



County of Lassen

Department of Planning and Building Services

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

August 26, 2020

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TO: Architectural Review Committee
Agenda Date: August 27, 2020

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

SUBJECT: **DESIGN REVIEW #2020-018, Michael Cotter.** The applicant is proposing a 450-square-foot accessory building that deviates from the roof pitch, 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-5-A (Agricultural Residential 5-Acre Building Site Agricultural Combining District) and its land use designation is "Rural Residential" in the *Lassen County General Plan, 2000* as amended by the *Standish-Litchfield Area Plan, 1986*. The project site is located approximately 10 miles east of Susanville and 0.25 miles south of U.S. Highway 395 at 716-065 Lake Leavitt Road, Susanville, CA 96130. APN: 119-250-41. Staff Contact: Nancy McAllister, Associate Planner

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

1. A-2-B-5-A (Agricultural Residential 5-Acre Building Site Agricultural Combining District) and its land use designation is "Rural Residential" in the *Lassen County General Plan, 2000* as amended by the *Standish-Litchfield Area Plan, 1986*.
2. Identified existing improvements on site include a 2,130-square-foot single family residence, a 1,440-square-foot barn, a septic system, and a well.
3. The applicants are proposing 450-square-foot accessory building (carport – primarily open) that deviates from the roof pitch, roof overhang, and siding requirements of Lassen County Code § 18.108.235. Said section requires that roof pitch be 4/12 at minimum, roof overhangs extend a minimum of twelve inches from the sides and on the gable ends and that metal and vinyl siding materials be used in conjunction with wood composite siding, natural wood, stucco, masonry, concrete, or natural colored stone.
4. The applicant is proposing 100% metal roof/siding in pebble beige that will extend down the sides of the structure approximately 3 feet. The ends of the structure will be open.
5. The applicant is proposing a 3/12 roof pitch with 6-inch eave overhangs and 6-inch overhangs on gabled ends.
6. The proposed accessory building meets all requirements set forth in Lassen County Code § 18.18.050 (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.

7. The proposed accessory building meets the 30-foot setback distance required by the Lassen County 502 Ordinance set forth in Lassen County Code § 9.16.103(d)(1)(A), and California Code of Regulations § 1276.01.
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 decision.

Code Requirements

1. The applicant will secure a building permit from the Department of Planning and Building Services before construction of the proposed accessory building.
2. The metal siding of the proposed accessory building must be treated with an oxidation inhibitor and shall have a no-glare surface.
3. The proposed accessory building shall not be painted in florescent, luminescent, or other extreme colors, which detract from the appearance of the neighboring property, the community as a whole or the natural environment.

MLA:njm