



PLANNING COMMISSION AGENDA

City Council Chambers

66 North Lassen Street, Susanville, CA 96130

Phone (530) 252-5117 Fax (530)257-4725

Tuesday November 10, 2015 – 6:30 P.M.

CALL TO ORDER / ROLL CALL

APPROVAL OF AGENDA

BUSINESS FROM THE FLOOR (NO ACTION TO BE TAKEN)

APPROVAL OF MINUTES:

October 27, 2015

PUBLIC HEARING ITEMS:

None

NON-PUBLIC HEARING ITEMS:

1. Architectural Review A15-014 to allow modifications to A10-002 which allowed a 4,000 square foot addition to an existing commercial building and to allow exterior remodeling to the original 2,400 square foot structure to match the new addition for property located at 1850 Main Street, in a C-2 General Commercial and Shopping Center Zone.
2. Architectural Review 15-015 and Site Plan Review to allow the construction of three canopies over existing outdoor stairs and re-design of the roof over an existing porte-cochere entrance for an existing motel located at 2785 Main Street, in a C-2 General Commercial and Shopping Center Zone.

CORRESPONDENCE: None

CITY ATTORNEY REPORT: None

COUNTY REFERRALS: None

COMMISSION ITEMS: Discussion to reappoint Chair and Vice Chair of Planning Commission

ADJOURNMENT

The Planning Commission's action on Use Permit (including Planned Development Use Permits) and Variance items may be appealed to the City Council within 5 business days of action. The Planning Commission's action on Tentative Subdivision items may be appealed to the City Council within 10 business days of action. Appeals of the Planning Commission's action must be made in writing on the form provided by the City and must be accompanied by a fee adopted by the City Council. Appeals of Planning Commission actions must be based on comments made known (either through written or verbal comment) at the Planning Commission Meeting. Please contact the Community Development Department for more information regarding appeals.

ACCESSABILITY: *An interpreter for the hearing-impaired may be made available upon request to the City Clerk seventy-two hours prior to a meeting. A reader for the vision-impaired for purposes of reviewing the agenda may be made available upon request to the City Clerk. The location of this meeting is wheelchair-accessible.*

SUSANVILLE PLANNING COMMISSION

CHAIRPERSON ~ Alan Dowdy ~ VICE-CHAIR (vacant)

COMMISSIONERS ~ Linda Robinette, Vicki Lozano, Wayne Jambois, Dan Foster

Susanville Planning Commission Minutes
October 27, 2015 – 6:30 p.m.
City Council Chambers
66 N Lassen Street Susanville CA 96130

Chair Dowdy called the meeting to order at 6:30 p.m.

Roll Call of Commissioners Present:

Linda Robinette, Chair Alan Dowdy, Wayne Jambois and Vicki Lozano Absent: Dan Foster

City staff present:

Craig Sanders, Holly Hill-Young, Charlie Palmer

APPROVAL OF THE AGENDA:

Motion by Commissioner Robinette, Second by Commissioner Lozano to approve the July 14, 2015 and September 22, 2015 agendas as submitted; motion carried unanimously. Ayes: Robinette, Chair Dowdy, Jambois, and Lozano Absent: Foster

BUSINESS FROM THE FLOOR: None

APPROVAL OF MINUTES: None

NON-PUBLIC HEARING ITEMS: None

PUBLIC HEARING ITEMS:

Re-Address The Rental Guys Use Permit. A request to allow additional time to meet the conditions of the Use Permit to allow an equipment rental yard at 1550 Chestnut Street with outdoor storage and sales in a Commercial Light Industrial zoning district. APN 105-030-47.

Mr. Sanders brought Commissioners up to date from the prior Planning Commissioner meeting, on September 22, 2015 explaining to the Commissioners that The Rental Guys are asking for additional time to finish the Conditions of their Use permit. Mr. Sanders answered questions from Commissioners asking why fees would be charged from both LMUD and the City for service poles and the water meters to be moved. Mr. Sanders gave a copy of a letter from LMUD stating the charges to move the poles would be the responsibility of the owner of the property, if not the charges get passed on to the rate payer of the district which would not be fair.

Commissioners asked staff when the poles were actually put in place. Mr. Sanders let Commissioners know they were placed in 1996 prior to the expansion of Chestnut Street. Once the original owner decided to do a parcel split in August 1996, the City had not figured out road width until the property to the East was developed and curb, gutter and sidewalks were in place, which put the pole 15 feet within the right of way. Mr. Sanders explained the conditions have already been put into place, and that the Applicant is just requesting time beyond the initial date from the original Use Permit in 2014. Mr. Sanders also explained the Applicant has completed conditions 1, 8 and 10 of the Use Permit, and is requesting a completion date of May 31, 2016 for condition 4. Conditions 2, 5, and 6, to be completed by May of 2017 and the applicant will complete the relocation of the poles by December 31, 2015. Condition 9 would have to be done immediately.

No further questions from Commissioners to Staff; Chair Dowdy opened public hearing at 6:53 p.m.

Cecil Dale Manager of the Rental Guys in Susanville explained to Commissioners the cost is a major concern and the reason an extension is being requested. Mr. Dale stated the requested extension is suitable for them and Conditions can be met.

Chair Dowdy closed public hearing at 6:56 pm

Commissioner Lozano expressed her discontent in the property owner being charged the cost for the moving of the poles and meters, and hopes this subject does not come up again.

Discussion amongst Commissioners took place until a Motion was made.

Motion made by Commissioner Robinette to allow a time extension for Conditions 2, 4, and 6, until May 31, 2016, and Condition 5 until May 31, 2017 with the agreement that the poles be re-located prior to December 31, 2015, and that all other conditions apply as written. Commissioner Lozano second the motion. All in Favor: Jambois, Robinette, Chair Dowdy, and Lozano. Absent: Foster

Chair Dowdy Closed hearing at 7:10 pm

A Variance for 235 N Pine Street is being requested so a 20x24 carport can be erected 7 feet into the front yard setbacks on the property. Mr. Sanders explained the owner is looking to cover an existing gravel driveway/parking area to provide covered parking space for weather protection. Mr. Sanders let Commissioners know the carport will be attached to the house and is proposed to be 24 feet wide and 17 feet deep. It was stated the structure would not be an obstruction for vehicle sight distance. Mr. Sanders confirmed the neighborhood was generally developed prior to zoning and setback regulations and therefor contain numerous structures located in the front and side yard setbacks. Mr. Sanders acknowledged there is ample room on the lot to construct a carport or garage on the eastern portion of the lot, however the lot drops off steeply just beyond the home and access from this lower area of the lot would require residents to negotiate a steep incline with a walk of approximately 90 feet to get to the house entrance. The problem posed is the walk would be difficult under icy conditions and negates the purpose of the carport which is to provide protection from the elements close to the entrance of the house.

No questions from Commissioners to Staff; Chair Dowdy opened public hearing at 7:14 p.m.

Lance Monath of Monath Construction, and agent for the Applicant explained to Commissioners the Jamieson's are looking to build a useable structure that is aesthetically pleasing and that would fit their vehicles comfortably. Mr. Monath also let Commission know asphalt would be poured under the carport structure to the street, and graveled on the remaining drive.

