

<p>TRINITY COUNTY PLANNING COMMISSION STAFF REPORT</p>

APPLICANT: Rich Velasquez

REPORT BY: Bella Hedtke

OWNER: Rich Velasquez

APN: 012-151-12-00

PROJECT DESCRIPTION: Conditional Use Permit for conversion of a 364 sq. ft. Office into a Residential Caretaker Unit.

LOCATION: 79 Canyon Creek Road, Junction City, CA. (Figure 1 and 2) Current Location of Junction City Self Storage.

PROJECT INFORMATION:

- A) Planning Area: Junction City
- B) Existing General Plan Designation: Commercial
- C) Existing Zoning: General Commercial (C-2)
- D) Existing Land Use: Storage Units with Office/1 Bath
- E) Adjacent Land Use Information:

	<u>Land Use</u>	<u>Zoning</u>	<u>General Plan Des.</u>
North:	Res. Single family	RR-2.5	Village
South:	Commercial	C2	Village
East:	Res. MH/Manu. Homes	RR-2.5	Village
West:	Commercial	C2	Village

BACKGROUND INFORMATION:

Junction City Self Storage has been operating in the Junction City Community since 1995 and provides 60 storage units. The applicant proposes to convert the existing office space that has been on site since 1998 to a caretaker unit.

Section 30.L of the Trinity County Zoning Ordinance 315 provides standards for a Residential Caretaker Unit. The standards are as follows:

- Structural setbacks consistent with the Rural Residential Zoning District standards.
- The caretaker unit shall be limited to no more than 1000 gross square feet.
- The caretaker unit shall be located in such a manner so that it is not visually intrusive or highly visible from arterial or collector roads abutting the subject site.
- The caretaker unit shall be located in such a manner so as not to interfere or adversely impact the use of the site or adjacent parcels.

Approval of Residential Caretaker Units is subject to first securing a Planning Commission-issued use permit on all commercially-zoned parcels (C-1, C-2, C-3, HC), as well as Public Facilities and Industrial zones, per Section 21.C General Commercial or "C-2" Districts of the Trinity County Zoning Ordinance 315.

PROJECT EVALUATION:

On July 25th, 2018 staff visited the site. The applicant/owner showed staff the exterior and interior of the proposed Residential Caretaker Unit. The building is located on the northern corner of the parcel and the building permit was finalized in 1998. The building is visible through the main gated entrance off Canyon Creek Rd but not intrusive of the viewshed. Due to fencing in the backyard, the unit is hardly visible from State Highway 299.

Parcels located north and east of the subject parcel are zoned RR-2.5 and contain dwellings. The parcels located south and west of the subject parcel are zoned C-2. The building's exterior aesthetic qualities (i.e. paint color, style) match that of the storage units and outbuildings on the property (Figure 3). The building has ADA-compliant parking and accessible Path of Travel and a kitchenette/dining area, bedroom and full bathroom (Figure 3, 4, 5 and 6). The applicant is aware of the parcel's location in FEMA's Special Flood Hazard Area (Figure 1).

In summary, the proposed Residential Caretaker Unit will provide the primary purpose of taking care of and providing watchman services for property zoned General Commercial (C-2), meets C-2 setback requirements, is under 1000 gross square feet, is not highly visible from Highway 299 nor obstructive of the viewshed from Canyon Creek Rd and will not interfere or adversely impact the use of the site or adjacent parcels as set forth in Ord. No. Sec. 30.L. **ENVIRONMENTAL EVALUATION:**

This project is categorically exempt under the California Environmental Quality Act as follows: **Existing Facilities – Article 19, Categorical Exemptions, Section 15301, Class 1** consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

STAFF RECOMMENDATION:

Staff recommends approval of the conversion of an office/bedroom to a Residential Caretaker Unit on APN 012-151-12-00 (Junction City Self Storage) based on the following findings of fact and subject to the conditions in Exhibit A.

Findings of Fact for the Use Permit

- 1. Finding: Sound Principles of Land Use. The use permit is granted on sound principles of land use.**

Statement of Fact: Residential Caretaker Units are allowed in this zoning district after first securing a Conditional Use Permit. The Residential Caretaker Unit meets all requirements listed in Trinity County Zoning Ordinance 315 Section 30.L.

- 2. Finding: Not Injurious. Granting the use permit will not be detrimental to the public health, safety, or welfare, nor will it create a public nuisance.**

Statement of Fact: The use permit, as conditioned, will not be injurious given all Building and Environmental Health Department permits and their requirements are properly finalized before use as a Residential Caretaker Unit.

Statement of Fact: The activity associated with a residential building matches use types of neighboring parcels and will not limit the primary function of the commercial activity of Junction City Self Storage.

