



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

January 18, 2022

TO: Architectural Review Committee
Agenda Date: January 20, 2022

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

Handwritten signature: MM FOR

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

SUBJECT: DESIGN REVIEW #2021-017, Couch. The applicants are proposing a two-story, 4,411-square-foot metal single-family residence that deviates from the 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. This project was originally approved by the Department of Planning and Building on June 7, 2021, under the same file number; however, the proposed design has since been changed by the applicants. The originally approved design included covered porches spanning the full length of the front and back of the residence and decorative cedar shingles or faux rock wrapping the base of the residence. These finishes have been removed from the newly submitted plans. The project site is zoned A-2-B-2 (Agricultural Residential 2-Acre Building Site Combining District) and its land use designation is "Rural Residential" in the Lassen County General Plan, 2000 as amended by the Janesville Planning Area, 1993. The project site is located along Standish Buntingville Road, approximately 13 miles southeast of Susanville and 3 miles northeast of U.S. Highway 395, at 716-394 Hyatt Lane, Janesville, CA 96114. APN: 131-090-018. Staff Contact: Nancy McAllister, Senior Planner

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

- 1. The project site is zoned A-2-B-2 (Agricultural Residential 4-Acre Building Site Combining District) and its land use designation is "Rural Residential" in the Lassen County General Plan, 2000 as amended by the Janesville Planning Area, 1993.
2. Existing improvements on site include a well, and a permit has been issued for a new septic system (SS2021-32).
3. The applicants are proposing a two-story, 4,411-square-foot metal single-family residence that deviates from the siding requirements of Lassen County Code § 18.108.235. Said section requires that metal and vinyl siding materials be used in conjunction with wood composite siding, natural wood, stucco, masonry, concrete, or natural colored stone.

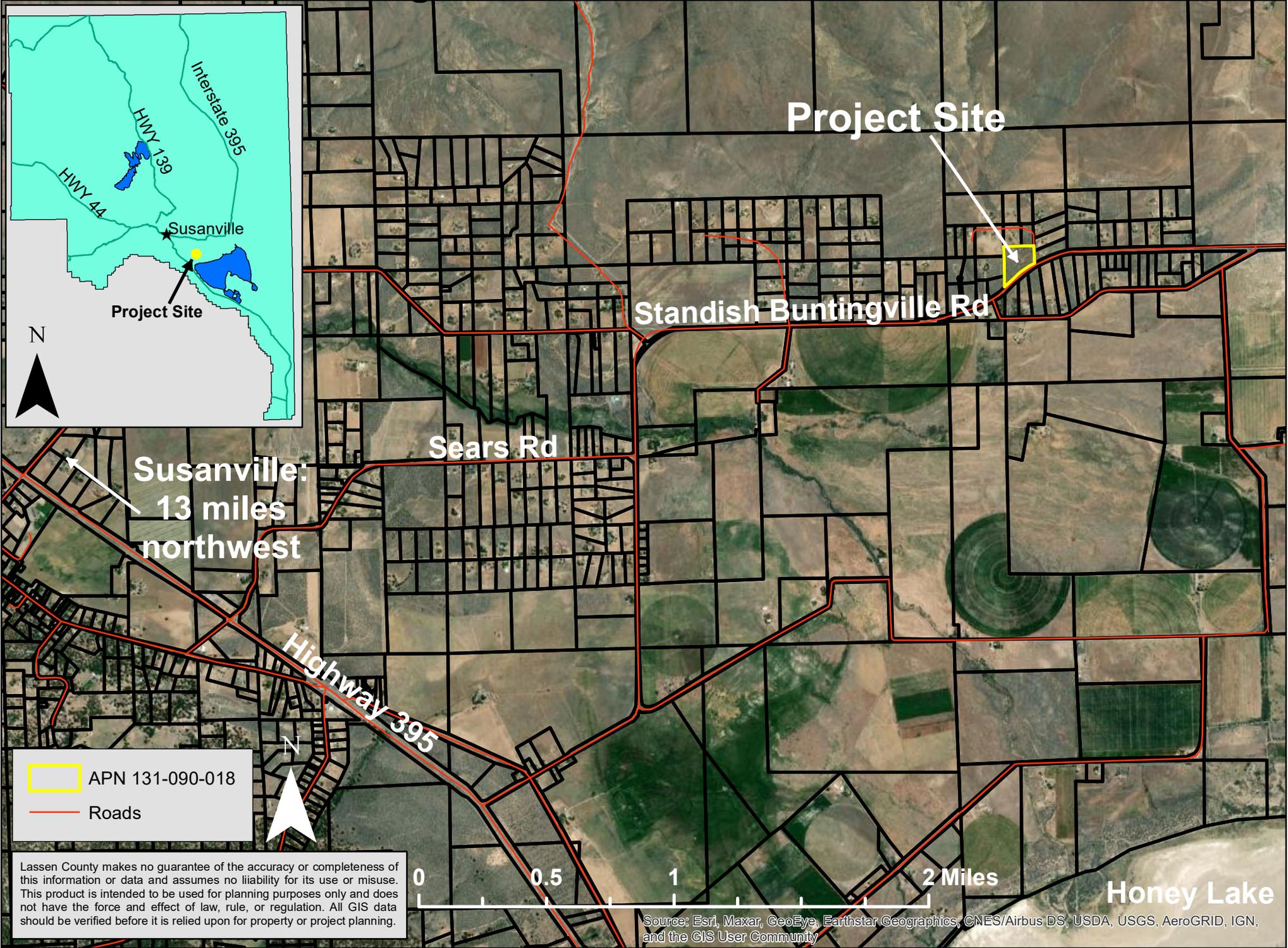
4. The applicant is proposing 100% metal siding in alamo white, with a metal roof in charcoal.
5. This project was originally approved by the Department of Planning and Building on June 7, 2021, under the same file number; however, the proposed design has since been changed by the applicants. The originally approved design included covered porches spanning the full length of the front and back of the residence, and decorative cedar shingles or faux rock wrapping the base of the residence. These finishes have been removed from the newly submitted plans.
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 a public hearing and decision.