Chair Dowdy Closed public hearing at 7:17 p.m.

Commissioners spoke amongst each other until a motion was made.

Motion made by Commissioner Jambois to approve the variance for the carport located at 235 N Pine Street. Commissioner Robinette second the motion. All in favor: Jambois, Robinette, Chair Dowdy, and Lozano. Absent: Foster

Chair Dowdy closed hearing at 7:20 p.m.

Mr. Sanders addressed Commission explaining that Westwood Charter School is proposing to expand the charter school resource center to 2 more office spaces located at 2850 Main Street, in an existing commercial space located at Wingate Mall. The applicant currently leases suite 9 & 10 in this same building and additional space will accommodate the increase in students that Westwood Charter has experienced. The existing rented spaces have been occupied by Westwood Charter School for just over 2 ½ years, without complaints or conflicts with adjacent uses. The applicant was made aware that the suite would need to conform to the "E" occupancy requirements which require the installation of a fire alarm system and panic bars on the exit doors. ADA bathroom exist for both men and women in the space. Mr. Sanders explained parking would not be an issue, as the use is not considered retail, and the closure of the Radio Shack store has actually opened up additional parking for all the tenants, and Wal-Mart parking lot is just adjacent to the Wingate Mall.

No questions to Staff from Commissioners; Chair Dowdy opened public hearing at 7:25 p.m.

Mr. Marty and representative of Westwood Charter School was there in support of the expansion. He explained the change would help the school with their immediate situations they face, as the high school students and elementary students tend to be together more often than the staff would like, and this would allow separation and ability for testing and other study requirements to be conducted in a more timely fashion. It would also help the staff out by allowing the student to teacher ratio reduced.

No questions from Commissioners; Chair Dowdy closed public hearing at 7:33 p.m.

Commissioners discussed how they are in favor of the school and the expansion, they would much rather have retail stores in a retail location. However having a tenant is better than an empty building.

Motion made by Commissioner Lozano to allow the Use Permit for Westwood Charter School to expand into two more retail spaces at the Wingate Mall. Second was made by Commissioner Jambois. All in favor: Jambois, Robinette, Chair Dowdy, and Lozano. Absent: Foster

Commission Items: To discuss reappointment of Chair and Vice Chair of the Planning Commission.

Commissioner Jambois Motioned to postpone appointment until a full panel is present. Commissioner Robinette Second the motion. Ayes: Robinette, Chair Dowdy, Jambois, and Lozano Absent: Foster

- City Administrator Report None
- Non Public Hearing Items: None
- Correspondence: None
- City Attorney Report: None
- County Referrals: None
- Commission Items: Tabled discussion of Chair and Vice Chair until full commission is available

Adjournment:

Motion by Commissioner Jambois, Second made by Commissioner Robinette, to adjourn the meeting; motion carried unanimously. Ayes: Robinette, Chair Dowdy, Jambois and Lozano Absent: Foster

Meeting Adjourned at: 7:52 p.m.

Signed, Chair Alan Dowdy

Respectfully submitted by,

Holly Hill-Young

Gwenna MacDonald, City Clerk

Approved On:

**CITY OF SUSANVILLE PLANNING COMMISSION
STAFF REPORT
November 10, 2015**

FILE NUMBER	Architectural and Site Plan Review # A15-014		
APPLICANT/OWNER	Rajindar Singh/Kahlon Gurkuldeep		
REQUEST	Architectural Review to allow modifications to A10-002 which allowed a 4,000 square foot addition to an existing commercial building and to allow exterior remodeling to the original 2,400 square foot structure to match the new addition. The property is located at 1850 Main Street in a C-2 (General Commercial and Shopping Center Zone).		
ASSESSOR'S PARCEL NO.	105-220-03		
PARCEL SIZE	0.80 acres		
LOCATION	1850 Main Street		
EXISTING ZONING	C-2 General Commercial and Shopping Center District		
SURROUNDING ZONING AND LAND USE	ZONING		LAND USE
	North	C-2	Police station and office
	South	C-2	Vacant land and residential
	East	C-2	Converted residential to office
	West	C-2	Multi-family residential under construction
GENERAL PLAN DESIGNATION	General Commercial/Shopping Center		
ENVIRONMENTAL DETERMINATION	Not subject to CEQA		

COMMENTS RECEIVED:

Building Official:

BACKGROUND:

The applicant received an Architectural and Site Plan approval from the Planning Commission in 2010 project (A10-002) to construct a 4,000 square foot addition to an existing 2,400 square foot mini mart and gas station. The proposed addition was for additional commercial lease space with one of the spaces being filled with a Laundromat.

Building plans were submitted in April of 2012 and a permit for the shell structure was issued in February of 2014. The structure has been under construction since 2014.

During the construction the applicant who was acting as an owner builder authorized workers to make changes to the building addition without asking the City for approval or submitting building plans for the changes. The changes occurred during the time the City's Building Official was on an extended leave and the City was utilizing a contract Building Inspector who was in the office 1 day a week. The structure was constructed to code and is physically sound. The architectural features which were changed are as follows:

1. A four foot roof over hang on both the left and right sides of the building were omitted. Additionally the right end of the building has a sloped roofline rather than a straight roofline which matched the left side of the original structure. See attached photos.
2. The entry doors to the middle suite were supposed to be inset/recessed two feet from the front plane of the building. They were constructed flush with the front of the building. The two foot recess, while adding some architectural relief would be barely noticeable to passing vehicles.
3. Windows which were originally proposed for the right side of the building were omitted. The tenant who leased this space would have needed to remove the windows to accommodate their layout.
4. The approved plan showed a more pronounced and detailed cornice/cap on the parapet. The existing structure has a simple metal flashing.
5. Building colors listed on the original submittal were not adhered to. Conditions of approval required submittal of proposed colors. The applicant is proposing to add a second complementary color to the front parapet of the building to add more differentiation between the planes of the front façade.

The omitted elements of the structure are not called out in the City's design guidelines as being required elements. The roof overhang on the right side of the building did add some architectural interest and mirrored the overhang on the left side of the original structure. This overhang and the change in the roofline on the right end of the building are the most significant architectural deviations and make the structure look added on instead of being integrated. While this end of the building is only partially visible from the street the sloped roofline is apparent and doesn't fit with the overall look of the building.

