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## PLANNING COMMISSION

September 5, 2023

FILE NUMBER:	DR 2023-010
PROPERTY OWNER:	Lori Ann Canepa Bomberger
TYPE OF APPLICATION:	Design Review

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LASSEN COUNTY PLANNING COMMISSION  
STAFF REPORT  
March 7, 2023

FILE NUMBER:	DR2023-010
PROPERTY OWNER:	Lori Ann Canepa Bomberger
TYPE OF APPLICATION:	Design Review
GENERAL LOCATION:	Eagle Lake (Bucks Bay)
ASSESSOR'S PARCEL NUMBER:	065-210-046
PROJECT SITE ZONING:	R-1-D (Single-Family Residence Design Combining District)
GENERAL PLAN:	"Existing Residential" per the <i>Eagle Lake Area Plan, 1982</i>
ENVIRONMENTAL DOCUMENT:	Exempt from CEQA pursuant to Section 15303(a) of the Guidelines.
ASSIGNED STAFF:	Nancy McAllister, Senior Planner

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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.

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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: The applicant is proposing a 1,040-square-foot single-family residence, constructed out of five modified shipping containers ("sea containers").

PROJECT SITE CHARACTERISTICS: The project site is located approximately 34 miles northwest of Susanville, via Highway 139 and Eagle Lake Road (A-1), at 690-650 Lakeside Drive, Susanville, CA 96130. The subject parcel is located within both FEMA Zones "X" and "A", but the project site is located within Zone "X", area of minimal flood hazard (Panel# 06035C1350D, effective date 9/3/10). The subject parcel is located within the State Responsibility Area (SRA) for fire protection (Moderate Fire Hazard Severity Zone). The project site is zoned R-1-D (Single-Family Residence Design Combining District) and has a land use designation of "Existing Residential" per the *Eagle Lake Area Plan, 1982*. Existing improvements on site include a manufactured home to be demolished prior to construction of the proposed single-family residence, and several small outbuildings.

ACCESS/REQUIREMENTS: Access is from Lakeside Drive, off of Eagle Lake Road.

**SURROUNDING PROPERTY CHARACTERISTICS AND ZONING:** Neighboring parcels are primarily zoned R-1- D (Single Family Residential Design Combining District), with O-S (Open Space District) zoning to the south (Eagle Lake). The surrounding parcels range in size from 5 to 40 acres in size.

	<b>Zoning</b> (see notes at bottom)	<b>Parcel Size (acres)</b>	<b>Land Use Designation</b> <i>Janesville Area Plan Amendments, 1993</i>
<b>North</b>	R-1-D	1.21	“Existing Residential”
<b>East</b>	R-1-D	0.82	“Existing Residential”
<b>South</b>	O-S	Eagle Lake	“Lake & Water Related Habitat (Moderate Sensitivities)”
<b>West</b>	R-1-D	0.8	“Existing Residential”

**GENERAL PLAN:** *See 7/25/23 memo to Architectural Review Committee.*

**EAGLE LAKE AREA PLAN:** *See 7/25/23 memo to Architectural Review Committee.*

**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 applicant is proposing a 1,040-square-foot single-family residence, constructed out of five modified shipping containers (“sea 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(a), which exempts a single-family residence in a residential zone.

**FINDINGS AND RECOMMENDATIONS BY ARC:** The Architectural Review Committee met on July 26, 2023, and referred the application to the September 5, 2023, Planning Commission meeting, as the proposed construction is unconventional and not like that on surrounding properties.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION  
APPROVING DESIGN REVIEW APPLICATION #2023-010, LORI ANN CANEPA  
BOMBERGER, APN 065-210-046

WHEREAS, the Lassen County Planning Commission, after due notice and public hearing conducted September 5, 2023, has considered Design Review application #2023-010, for Lori Ann Canepa Bomberger, for a 1,040-square-foot single-family residence, to be constructed out of five modified shipping containers (“sea containers”); 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 Lassen County has determined that Design Review #2023-010 is exempt from the California Environmental Quality Act (CEQA) under Section 15303(a) of the CEQA 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. The proposed project is consistent with the *Lassen County General Plan, 2000*, and *Eagle Lake Area Plan, 1982*.
3. The Planning Commission hereby adopts the recommended findings and conditions contained in the staff report to the Architectural Review Committee for Design Review #2023-010, Bomberger.
4. The Planning Commission hereby concurs with the Environmental Review Officer that the project qualifies for and exemption from the California Environmental Quality Act, pursuant to Section 15303(a) of the CEQA Guidelines.
5. The Planning Commission hereby approves Design Review application #2023-010, for Lori Ann Canepa Bomberger, as proposed and subject to the conditions of approval attached hereto as “Exhibit A.”