#### Code Requirements

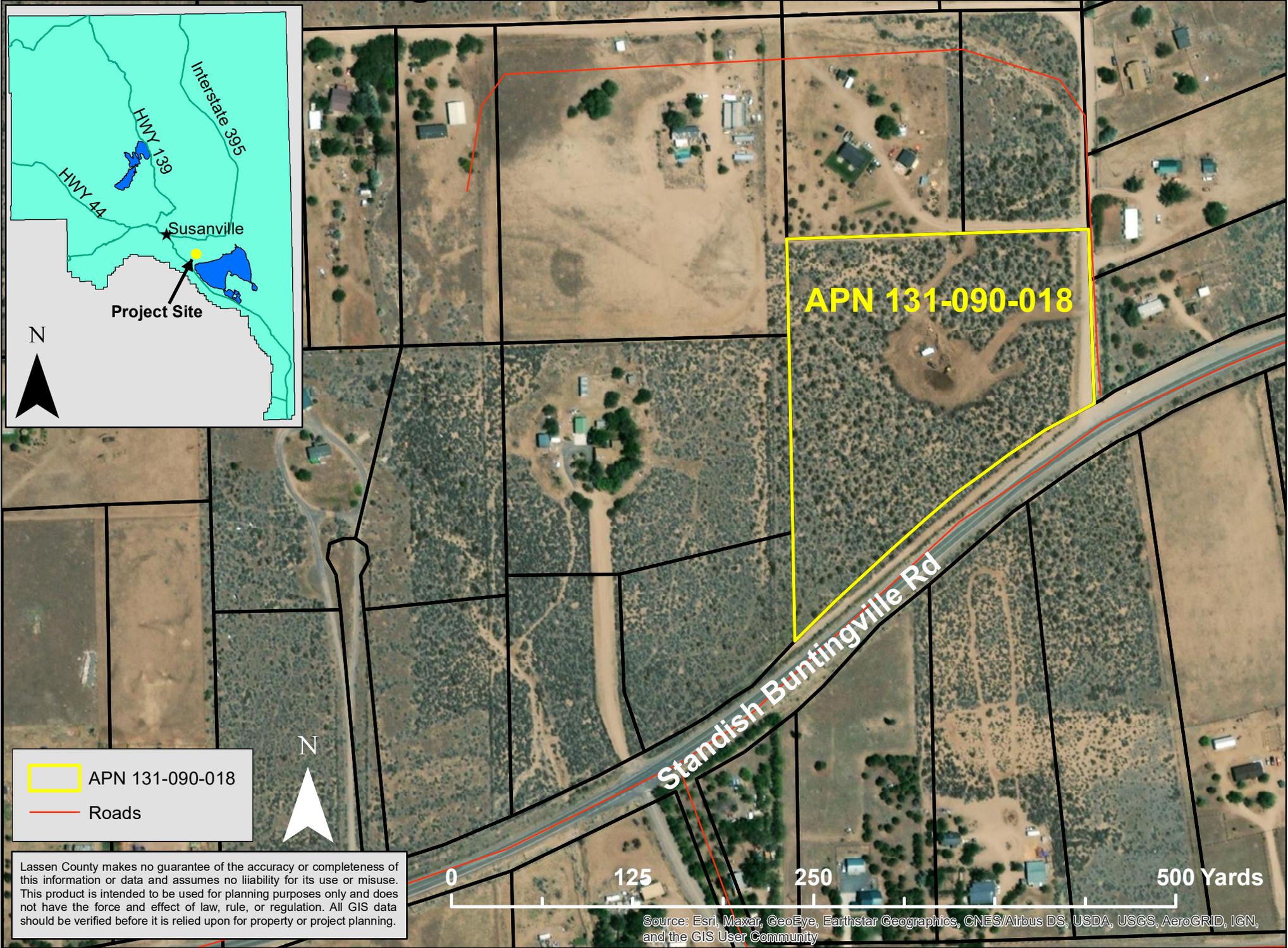
1. The applicant will secure a building permit from the Department of Planning and Building Services before construction of the proposed accessory building.
2. The metal siding of the proposed accessory building must be treated with an oxidation inhibitor and shall have a no-glare surface.
3. The proposed 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

# Design Review #2021-017, Couch



# Design Review #2021-017, Couch



APN 131-090-018  
Roads

Lassen County makes no guarantee of the accuracy or completeness of this information or data and assumes no liability for its use or misuse. This product is intended to be used for planning purposes only and does not have the force and effect of law, rule, or regulation. All GIS data should be verified before it is relied upon for property or project planning.

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



# 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

JUN 01 2021

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. DR221-017

Property Owner/s	Property Owner/s
Name: <u>Christian Couch</u>	Name: <u>Roxi Couch</u>
Mailing Address: <u>PO Box 1004</u>	Mailing Address: <u>PO Box 1004</u>
City, ST, Zip: <u>Chester ca 96020</u>	City, ST, Zip: <u>Chester ca 96020</u>
Telephone: <u>530-258-7909</u> Fax:	Telephone: <u>530-258-7634</u> Fax:
Email: <u>Christian - Couch@yahoo.com</u>	Email: <u>I-Roxi@hotmail.com</u>

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:	License #:

Project Address or Specific Location: <u>716-394 Hyatt Ln Jonesville ca 96114</u>
Deed Reference: Book: Page: Year: Doc#:
Zoning: <u>A2-B-2</u> General Plan Designation:
Parcel Size (acreage): <u>9.04</u> Section: Township: Range:

Assessor's Parcel Number(s): <u>131 - 090 - 18</u>	- -	- -
- -	- -	- -

Project Description/Proposed Use of Structure: <u>72'x40' steel building being built for single family Residence. With stone work around a Cedar around Building as a wyane cott.</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.)
Date: <u>6-1-21</u>	Date:
Date: <u>6-1-21</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:**