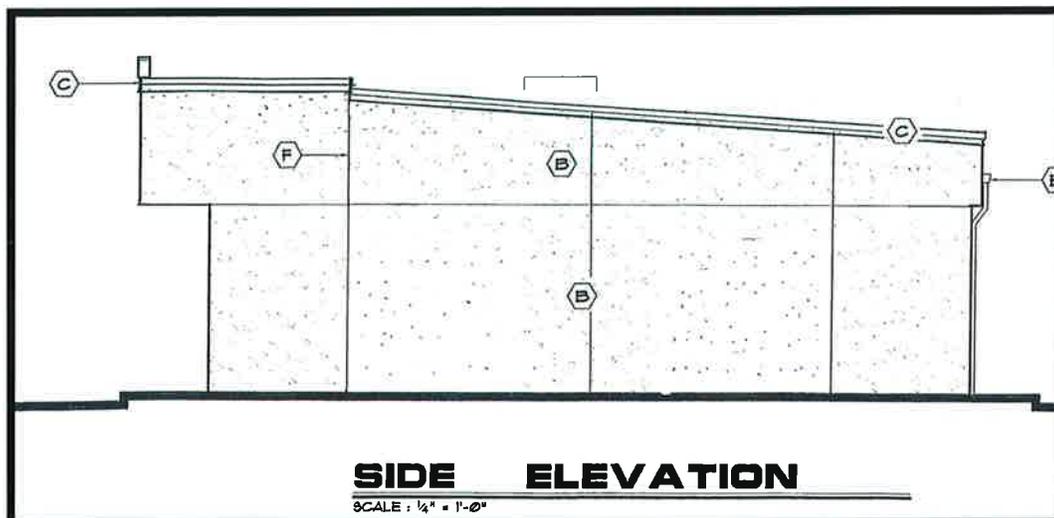
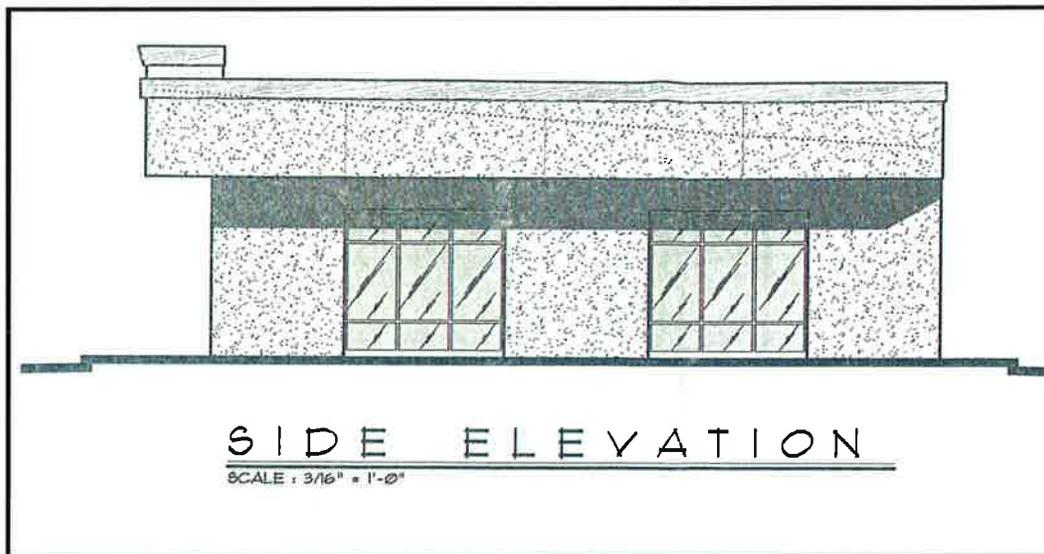
PROPOSAL

As part of the original architectural and site plan approval for the addition the applicant was not required to upgrade the original structure to make the appearance of the building consistent with the addition. The applicant is now proposing this measure to help mitigate the changes in the architectural features discussed above. The proposed changes include upgrades on the façade of the original structure to make it consistent with the new

addition consisting of making changes to the front parapet using the same stucco exterior and paint colors and adding a stepped appearance similar to the new addition and re-painting the structure to match the new addition. No other changes to exterior are proposed.

ANALYSIS:

The C-2 zone district requires an architectural review for all new structures or changes to the exterior of existing buildings which requires an analysis of compatibility with the City's Design Guidelines. As previously stated, the most significant changes from the original approval of the 4,000 square foot addition relate to the overhang and roofline on the right side of the building. This is a significant deviation which affects the compatible integration of the addition with the existing structure making the addition look like an addition rather than one structure. Below is the approved end elevation, the elevation as constructed and a photo of the building.





The changes to the existing structure that the applicant is proposing fail to make the two parts of the building compatible architecturally. The exterior of the building below the front parapet needs to be re-sided in the same stucco treatment and color. In addition the front parapet on the existing building section should be made taller and match the proportionality of new façade parapet to the recessed building front. Additionally, the parapet height should be extended to the left side of the building along the frontage of S. McDow Street.

The site visit revealed that a significant amount of crates and other materials associated with the business are being stored in plain view along the S. McDow Street frontage adjacent to the building these materials must be stored inside or behind a solid fence.

The paint scheme of the canopy for the gas pumps no longer matches the building colors. This needs to be rectified with this application.

Staff recommends that the applicant be required to:

1. Square off the side parapet on the new addition from the point where the parapet steps down to the rear of the building. Apply a more detailed cornice to the top of the entire parapet with additional relief features as shown in the approved plan.
2. Apply the same exterior treatment on the new addition to the entire front and side of the original building. Paint the rear to match.
3. Make the parapet height on the existing (old) building section proportional to the height of the parapet on the new addition as measured against the respective building fronts. Use the same cornice treatment.
4. Wrap the parapet around the left side of the building along the S. McDow frontage.

5. Replace the windows in the main building to match the new addition or apply a trim that matches or closely matches the new windows.
6. Paint the gas canopy in a scheme that is complementary to the building colors. Submit paint colors to the City Planning staff prior to painting.

RECOMMENDATION: Adoption of Resolution No. 15-1031 approving Architectural Site Plan Review A-15-014 for Rajinder Singh/A-1 Mini Mart subject to the conditions contained therein.

ATTACHMENTS:

1. Resolution 15-1031
2. Elevation drawing
3. Original elevations

RESOLUTION NO 15-1031

A RESOLUTION OF THE SUSANVILLE PLANNING COMMISSION APPROVING ARCHITECTURAL AND SITE PLAN REVIEW A-15-014 FOR EXTERIOR REMODELING ON THE STRUCTURE LOCATED AT 1850 MAIN STREET AND AMENDING ARCHITECTURAL AND SITE PLAN REVIEW A-10-002 FOR A 4,000 SQUARE FOOT BUILDING ADDITION ON THE SAME SITE IN A C-2 ZONING DISTRICT, APN 105-220-33

WHEREAS, Rajinder Singh/A-1 Mini Mart has applied for an Architectural and Site Plan Review to allow amending the approved architectural design for a 4,000 square foot building addition previously approved by permit A-10-002 and request exterior changes to the original 2,400 square foot minimum market located at 1850 Main Street in a C-2 General Commercial and Shopping Center zoning district, Assessor's Parcel Number 105-220-33; and

WHEREAS, the Susanville Planning Commission at a public meeting held on November 5, 2015 has considered both written and oral comments presented concerning the proposed project in accordance with City Code; and

WHEREAS, the City of Susanville Planning Division has determined that the project is not a project under CEQA; and

NOW, THEREFORE, the City of Susanville Planning Commission:

A. Makes the following findings:

1. That the proposed project is consistent with the General C-2 zoning district.
2. That the architectural and general appearance of the building changes are in keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the neighborhood.
3. That the establishment, maintenance, or operation of the subject use, building or facilities applied for will not, under the circumstances of the particular use, with the conditions imposed thereon, be detrimental to or contrary to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use and will not be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the City.
4. The proposed new structure meets the City of Susanville Design Guidelines, specifically that the proposed architectural style and

materials used, and paint colors are consistent with characteristics of the neighborhood.

