GLENN COUNTY
Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6540 Fax 530.934.6533
www.countyofglenn.net

Donald Rust, Director

Terry Giesbrecht
PO BOX 325
Artois, CA 95913

February 13, 2020

RE: Administrative Permit 2020-001
APN: 020-350-022
Approval Notice

To applicant,

The application for an Administrative Permit for a second residence in the "R-1" Single Family Residential zoning district is an allowed use under the Glenn County Code.

On February 12, 2020, the Glenn County Planning & Community Development Services Agency approved the requested Administrative Permit. Enclosed is one copy of the Staff Report for your reference. Also enclosed is a separate copy of the Conditions of Approval.

Please sign the Conditions of Approval where indicated and submit to the Glenn County Planning & Community Development Services Agency, 777 North Colusa Street, Willows, CA 95988, prior to issuance of a building permit.

Please note that this is **NOT** a building permit. Please contact the Glenn County Building Inspection Division at (530) 934-6546 for information on acquiring a building permit.

Sincerely,

John Lanier
Assistant Planner

Cc: Glenn County Building Division
Glenn County Environmental Health

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DONALD RUST, Director

PROJECT: Administrative Permit 2020-001, Second Residence

NEW ADDRESS: 797 Main St, Artois, CA 95913

EXISTING RESIDENCE: 797 Main St, Artois, CA 95913

APN: 020-350-022

APPLICANT/
LANDOWNER: Terry Giesbrecht

I. ENVIRONMENTAL REVIEW:

California Government Code Section 65852.2 states that applications for second residences shall be considered ministerial without discretionary review; therefore, this project is Statutorily Exempt from environmental review pursuant to Section 15268, "*Ministerial Projects*", of the Guidelines of the California Environmental Quality Act.

II. PROJECT APPROVAL:

The project is permitted per Glenn County Code §15.370.030 (Permitted Uses) Section (G) second residence per each parcel of land (refer to minimum residential construction standards);

Signature: _____ Date: 2/12/2020

Donald Rust, Director
Planning & Community Development Services Agency

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Donald Rust, Director

STAFF REPORT

DATE: February 12, 2020

TO: Donald Rust, Director

FROM: John Lanier, Assistant Planner

RE: Administrative Permit 2020-001
Second Residence, "R-1" Zoning District

Attachments:

1. Compliance Requirements
2. Application
3. Maps and Exhibit "A"

1 PROJECT SUMMARY

Terry Giesbrecht has applied for an Administrative Permit to construct a 3,773 square foot second residence.

The parcel is zoned "R-1" Single Family Residential Zone (20,000 square foot minimum parcel size) and is designated "Single Family Residential" in the Glenn County General Plan. The property site is located at 797 Main Street, south of 8th Street, west of Main Street, north of County Road 35, and east of County Road J, in the Artois area of Glenn County, California. The Assessor's Parcel Number (APN) for the .32± acre site is 020-350-022.

1.1 RECOMMENDATIONS

Staff recommends that the Director find that this project qualifies as a statutory exemption within section 15268 of the California Environmental Quality Act.

Staff also recommends that the Director approve the Administrative Permit with the Findings as presented in the Staff Report and the Compliance Requirements as attached.

2 ANALYSIS

The existing residence, with a proposed second residence, is consistent with zoning in this area. Zoning allows for a second residence with an approved Administrative Permit. Parcels in Artois are generally served by onsite sewer systems and domestic wells.

2.1 ENVIRONMENTAL DETERMINATION

The second residence as proposed is not anticipated to introduce potentially significant impacts to the environment. California Government Code Section 65852.2 states that applications for second residences shall be considered ministerial without discretionary review. Government Code Section 65852.2(a) (3) states the following:

> *(3) When a local agency receives its first application on or after July 1, 2003, for a permit pursuant to this subdivision, the application shall be considered ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits.*

Therefore, this project is Statutorily Exempt from environmental review pursuant to Section 15268, "*Ministerial Projects*", of the Guidelines of the California Environmental Quality Act.