Resolution \_\_\_\_\_

PASSED AND ADOPTED on September 5, 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

“EXHIBIT A”

CONDITIONS OF APPROVAL  
DESIGN REVIEW # 2023-010, LORI ANN CANEPA BOMBERGER

1. The applicant must secure a building permit from the Department of Planning and Building Services before construction of the proposed single-family residence.
2. The applicant must secure a demolition permit from the Department of Planning and Building Services for the existing manufacture home/mobile home and complete the demolition process, or obtain a use permit for a second residence, before obtaining a building permit for the proposed single-family residence.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION  
DISAPPROVING DESIGN REVIEW APPLICATION #2023-010, LORI ANN  
CANEPA BOMBERGER, APN 065-210-046

WHEREAS, the Lassen County Planning Commission, after due notice and public hearing conducted September 5, 2023, has considered Design Review application #2023-010, for Lori Ann Canepa Bomberger, for a 1,040-square-foot single-family residence, to be constructed out of five modified shipping containers (“sea containers”); 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 Lassen County has determined that Design Review #2023-010 is exempt from the California Environmental Quality Act (CEQA) under Section 15303(a) of the CEQA 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. The proposed project is inconsistent with the *Lassen County General Plan, 2000*, and *Eagle Lake Area Plan, 1982*.
  - b. Pursuant to section 15270 of the California Environmental Quality Act Guidelines, projects disapproved by the Planning Commission are not subject to the California Environmental Quality Act Guidelines.
3. The Planning Commission hereby disapproves Design Review application #2023-010, for Lori Ann Canepa Bomberger.

Resolution \_\_\_\_\_

PASSED AND ADOPTED on September 5, 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





County of Lassen  
Department of Planning and Building Services

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

July 25, 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: July 26, 2023

FROM: Maurice L. Anderson, Director

SUBJECT: **DESIGN REVIEW #2023-010, Bomberger.** The applicant is proposing a 1,040-square-foot single-family residence, constructed out of five modified shipping containers ("sea containers"). The project site is zoned R-1-D (Single-Family Residence Design Combining District) and has a land use designation of "Existing Residential" per the *Eagle Lake Area Plan, 1982*. The project site is located approximately 34 miles northwest of Susanville, via Highway 139 and Eagle Lake Road (A-1), at 690-650 Lakeside Drive, Susanville, CA 96130. APN: 065-210-046. Staff Contact: Nancy McAllister, Senior Planner

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

1. The applicant is proposing a 1,040-square-foot single-family residence, constructed out of five modified shipping containers ("sea containers").
2. Existing improvements on site include a manufactured home to be demolished prior to construction of the proposed single-family residence, and several small outbuildings.
3. The subject parcel falls within the services district of the Stones Bendgard Community Services District.
4. The project site is zoned R-1-D (Single-Family Residence Design Combining District) and has a land use designation of "Existing Residential" per the *Eagle Lake Area Plan, 1982*.
5. Lassen County Code § 18.22.030 lists a single-family residence as a use allowed by right within R-1 zoning districts.
6. The proposed single-family residence meets all requirements set forth in Lassen County Code § 18.22.050 (Development Standards) for the R-1 zoning district, including the 25-foot building height limit and all setback distances.

7. The proposed single-family residence does not meet the 30-foot fire-safe setback distance required by Lassen County Code § 9.16.330 and California Code of Regulations § 1276.01, but an exception to standards was approved by Cal Fire and Lassen County, allowing for the proposed 12-foot setback from the eastern property line.
8. The following are goals, policies, and implementation measures from the *Lassen County General Plan, 2000*, that pertain to the proposed project:

*ISSUE 1: Land Use Compatibility*

*GOAL L-4: Compatibility between land use types by providing for complementary mixtures and patterns of land uses.*

*POLICY LU-6: 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.*

*ISSUE 2: Growth and Development*

*GOAL L-5: Orderly, contiguous growth and appropriate land-conserving densities as an alternative to sprawl and "leap-frog" development.*

*POLICY LU-8: Future residential development should consist of the expansion of, or be located adjacent to, existing communities, designated residential 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.*