- 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	_____	Proposed	<u>2805W 240'</u>
Side: Required	_____	Proposed	<u>2805W 285'</u>
Rear: Required	_____	Proposed	<u>2805W 310'</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: 27'

Ground level to top of wall (show on drawings.): 20'

Roofing: Type: metal (Porch and walkway metal Roofing)

Pitch: 4:12 Eave Lengths: Sides 2' Gabled Ends 2'

\*Color: charcoal (Porch eaves @ 16")

**Elevations of proposed building (shown on drawings).**

Exterior: Material: Metal

\*Color of Siding: Alamo white

Masonry work – color and materials to be used: n/a

**\*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: \_\_\_\_\_

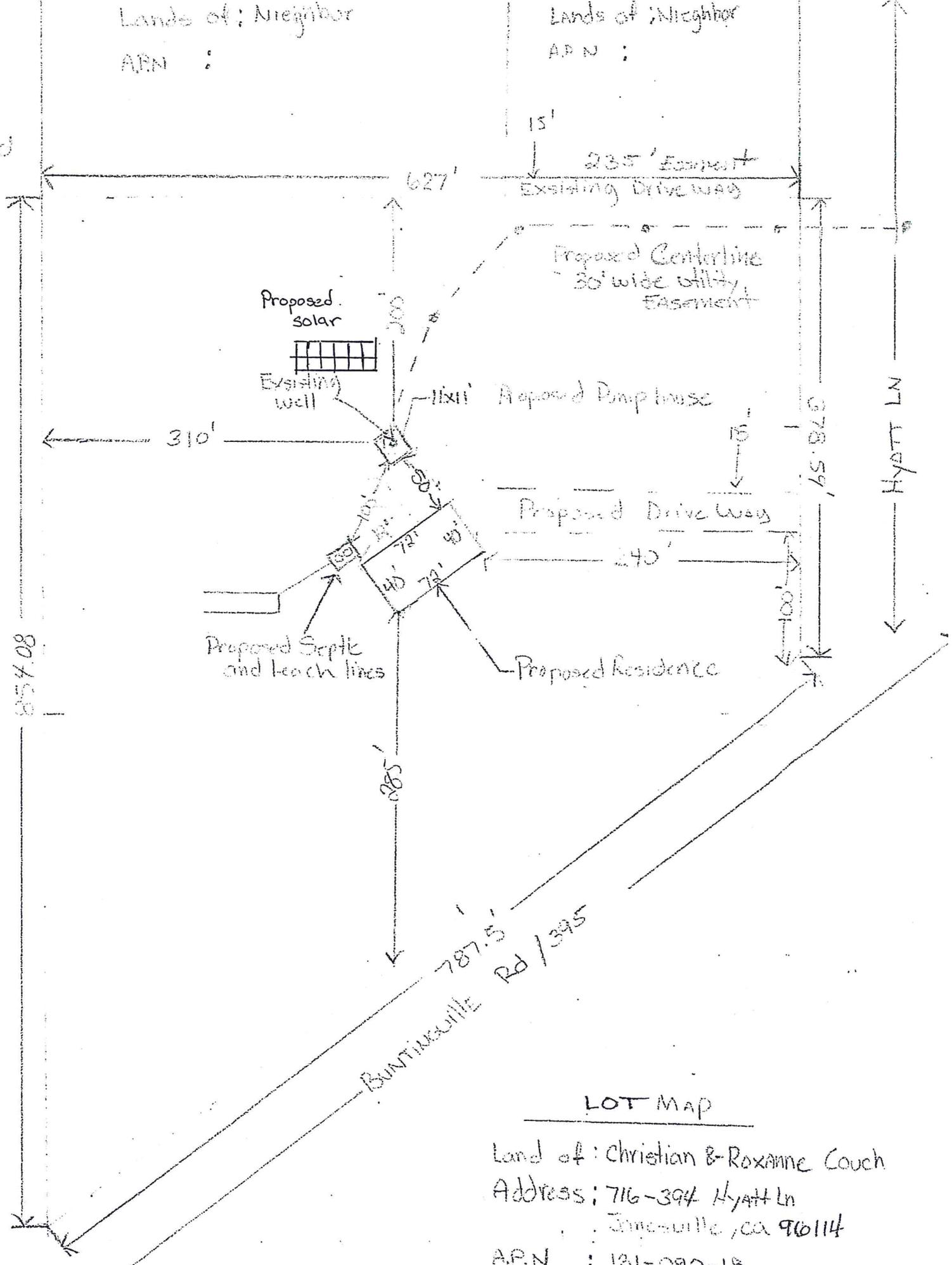
Lands of: Neighbor

APN :