5. The conditions imposed upon approval of this use are necessary to meet the City's design guidelines and to further the public health, safety, peace comfort and general welfare of the city.
- B. Approves Architectural and Site Plan Review A15-014 for Rajinder Singh/A-1 Mini Mart in accordance with a revised site plan to be submitted to the City planning and building division within 30 days of the adoption of this resolution. The revised elevation drawings shall become the official exhibit for this resolution and shall include the elements and changes listed in the following terms, agreements and conditions contained in this Resolution:

AREA/ SITE SPECIFIC CONDITIONS

1. Square off the parapet on the side elevation of the new addition from the point where the parapet steps down to the rear of the building. Apply a more detailed cornice to the top of the entire parapet with additional relief features as shown on the revised plan.
2. Apply the same exterior stucco treatment that is on the new addition to the entire front and side of the original building. Paint the rear of the building to match.
3. Make the parapet height on the existing (old) building section proportional to the height of the parapet on the new addition as measured against the respective building fronts. Use the same cornice treatment. Paint the front of the parapet a different but complementary color to help accentuate the different planes of the structure.
4. Wrap the parapet around the left side of the building along the S. McDow frontage.
5. Replace the windows in the main building to match the new addition or apply a trim that matches or closely matches the new windows.
6. Paint the gas canopy in a scheme that is complementary to the building colors. Submit paint colors to the City Planning staff prior to painting.
7. Outdoor storage of materials is not allowed unless it is behind a solid fenced area.

8. All other conditions of Resolution 10-993 shall remain in force and be applicable to the site.

GENERAL

9. The exterior remodeling of the existing mini mart shall be completed within 18 months from the adoption of this resolution. Final Certificates of occupancy shall not be issued for the uses in the three commercial spaces within the addition approved by A-10-002 until the work in the mini mart has a final building permit. This approval will become null and void if the approved use has not begun within one year from the date of adoption of this resolution unless an extension of the life of the permit is approved by the Planning Commission. It is the applicant's responsibility to request an extension within a reasonable time frame, if needed.
10. The requirements of all concerned governmental agencies having jurisdiction by law, including but not limited to the issuance of appropriate permits, shall be met.
11. All contractors and sub-contractors involved in the project shall obtain a City of Susanville Business License and maintain said license in force for the duration of the project.

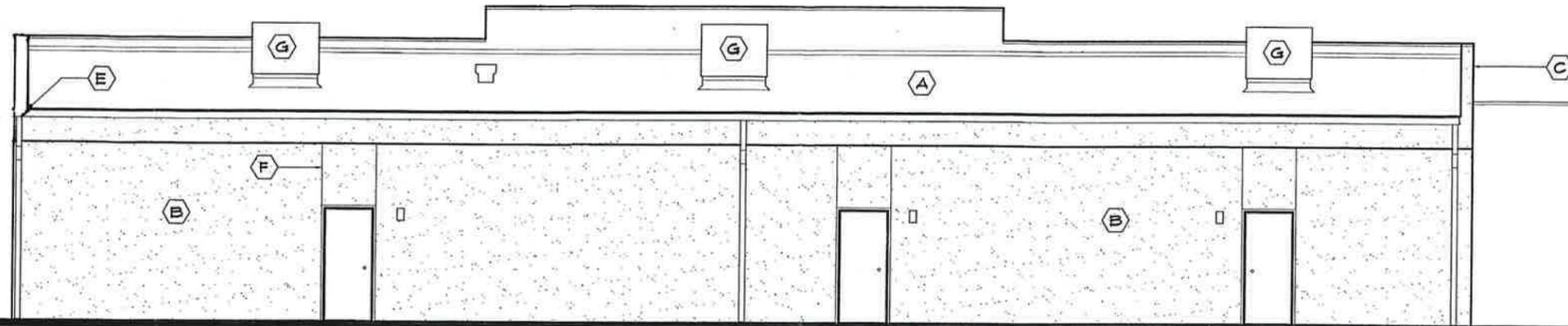
APPROVED: _____
Alan Dowdy, Chairperson
Planning Commission
City of Susanville, State of California

ATTEST: _____
Gwenna MacDonald, City Clerk
Secretary to the Planning Commission

The foregoing Resolution was introduced and adopted at a regular meeting of the Susanville Planning Commission held on the 10th day of November 2015, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Gwenna MacDonald, City Clerk
Secretary to the Planning Commission

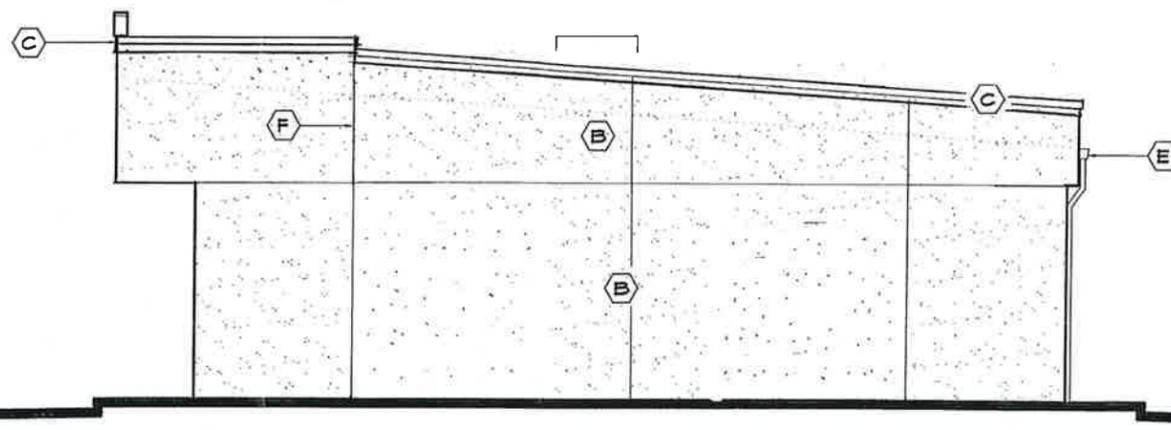


REAR ELEVATION

SCALE : 1/4" = 1'-0"