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The parcel is designated "Single Family Residential" in the Glenn County General Plan and is zoned "R-1" (Single Family Residential, 40,000 square foot minimum parcel size). The project site currently has one residence and the proposed second residence is a permitted use within "R-1" zoning. The project is consistent with surrounding land use because the area consists of residential uses. The proposal is consistent with zoning and the General Plan.

2.2.1 "R-1" Single Family Residential (Glenn County Code Chapter 15.370):

Permitted Uses (Glenn County Code §15.370.030):

The proposed second residence is a permitted use under Glenn County Code §15.370.030.(G). *One second dwelling subject to Chapter 15.175.*

Maximum Building Height (Glenn County Code §15.370.080):
The proposed residence is 27' tall and will not exceed the maximum height of thirty feet for residential structures within R-1 zoning.

Minimum Yard Requirements (Glenn County Code §15.370.070):
Plot plan depicts the front yard at 50', side yard at 65', and rear yard at 300'; therefore, minimum yard requirements shall be met.

2.2.2 Second Dwellings (Glenn County Code Chapter 15.175):

Standards (Glenn County Code §15.175.020):

A. A proposed second dwelling shall be permitted only after an application has been filed with the planning authority.

B. All proposed second dwellings shall meet the standards in Chapter 15.590.

C. After a determination by the Planning Director that the proposed second dwelling meets all applicable standards, the application shall be approved.

2.2.3 Minimum Residential Construction Standards (Title 15 Unified Development Code, Chapter 15.590):

Applicability (Glenn County Code §15.590.020):

All single-family dwellings, mobilehomes, modular homes and temporary dwellings shall meet the minimum residential construction standards set forth in this Chapter.

Standards (Glenn County Code §15.590.020):

A. *All single-family dwelling units permitted under the zones established under Chapter 15.300 shall meet the following:*

   1. *All units shall be attached to a permanent foundation, pursuant to Health and Safety Code Section 18551.* The proposed residence will be built on a permanent foundation.

   2. *An efficiency dwelling unit, as defined in Section 17958.1 of the California Health and Safety Code, shall be allowed provided that it meets all requirements of the building code.* The proposed secondary residence is not an efficiency dwelling.

3. *Mobile homes shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974 and be at least constructed after 1979. Manufactured homes, as defined in Section 18007 of the California Health and Safety Code shall be allowed provided they meet the requirements of this chapter. All mobile homes shall install skirting prior to the final inspection by the building division.*

4. *All units shall be designed so that exterior walls are framed with a minimum of two inch by four inch (nominal) studs.* The walls will be framed with 2 inch by 6 inch studs.

B. *All second dwelling units shall meet the following:*

1. *All units shall meet the requirements of paragraph (A) of this subdivision.*

2. *Attached second units shall have their own entrance separate from the primary dwelling. An entrance common area which then provides access to each individual dwelling unit shall be acceptable.* The proposed secondary residence is not attached to the primary dwelling; therefore, it is not applicable.

3. *The requirements of Chapter 15.610 shall be waived in the event that there is insufficient space to park one vehicle in addition to the parking required for the primary dwelling.* There is sufficient space for one additional parking space.

4. *In accordance with California Government Code Sections 65852.2 (a)(1)(B)(i) and 68582.2(c), no maximum size is imposed on second dwellings provided that it does not exceed lot coverage requirements.* The second residence will not exceed lot coverage requirements.

C. *Travel trailers, recreational vehicles, or other similar vehicles capable of travel on public roadways shall not be allowed as a dwelling.* The proposed development is a permanent structure.

<u>Exceptions (Glenn County Code §15.590.050):</u>

A. *Travel Trailers and mobile homes not meeting the above standards located in mobile home or manufactured housing parks or trailer parks subject to the applicable provisions of the Health and Safety Code of the State of California, or in any public camping ground.* Not Applicable.

D. *Mobilehomes that meet all of the applicable requirements of section 15.590.020, except for the requirement that the mobile home be 1980 model year or newer, may be permitted in the Agricultural zone, provided that an inspection by the Building Inspector confirms compliance with all other requirements in this Chapter.* Not Applicable.