Lands of: Neighbor

APN :

1"=100'



LOT MAP

Land of: Christian & Roxanne Couch  
 Address: 716-394 Hyatt Ln  
 Jonesville, ca 96114  
 APN : 131-090-18

Revisions:	
1-11/05/21	2
1-17/05/21	

Engineer: *[Signature]*

**NST ENGINEERING, INC.**  
 1495 Riverside Drive • Sausalito, CA 96130  
 Phone: (530) 257-5173 Fax: (530) 257-6272

**COUCH RESIDENCE**  
 716-394 HYATT LANE  
 JAMESVILLE, LASSEN COUNTY CA  
 A.P.N. 131-070-18

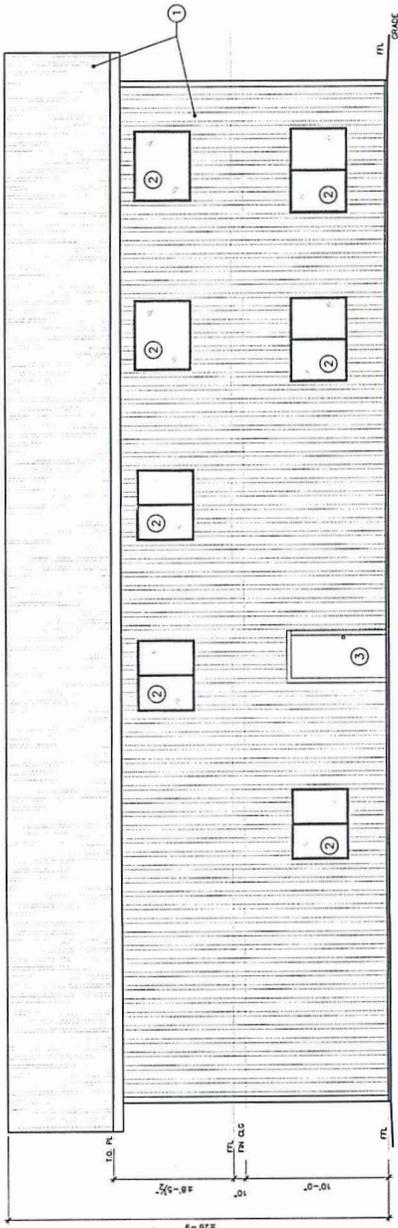
Date: 11/01/21  
 Drawn: JB  
 Checked: JMV