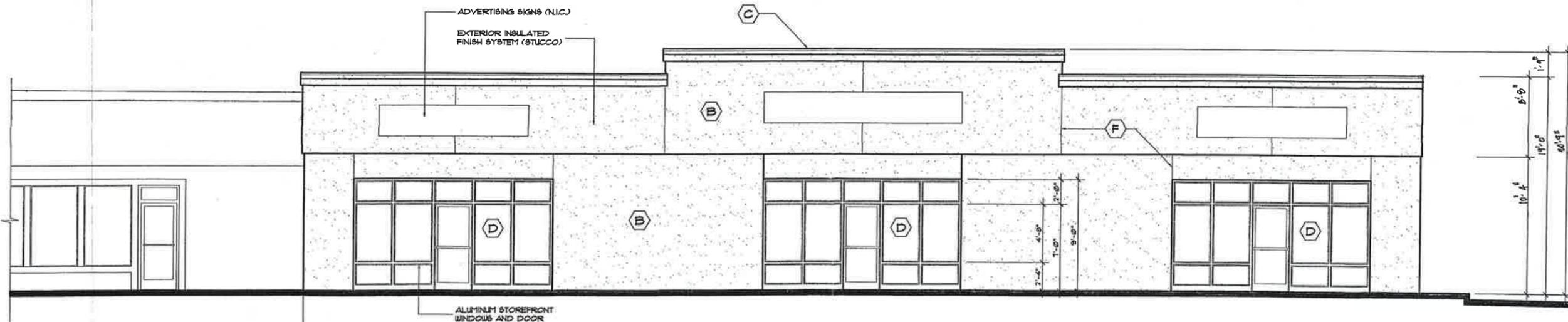
PROPOSED BUILDING * EXISTING BUILDING

- EXTERIOR FINISH KEY :**
- A** 3 - PLY BUILT UP ROOFING W/ MINERAL SURFACE CAP SHEET OVER 5/8" OSB ROOF SHEATHING
 - B** 'WESTERN ONE-COAT' CEMENT PLASTER OVER WIRE MESH WITH MEDIUM TEXTURE ACRYLIC STUCCO FINISH
 - C** WOOD STUD PARAPET WALL W/24 GA. SHEET METAL CAP
 - D** BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND WINDOWS
 - E** SEAMLESS METAL RAIN GUTTER AND DOWNSPOUTS
 - F** METAL EXPANSION JOINTS IN STUCCO SYSTEM
 - G** ROOF MOUNTED HVAC UNITS - SEE PLANS



SIDE ELEVATION

SCALE : 1/4" = 1'-0"



FRONT ELEVATION

SCALE : 1/4" = 1'-0"

EXISTING BUILDING * PROPOSED BUILDING

CITY OF SUSANVILLE

REVISIONS RECEIVED
10/7/15 OWNER REQUEST
OCT 09 2015

BUILDING & PLANNING

Engineer:

Project Title:
PROPOSED COMMERCIAL BUILDING FOR
A-ONE FOOD MART
1850 MAIN STREET
SUSANVILLE, CALIFORNIA

NST ENGINEERING, INC.
1455 Riverside Drive • Susanville, CA 96130
Engineering • Planning • Surveying
Phone: (530) 251-5113 Fax: (530) 251-6212

Date: 4/25/12
Drawn: CRC
Checked: JAM

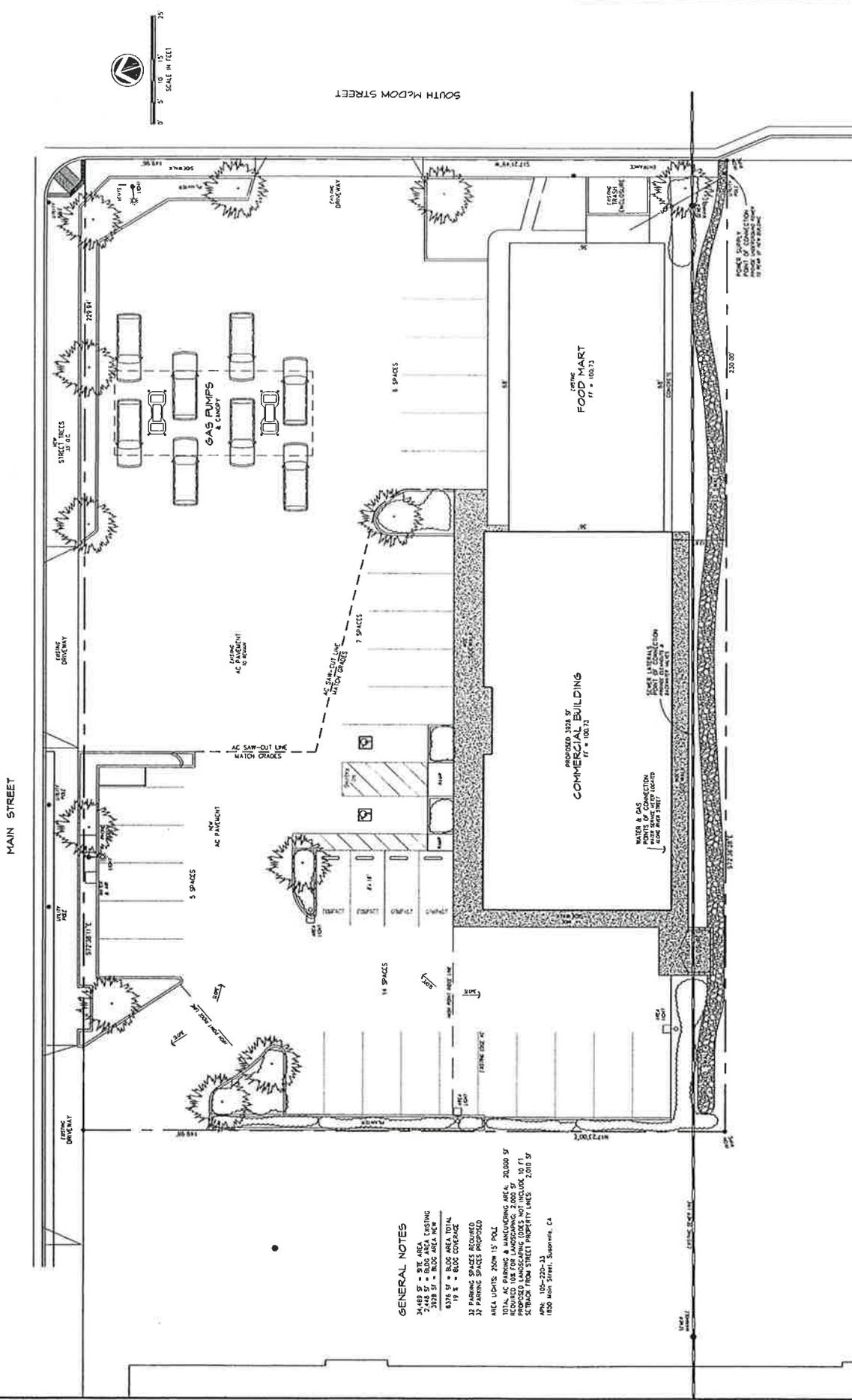
Sheet No.
A1
Of 6 Sheets

Job No. 09-10
File No. ELEV

Ex: 3



NO.	DATE	DESCRIPTION	BY



GENERAL NOTES
 34,485 SF = SITE AREA EXISTING
 2,378 SF = 8,000 AREA NEW
 43,763 SF = 8,000 AREA TOTAL
 19.8% = 8,000 COVERAGE
 37 PARKING SPACES PROPOSED
 AREA LIGHTS 250W 15' POLE
 TOTAL AC PARKING & UNLOADING AREA 20,000 SF
 REQUIRED USE FOR UNLOADING 2,000 SF
 TOTAL UNLOADING AREA 22,000 SF
 SETBACK FROM STREET PROPERTY LINES 2,010 SF
 APN: 100-220-13
 1800 Main Street, San Jose, CA