*ISSUE 3: 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.*

*POLICY LU-17: 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.*

*LU 18 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.*



*ISSUE 4: Neighborhood Quality*

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

*POLICY LU-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.*

*GOAL L-9: Protection of the open, rural character of the county.*

*POLICY LU-22: 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.*

*POLICY LU-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.*

*IMPLEMENTATION MEASURE LU-O: The County will continue to utilize the Design Combining District and related Design Review procedures where and when warranted.*

*IMPLEMENTATION MEASURE LU-P: The County will work with affected neighborhoods to develop improved design review standards and guidelines and to help developers, builders, and the public in general understand, appreciate, and fulfill the design qualities and objectives being encouraged. The County may use performance guarantees for development projects to assure completion of related*

9. The following are goals, objectives, and policies from the *Eagle Lake Area Plan, 1982*, that pertain to the proposed project:

*LAND USE/GROWTH/DEVELOPMENT*

*-That physical development and its visual character be in consonance with the natural features and constraints of the environment and the community in which it is located.*

*-That the rate of growth and development be commensurate with and not exceed the ability of the service system and environment to assimilate it.*

## *SOCIAL/CULTURAL*

*-Provide equity and balance in opportunity and access to public resources, recreational facilities, and housing for permanent and seasonal residents and seasonal tourists and recreationists of all socio-economic groups at a level and intensity commensurate with the maintenance of environmental quality.*

## *V. POLICY IMPLEMENTATION*

### *V-13. COMMUNITY LAND USE*

#### *POLICY*

*-Existing-*

*Allow the buildout of all existing lots and approved building sites in subdivisions approved by Lassen County for such purposes and the use of parcels for single family residential purposes in areas designated for residential use in the Plan. Such buildout is to continue contingent upon maintenance of environmental quality and the protection of public health as determined by the appropriate regulatory agency responsible for such matters.*

*The further division of lots in the existing subdivisions (i.e., Spaulding Tract, Stones Units 1-6, and Bengard) other than "lot line adjustments" shall be prohibited.*

*The placement and appearance of permanent residential structures and manufactured housing should serve to maintain and enhance the character of the setting and community in which they are located.*

10. Pursuant to Lassen County Code § 18.118.040 (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

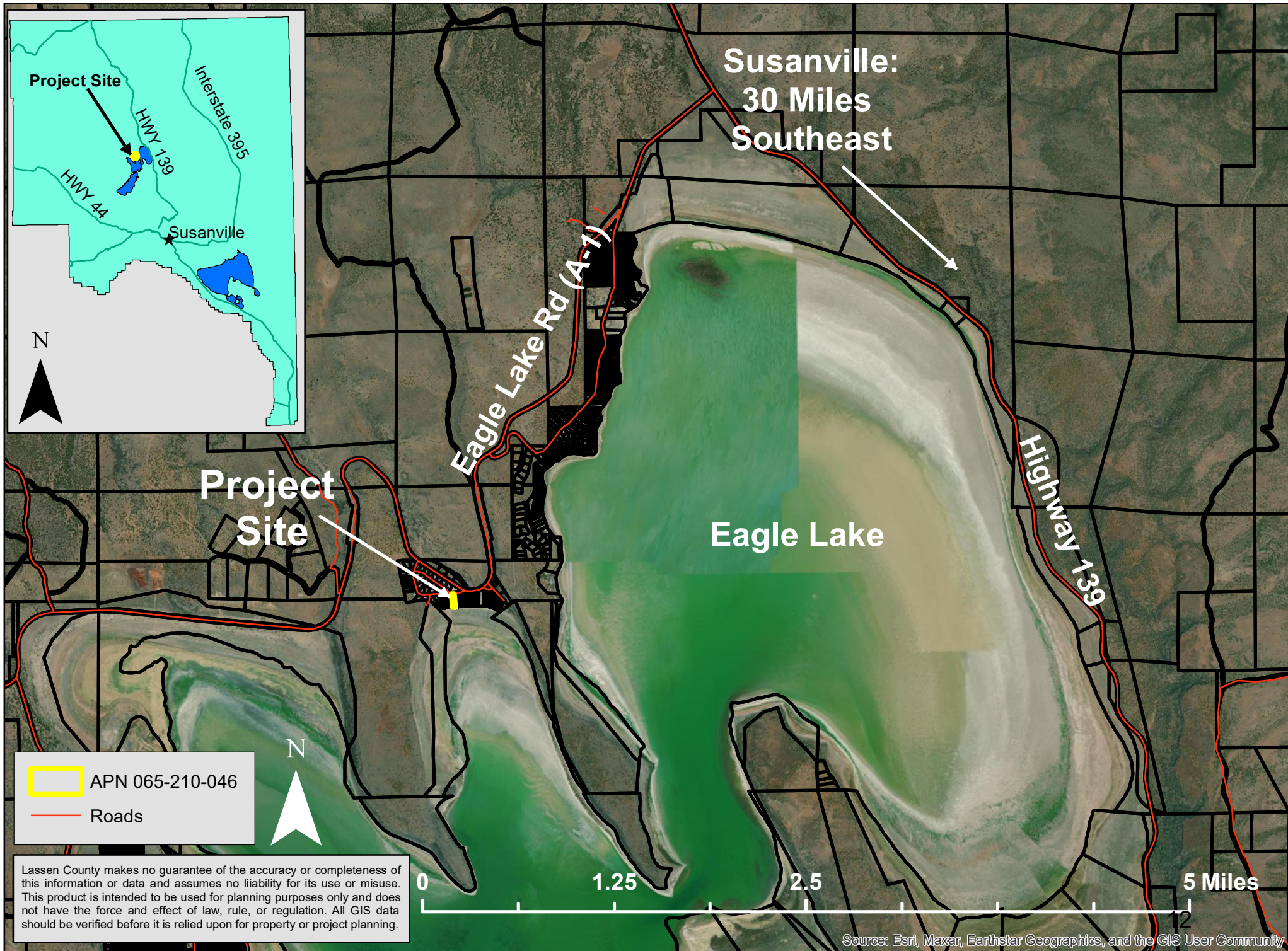
1. The applicant must secure a building permit from the Department of Planning and Building Services before construction of the proposed single-family residence.
2. The applicant must secure a demolition permit from the Department of Planning and Building Services for the existing manufactured home and complete the demolition process, or obtain a use permit for a second residence, before obtaining a building permit for the proposed single-family residence.