C. *Mobilehomes placed on an individual lot in accordance with applicable laws and ordinances at the time of installation may remain at the existing location. The permitted use of such mobilehome shall run with the land and shall be transferable to subsequent purchasers. If such mobilehome is moved within the county it must be installed in conformance with this chapter.* Not Applicable.

2.3 GENERAL PROVISIONS

Flood Zone Designation:
The location for the proposed Second Residence is within Flood Zone "X" 0.2 Percent Annual Chance Flood Hazard according to Flood Insurance Rate Map (FIRM) No. 06021C0602D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). No base flood elevations or base flood depths are shown within these zones.

Environmental Health Regulations:
The applicant will be required to comply with all domestic well and sewage disposal system regulations prior to issuance of a building permit for the second residence.

3 PUBLIC BENEFIT

Housing is desirable because it will increase the housing stock in the County and housing opportunities for families. The proposed second residence is consistent with the "R-1" zoning. Additionally, the State Legislature has declared that "...second units are a valuable form of housing in California" (Government Code §65852.150).

4 NOTICE TO APPLICANT/AGENT

This Administrative Permit is not a building permit. It is the applicant's responsibility to secure the necessary permits from all affected federal, state, and local agencies.

5 FINDING

In accordance with §15.175.020 of the Glenn County Code, it is determined that the proposed second dwelling meets all applicable Glenn County codes.

COMPLIANCE REQUIREMENTS

Administrative Permit 2020-001

Second Residence

APN: 020-350-022

1. That the project activities shall be confined to those areas as shown on the Site Plan being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Community Development Services Agency.

2. That this Administrative Permit shall expire if not executed within one (1) year from its approval date. Execution of the permit is defined as having had substantial physical construction and/or use of the property in reliance on the permit or application for a building permit has been made.

Acknowledgment:
I hereby declare that I have read the foregoing requirements, that they are in fact the requirements that were imposed upon the granting of this permit, and that I agree to abide fully by said requirements. Additionally, I have read the staff report and I am aware of codified county, state, and/or federal standards and regulation that shall be met with the granting of this permit.

Signed: _____ Date: _____

Terry Giesbrecht, Applicant

ADM 2020-001

GLENN COUNTY
PLANNING AND COMMUNITY DEVELOPMENT SERVICES AGECNY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

APPLICATION FOR ADMINISTRATIVE PERMIT – RESIDENTIAL DWELLING

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: Terry Giesbrecht

Mailing Address: P.O. Bx 325 Artois Ca. 95913

Phone:(Business) 530 624-2280 (Home) same

Fax: _____ E-mail: tjg1995@gmail.com

2. Property Owner(s):

Name: Terry Giesbrecht

Mailing Address: P.O. Bx 325 Artois Ca. 95913

Phone:(Business) 530-624-2280 (Home) same

Fax: _____ E-mail: tjg1995@gmail.com

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: same above

Mailing Address: _____

Phone:(Business) _____ (Home) _____

Fax: _____ E-mail: _____

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (Section 65091 California Government Code).

   Name: Terry Giesbrecht

   Mailing Address: P.O. Box 329 Artois Ca. 95913

5. Request or Proposal:
   Construct 2nd Res on property

6. Address and Location of Project: 797 main st. Artois Ca 95913

7. Current Assessor's Parcel Number(s): 020 350 023

8. Existing Zoning: R1

9. Existing Use of Property: R1

10. Provide any additional information that may be helpful in evaluating this proposal
    None

11. Please provide the following building information:

    Height of structure: +/- 27' peak

    Pitch of roof: 10/12

    Dimensions: _____' x _____', 3773 ft^2

    Siding material: cement board

    Roof material: comp.