**CITY OF SUSANVILLE PLANNING COMMISSION
STAFF REPORT
November 10, 2015**

FILE NUMBER	Architectural Review # A15-015		
APPLICANT/OWNER	Travcor & Investment Inc.		
REQUEST	Architectural Design and Site Plan Review to allow the construction of three canopies over existing outdoor stairs and re-design of the roof over an existing porte-cochere entrance for an existing motel located at 2785 Main Street in the C-2 (General Commercial and Shopping Center Zone).		
ASSESSOR'S PARCEL NO.	105-233-02		
PARCEL SIZE	0.18 Acres		
LOCATION	2308 Main Street		
EXISTING ZONING	C-2 General commercial and Shopping Center District		
SURROUNDING ZONING AND LAND USE	ZONING		LAND USE
	North	C-2	Vacant
	South	C-2	Bowling alley - vacant, general commercial
	East	C-2	Walgreens
	West	C-2	Motel, vacant commercial land
GENERAL PLAN DESIGNATION	General Commercial		
ENVIRONMENTAL DETERMINATION	Not subject to CEQA		

COMMENTS RECEIVED:

None.

BACKGROUND:

The site is currently developed with a Best Western motel with 80 rooms and various on-site amenities. Some of the building materials as well as the architectural style has become outdated. With the re-model of the restaurant structure on the same parcel (Lumberjacks) the motel and restaurant do not have architectural continuity. Franchise requirements are also driving the requirements for upgrades particularly the covered stairs.

In March of 2012 the Planning Commission reviewed a different proposal and approved Resolution 12-0964 which expired after two years on March 27, 2014. In the previous application the proponents designed the portico roofline to be similar to the restaurant roofline and incorporated ledger stone along the bottom of the stairwell covers to tie the architectural design in with the restaurant building

PROPOSAL:

The current porte-cochere is a mansard style roof as shown in the photo below. The proposal is to maintain a mansard roof but shorten the roof area and replace the existing roof area with walls allowing for windows to be installed. The proposal lacks the integrating architectural features of the 2012 proposal that would tie the additions in architecturally with the other structure on the property (Lumberjack Restaurant). The proposed roof replacement over the porte-cochere does not reflect the combination gable/hip roof known as a dutch gable roof which is on the restaurant. In addition the ledger rock features have been removed from the proposal which would have added a feature similar to the restaurant building.



The area above the porte-cochere is a finished space currently used as a yoga studio

ANALYSIS:

The C-2 zone district requires an architectural review for all new structures or additions to buildings. Buildings additions are also subject to the City's Design Guidelines which were adopted in 2002. In reviewing the Design Guideline as they pertain to this proposal, the following guidelines should be considered:

“Auxiliary structures should be architecturally consistent with the main structure(s) and other site development.”

As an addition to an existing structure elements should be incorporated which carry over to other buildings on the site. The newest structure on the property is the Lumberjacks restaurant which should be looked to for features which could be incorporated onto the additions. The 2012 project did this and was a superior proposal than the current one.

“New construction should be designed to be compatible with, or an improvement upon, other buildings in the area.”

The site which includes the motel and restaurant are seen as a single development. To the extent feasible some unifying architectural features should be incorporated into both structures. This is an opportunity to bring some continuity in the look of the site by requiring some of the same features on both buildings.

Currently the posts supporting the porte-cochere are clad in stone. The proposed change would remove the stone and install supporting columns of steel tubing. The entire motel is proposed to be re-painted to match the colors of the Lumberjack Restaurant

Staff is recommending that the Planning Commission approve the Architectural Review and Site Plan request with changes in the design of the additions to reflect the proposal made in 2012 which created a more consistent look to the structures on the site. This would include a dutch gable roof and ledger stone clad posts under the porte-cochere and wood clad post with a ledger stone base for the stairway covers.

Access, Circulation, & Parking: No changes.

Landscaping and Buffering: No changes.

Property Lines & Setbacks: The proposed structure meets the setback requirements for the zone.

Water Quality & Drainage: No changes.

Utilities: No changes.

Signage: No changes

RECOMMENDATION: Approve Architectural Design and Site Plan application A15-015 subject to the conditions and findings in attached Resolution 15-1031.

ATTACHMENTS:

1. Proposed additions
2. Additions approved by Resolution 12-0964
3. Resolution 15-1031

RESOLUTION NO 15-1031
A RESOLUTION OF THE SUSANVILLE PLANNING COMMISSION
APPROVING AN ARCHITECTURAL AND SITE PLAN REVIEW
APPLICATION FILED BY TRAVCOR INVESTMENTS FOR THE
CONSTRUCTION OF THREE STAIRWAY CANOPIES AND MODIFICATION
OF THE EXISTING PORTE-COCHERE APN: 105-320-19 CITY
FILE NUMBER A 15-015

WHEREAS, Travcor Investments has submitted an application for an Architectural Design and Site Plan Review for the construction of three stairway canopies and modification of the existing porte-cochere in a C-2 (General Commercial / Shopping Center) zone district on that property known as Assessor's Parcel Number 105-320-19 located at 2785 Main Street; and

WHEREAS, the Susanville Planning Commission at a public meeting held on November 10, 2015 considered both written and verbal comments presented concerning the proposed project in accordance with the City Code; and

WHEREAS, the City of Susanville Planning Division has determined that the project is not a project under CEQA; and

NOW, THEREFORE, the City of Susanville Planning Commission:

A. Makes the following findings:

1. That the project is consistent with the General Plan and Zoning Ordinance for the City of Susanville. The Commission finds that the architectural and general appearance of the building changes are in keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the area.
2. That the establishment, maintenance, or operation of the subject use, and facilities applied for will not, under the circumstances of the particular use, with the conditions imposed thereon, be detrimental to or contrary to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use and will not be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the city.
3. The conditions imposed upon approval of this use are necessary to meet the existing City of Susanville code requirements of the statutory requirements of other governmental or public utility agencies.
4. The proposed changes to the existing structure meets the City of Susanville Design Guidelines, specifically that the proposed

building mass, architectural style and materials used, and paint colors are consistent with other structures in the surrounding area and within the same zoning and is consistent with character of the neighborhood.

- B. Approves Architectural Site Plan review A15-015 for Travcor & Investments Inc. to allow alterations to the existing porte-cochere including a change in the roofline, and the addition of three stairway covers to the existing motel located at 2785 Main Street in accordance with the site plan submitted for application A 12-007 for the same site on submitted March 16, 2012 on file in the Planning and Building Division office, City of Susanville except as modified by the following terms, agreements and conditions contained in this Resolution:

AREA /SITE SPECIFIC CONDITIONS

1. The design of the changes to the existing porte-cochere and the proposed stairway covers shall be as shown on the drawings submitted for Application A 12-007 and shall include a dutch gable roof and ledger stone clad posts under the porte-cochere and wood clad post with a ledger stone base for the stairway covers.
2. Paint colors for the entire motel structure shall be as submitted to the Building and Planning Division on November 5, 2015.