MLA:njm

S:\PLA\Planning\2023\DR #2023-010, Bomberger



# Design Review 2023-010, Bomberger







## DESIGN REVIEW APPLICATION

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

RECEIVED

JUL 12 2023

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. DR2023-010

Property Owner/s	Property Owner/s
Name: <u>LORE CANEPA BOMBERGER GST TRUST</u>	Name:
Mailing Address: <u>11405 MOGUL RD</u>	Mailing Address:
City, ST, Zip: <u>RENO NV 89523</u>	City, ST, Zip:
Telephone: <u>(775) 846-7431</u> Fax:	Telephone: Fax:
Email: <u>divineblindsnv@gmail.com</u>	Email:

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

Project Address or Specific Location: <u>690-650 LAKESIDE DR. SUSANVILLE CA 96130</u>			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: <u>R-1-D</u>	General Plan Designation:		
Parcel Size (acreage): <u>1.0</u>	Section:	Township:	Range:

Assessor's Parcel Number(s): <u>065 - 210 - 46 11</u>	-	-	-
-	-	-	-

Project Description/Proposed Use of Structure:
<u>CONSTRUCT VACATION HOME / SEASONAL USE</u>
<u>(Container home) BP 2023-045</u>

<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. <u>J. Canepa Bomberger</u> Date: <u>6/29/23</u> Date:	<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: 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\* (as a licensed contractor or with a letter of authorization) 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:

*\*It is the responsibility of the contractor or any qualified agent to confirm that the proposed design, including any modifications suggested for approval, is acceptable to the property owner.*

**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>75'</u>
Side: Required	<u>W 30' E 12'</u>	Proposed	<u>W 100' + E 12'</u>
Rear: Required	<u>30'</u>	Proposed	<u>200' +</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: 12' HEIGHT, 1040 sqft

Ground level to roof peak: 12'

Ground level to top of wall (show on drawings.): 12'

Roofing: Type: METAL

Pitch: N/A Eave Lengths: Sides N/A Gabled Ends N/A

\*Color: CHARCOAL STILETTO

Elevations of proposed building (shown on drawings).