Sheet No. **2.1**  
 of 9 Sheets

Job No. 71-07-11  
 File No. ELEV

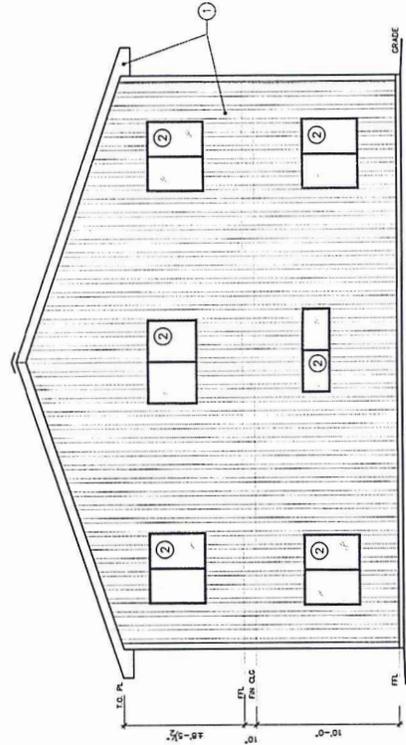
# NEW Design

**GENERAL INFORMATION**  
 OCCUPANCY GROUP: (R-3)  
 CONSTRUCTION: (V-B)  
 FIRE SPRINKLING REQUIREMENTS: YES OR NO  
 BUILDING HEIGHT: (1-21-27)  
 SOURCE FOOTAGE OF PROJECT: (4111 S.F. CONDITIONED SPACE)  
 WIND CATEGORY: CATEGORY "C" IS MPH, 3-SECOND Gusts  
 SEISMIC ZONE: ZONE "0"  
 APPLICABLE CODES:  
 2018 CBC (2018 IRC)  
 2018 CFC (2018 IFBC)  
 2019 OBC (2019 UBC)  
 2018 UPC (2018 UPC)  
 2018 CAL. GREEN, (IEC)  
 2019 ENERGY CODE  
 ALL WORK TO BE COMPLETED UNDER THE APPROVED METAL-FRAMED BUILDING BY WOOD AND STEEL PROJECT PERMIT NO. 21144 DATED 8/7/2021.



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

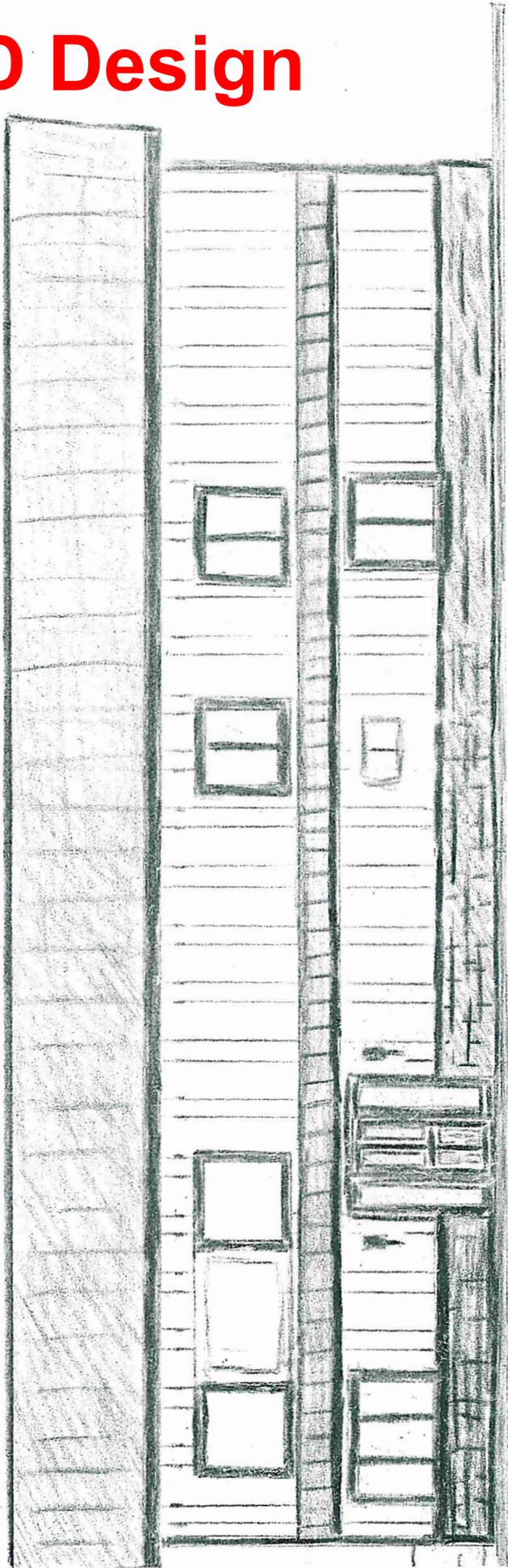
- ELEVATION NOTES**
- (1) METAL BLDG (BY OTHERS)
  - (2) VINYL FRAMED DUAL PANE WINDOWS (TEMPERED ONE SIDE)
  - (3) WINDOW "L" COATING (SELECTED BY OWNER)
  - (4) 3068 MET EXTERIOR DOOR
  - (5) 3068 EXTERIOR DOOR W/ SIDE LIGHT (TEMP)