    Exterior stud size: 2 X 6

    Roof overhang length: 18"

    Mobile home: Yes ☐ No ☒
    Model Year: _____
    Model Number: _____
    Manufacturer: _____

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: [signature]

Print: Terry Giesbrecht

Date: 1/8/20

Address: 797 Main st. Artois Ca. 95913

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

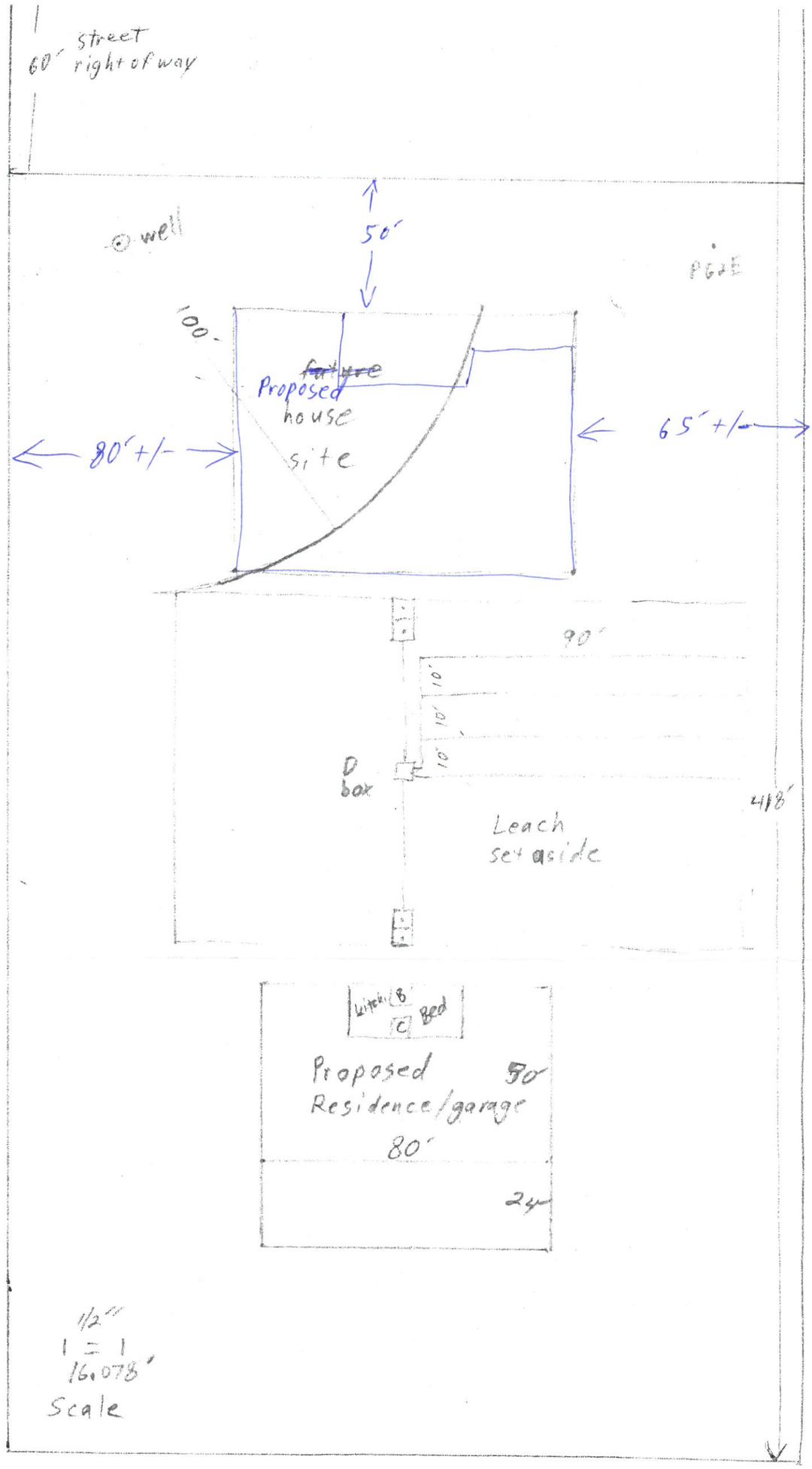
I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: [signature]

Print: Terry Giesbrecht

Date: ~~1/8/20~~ 1/8/20

Address: P.O. Bx 325 Artois Ca. 95913

Terry Giesbrecht
797 main st.
Artois Ca. 95913
Apn. # 020-350-022