Exterior: Material: METAL

\*Color of Siding: CHARCOAL STILETTO

Masonry work – color and materials to be used: N/A Trim – CHANTILLY LACE

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



Address: 690-650 Lakeside Drive Susanville CA 96130

APN: 065-210-46-11

Lot: 9



North East Corner of Well House  
12' South of North Boundary  
15' West of East Boundary

Container Home

Container Home 12' West of East  
Boundary

Property Line



# Proposed Colors

Charcoal Stiletto for  
Roof and Sides

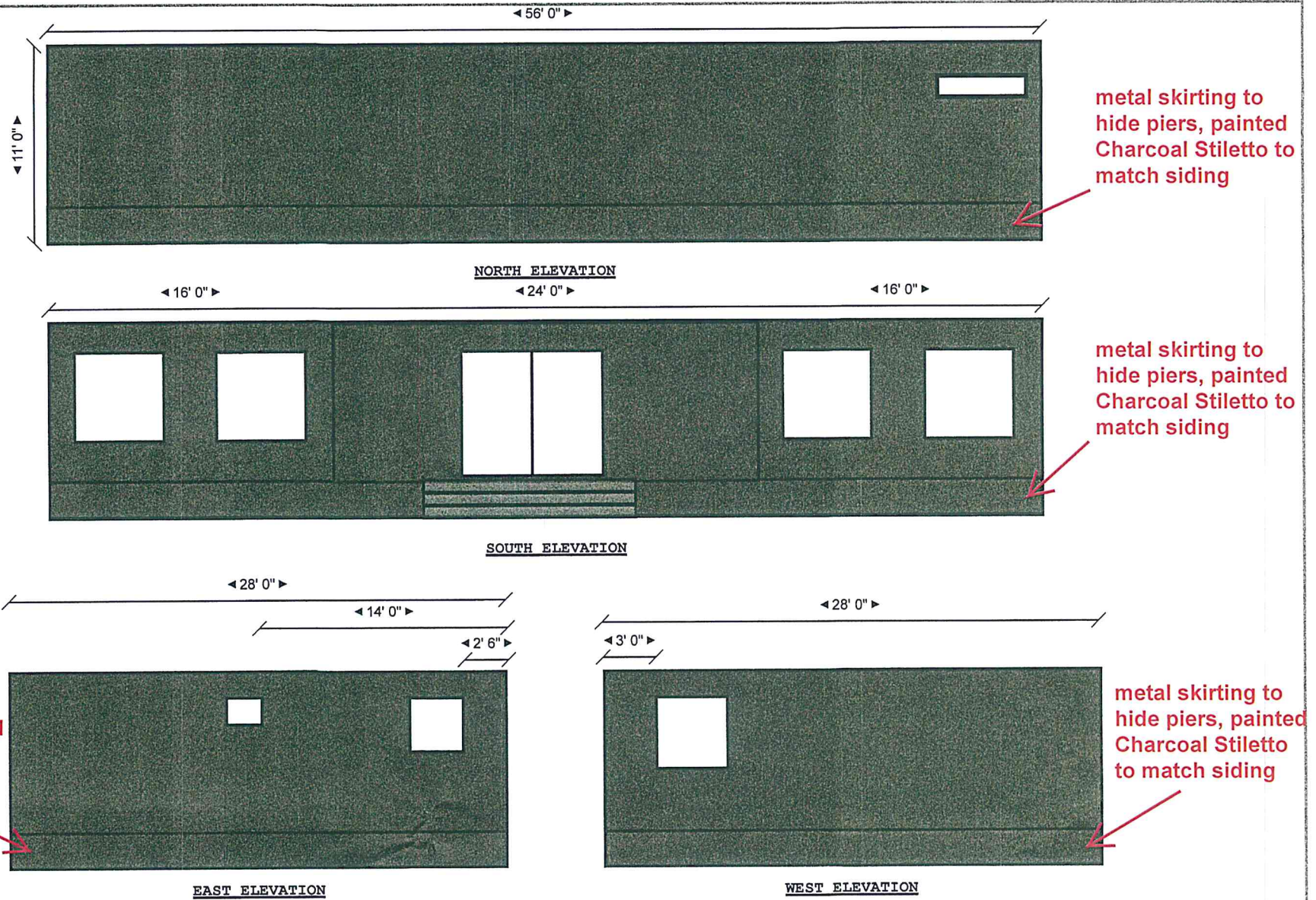
Chantilly Lace  
for Trim

04.25.2023 10:46

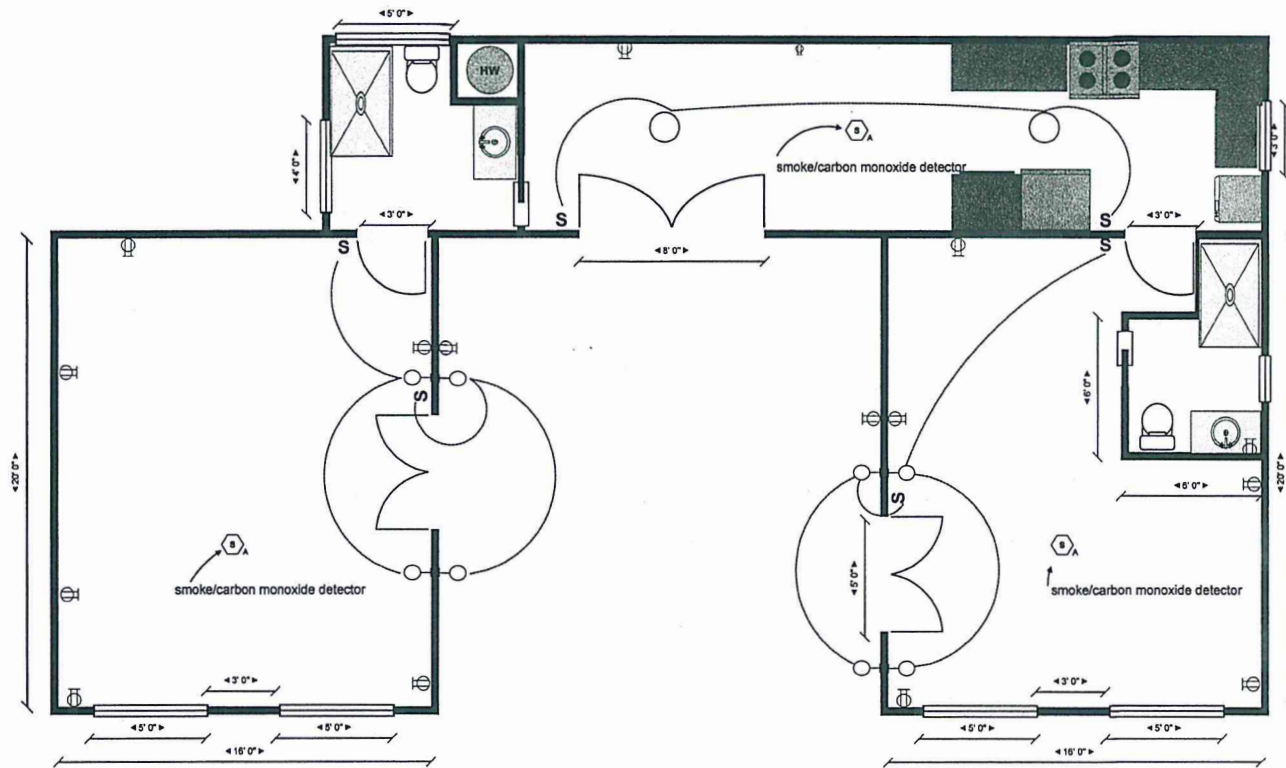








Site: 690-650 Lakeside Drive Susanville CA 96130	Drawing: 0002	Project: EAGLE LAKE CABIN	Drawn: GAB	Notes:	Canepa Bomberger 11405 Mogul Road Ren NV 89523
Title: CONTAINER CABIN ELEVATIONS	Scale: 1/8" : 1' 0"	Date: 06/05/2023	Rev: A		



RECEIVED

JUN 16 2023

LASSEN COUNTY DEPARTMENT OF  
PLANNING AND COMMUNITY SERVICES

Site: 690-650 Lakeside Drive  
Susanville CA 96130

Title: CONTAINER CABIN

Drawing:  
0001

Scale:  
1/2"=1'0"

Project: EAGLE LAKE CABIN

Date:  
04/23/23

Drawn:  
GAB

Rev:  
A

Notes:

Canepa Bomberger  
11405 Mogul Road  
Reno NV 89523



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

**Main Phone: 530 251-8269**

Fax: 530 251-8373

email: landuse@co.lassen.ca.us

website: www.co.lassen.ca.us

July 26, 2023

Building Inspection Requests

Phone: 530 257-5263

Lori Canepa Bomberger  
11405 Mogul Rd.  
Reno NV 89523

RE: Design Review # 2023-010  
Assessor's Parcel No.: 065-210-046

At the July 26, 2023, meeting of the Architectural Review Committee (ARC), the Committee referred the application to the Lassen County Planning Commission. The application will be scheduled for a public hearing on September 5, 2023. You will be notified of the time prior to the meeting.

If you have any questions, please contact this office.

Sincerely,

for: Maurice L. Anderson,  
Director

MLA:aje  
Enclosures

cc: Building Department

2023-010\DR refer to PC