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

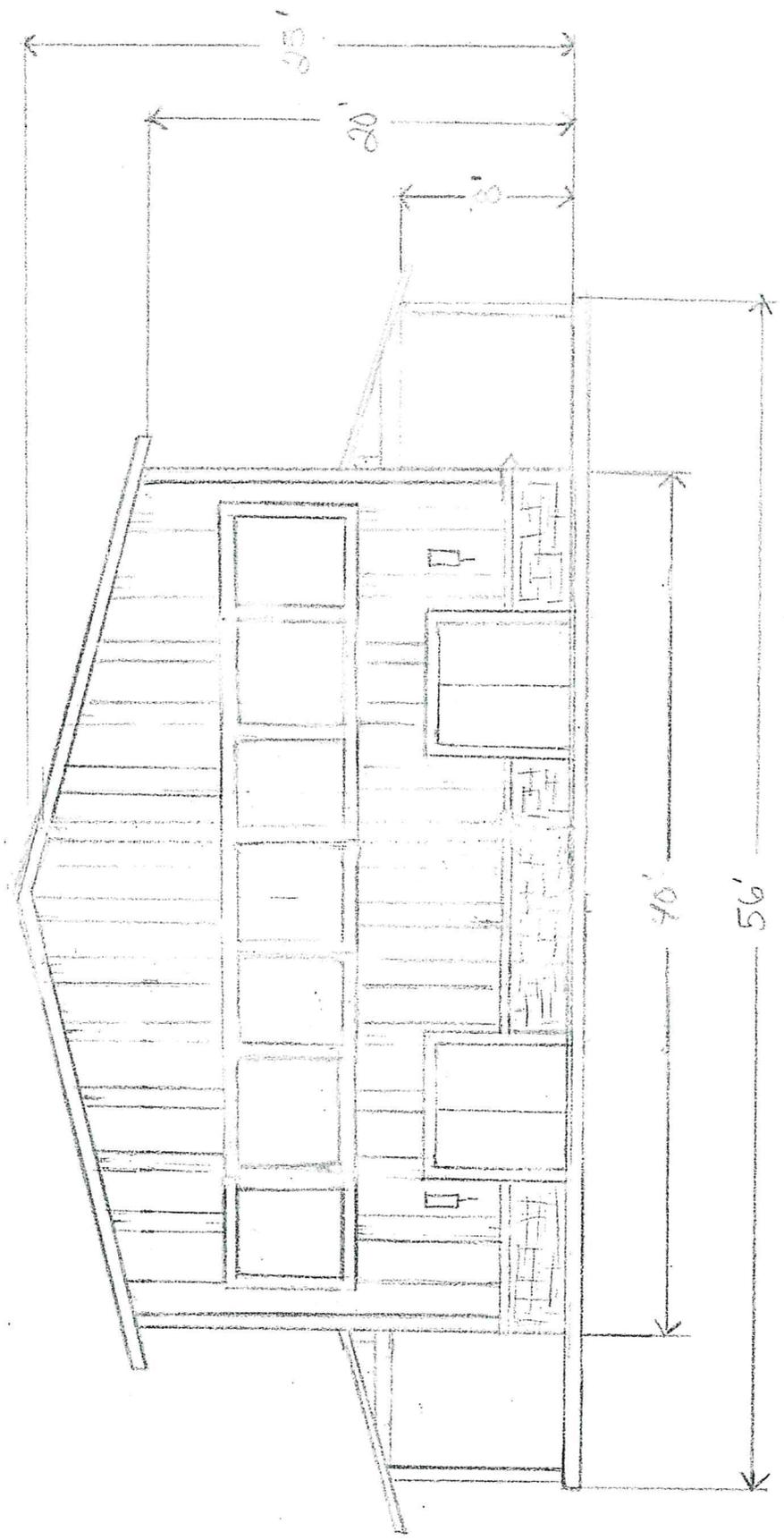
# OLD Design

172x80" Front Door



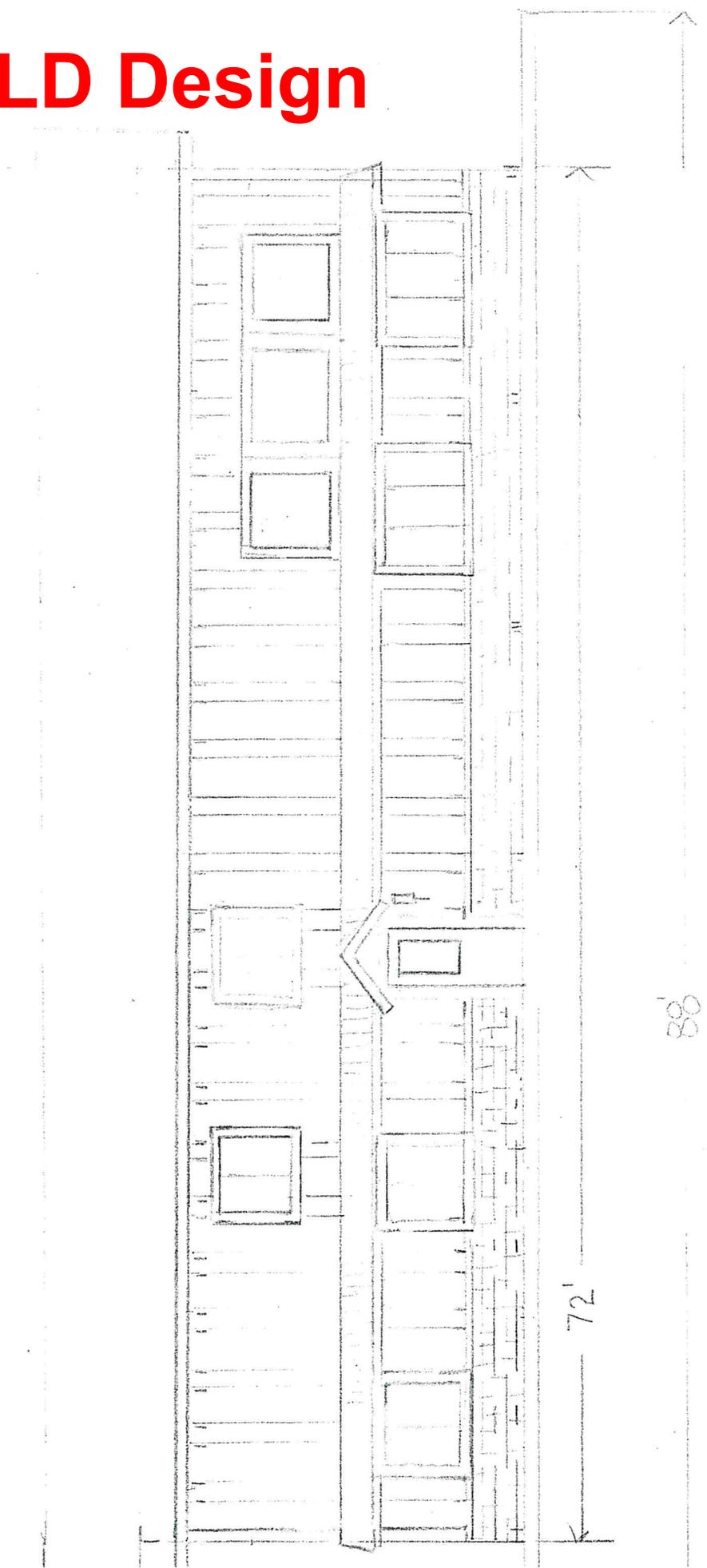
- 2 @ 72" x 80" Doors

# OLD Design



2 @ 72" x 48" windows  
1 - 36" x 20" Door

# OLD Design



# OLD Design

- 7 @ 36" x 72" windows
- 1 @ 60" x 60" window