STANDARD CONDITIONS

GENERAL

3. The requirements of all concerned governmental agencies having jurisdiction by law, including but not limited to the issuance of appropriate permits, shall be met.
4. For the purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.
5. This permit will become null and void if the approved building modification has not begun within two years from the date of adoption of this resolution unless an extension of the life of the permit is approved by the Planning Commission. It shall be the duty of the applicant to be aware of the expiration date and request any extension of time prior to expiration.
6. All contractors and sub-contractors involved in the project shall obtain a City of Susanville Business License and maintain said license in force for the duration of the project.

7. The applicant/owner shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suit, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limit to arbitrations, mediations, and other such procedures), collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, The Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that developer shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the developer of any Action brought and City shall cooperate with developer in the defense of the Action.

IMPROVEMENT PLANS

8. Prior to the issuance of building permits, improvement plans shall be submitted to and be approved by the City. All improvements shall be installed in accordance with said improvement plans prior to the issuance of a certificate of occupancy.

GENERAL UTILITIES

9. The owner/developer shall pay the cost for rearrangement, relocation, or removal of any utilities caused by any construction activity, whether inside or outside of the project where such work is a condition of or necessary to serve the project.
10. All new or relocated utility lines shall be placed underground and easements shall be provided if required.

FIRE

11. The project shall meet all requirements of the City of Susanville and the Fire Chief.
12. Meet all applicable fire and life safety requirements of the 2013

California Fire Code prior to completion of the Final Building Inspection.

LIGHTING

13. All lighting shall be downward directional and include full cut-off fixtures to protect the Susanville night sky and adjacent parcels from unsightly glare. Any new on-site lighting shall conform to Section 17.96.050 of the City of Susanville Municipal Code.

APPROVED: _____

Alan Dowdy, Chairperson
Planning Commission
City of Susanville, State of California

ATTEST: _____

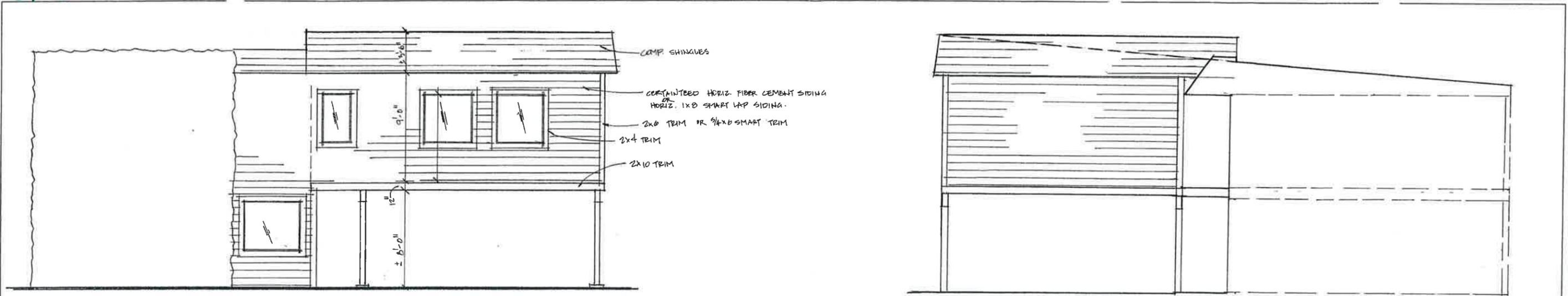
Gwenna MacDonald,
Secretary to the Planning Commission

The foregoing Resolution was introduced and adopted at a regular meeting of the Susanville Planning Commission held on the 10th day of November 2015, by the following vote:

AYES:
NOES:
ABSENT:

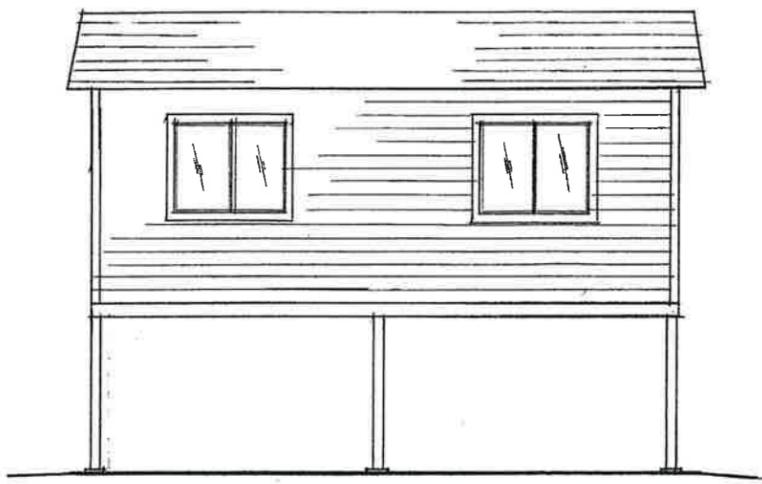
Gwenna MacDonald
Secretary to the Planning Commission

EX: 1



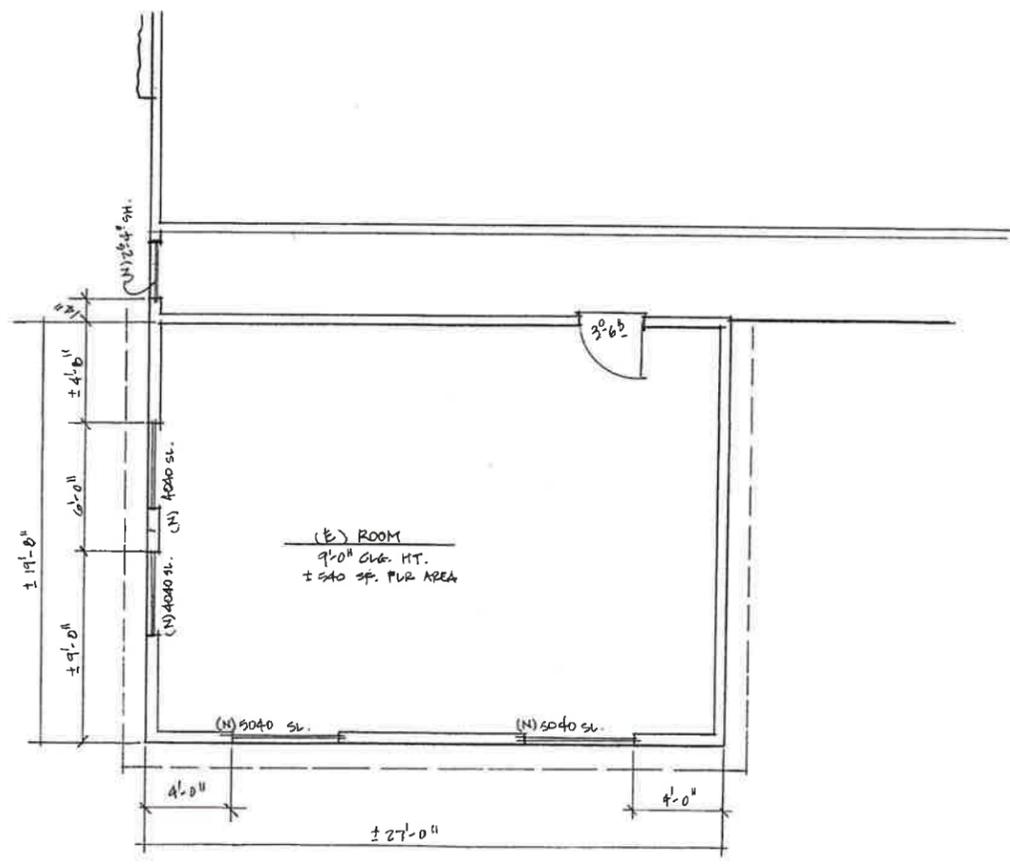
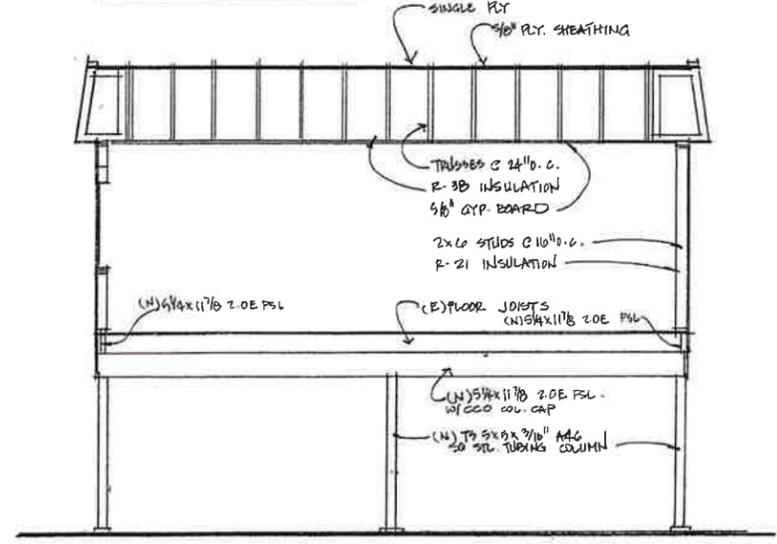
MAIN STREET ELEVATION (SOUTH)

