u>

Assessor's Parcel Number(s): <u>116 -300- 0341</u>	-	-	-
-	-	-	-

Project Description/Proposed Use of Structure: <u>Efficiency Dwelling Unit/residence</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>Chris McDougall</u> Date: <u>1/30/23</u>	<u>N/A</u> Date:
<u>J McDougall</u> Date: <u>1/30/23</u>	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>30'</u>	Proposed	<u>100'</u>
Side: Required	<u>30'</u>	Proposed	<u>50'</u>
Rear: Required	<u>30'</u>	Proposed	<u>50'</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: 14' 2" High / 706 sqft.

Ground level to roof peak: 16'

Ground level to top of wall (show on drawings.): 10'

Roofing: Type: flame retardant laminated vinyl/polyester fabric / 15yr. warranty

Pitch: 10/12 Eave Lengths: Sides Gabled Ends

*Color: Gray

Elevations of proposed building (shown on drawings).

Exterior: Material: Flame retardant acrylic coated vinyl/polyester / 15yr. war.

*Color of Siding: Dusky Blue

Masonry work – color and materials to be used: none

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

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

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