NORTH ELEVATION



EAST ELEVATION

SECTION



UPPER FLOOR PLAN

CITY OF SUSANVILLE
RECEIVED
OCT 20 2015
BUILDING & PLANNING

Revisions:	

Engineer:

Project Title:
REMODEL OF TORTE COFFEE
BEST WESTERN TRAILSIDE INN MOTEL
2105 MAIN STREET
SUSANVILLE, CALIFORNIA

NST ENGINEERING, INC.
1495 Riverside Drive * Susanville, CA 96130
Engineering * Planning * Surveying
Phoner: (530) 257-5173 Fax: (530) 257-6272

Date: 9/15
Drawn: JM
Checked:

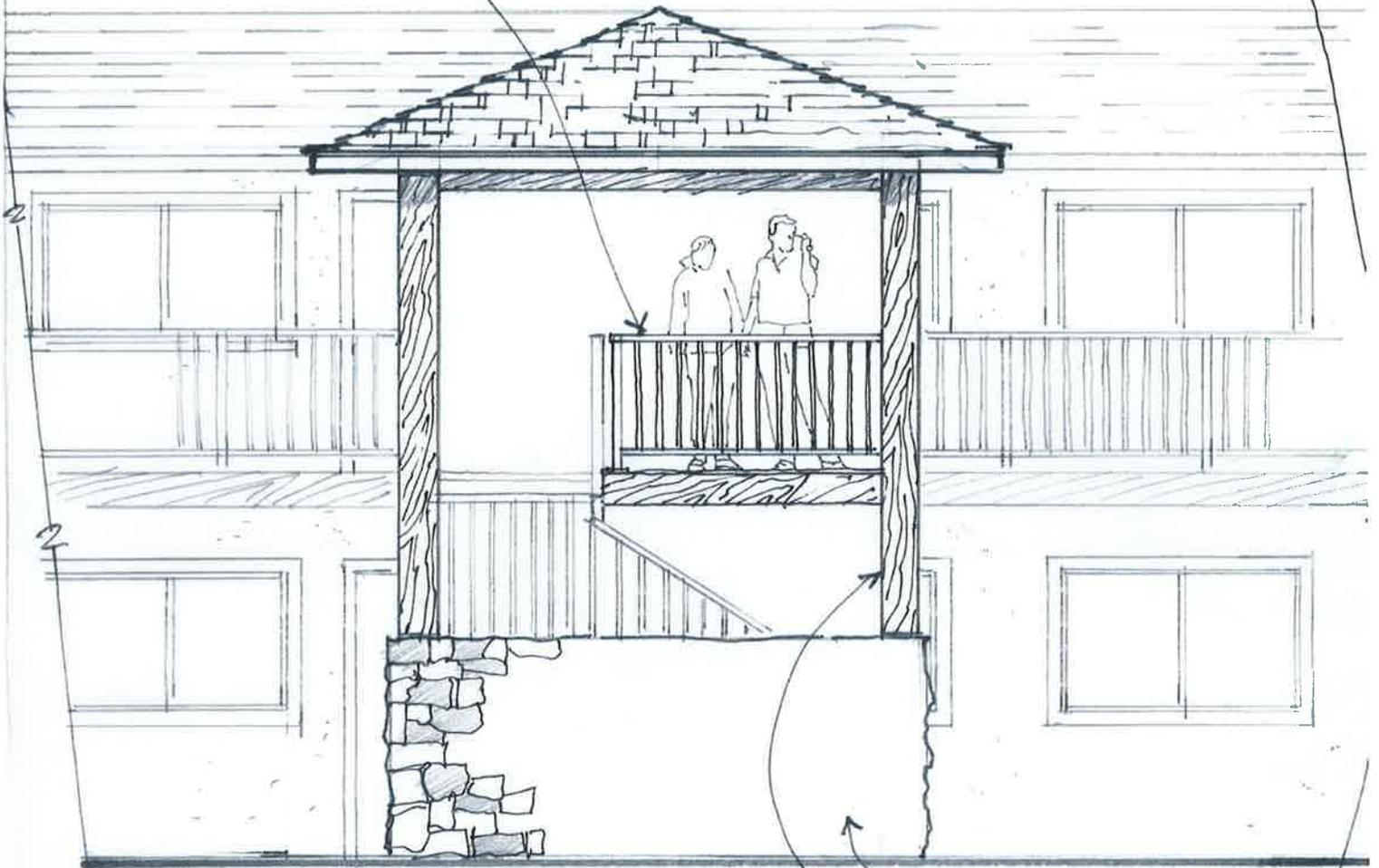
Sheet No.
1
Of Sheets

Job No. 15-19
File No.

EX:2



NEW VIEW BALCONY



NEW STRUCTURE AROUND (E) STAIRS

NEW ROCK CLAD WALL
NEW WOOD CLAD COLS.
NEW 2 X FASCIA

ELEVATION (PARTIAL) 1/4" = 1'-0"

Ex:2

SOUTH (MAIN ST) ELEVATION
TRAILSIDE INN