- 3. Finding: The use permit complies with the objectives of the general plan for the area in which it is located.**

Statement of Fact: The use permit is consistent with the Land Use Goals in the Junction City Community Plan and with the Land Use Element of the General Plan. Junction City Self Storage is a desirable location for commercial activity, given its centralized location in town and close proximity to State Highway 299. The proposed Residential Caretaker Unit supports the activities of Junction City Self Storage provide watchman services to the storage operations.

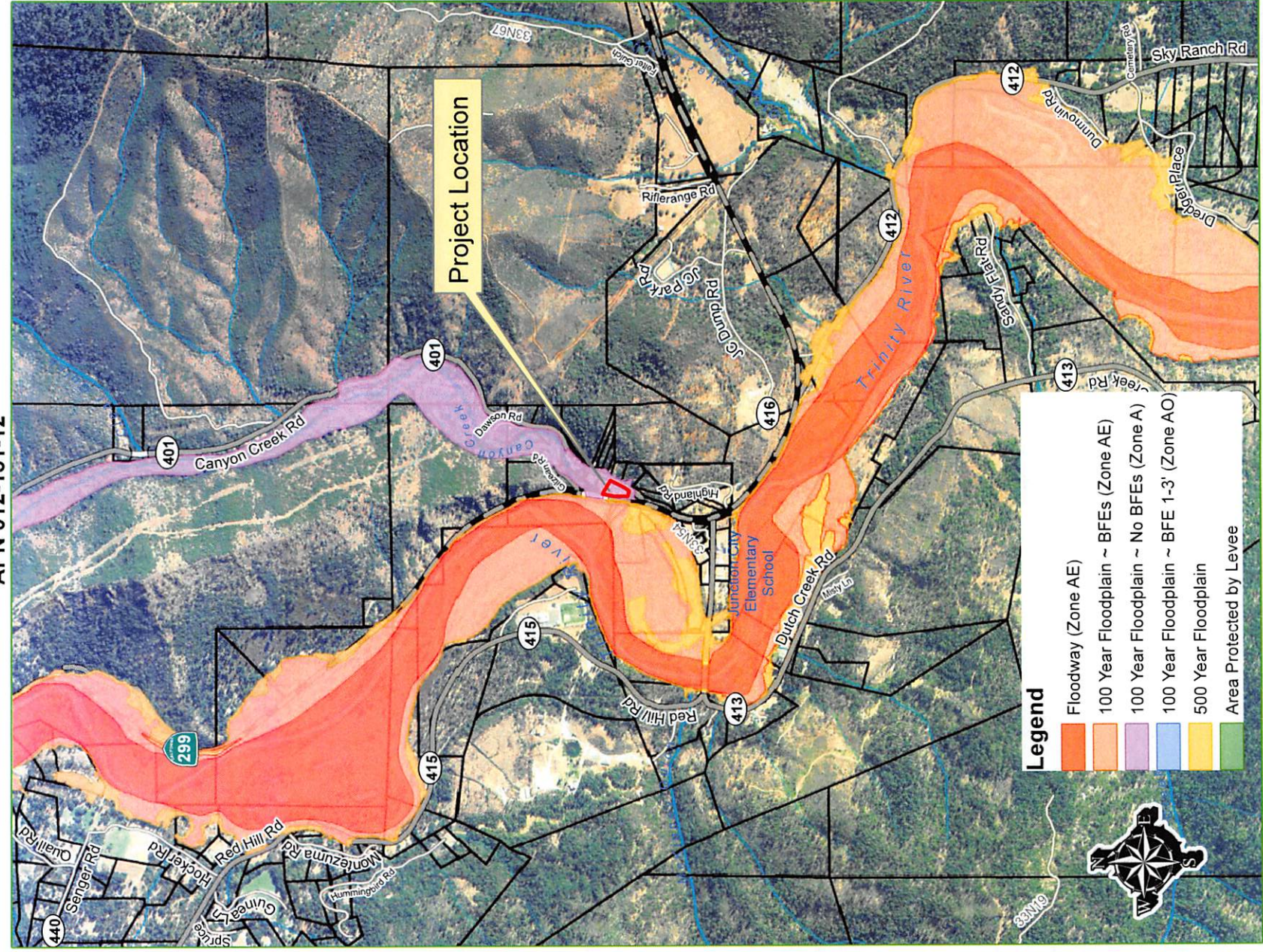
EXHIBIT A

**CONDITIONS OF APPROVAL
P-18-17
RESIDENTIAL CARETAKER UNIT**

1. All necessary permits from the Building Department shall be obtained prior to operation. Specifically, applicant shall discuss finalizing the Covered Porch building permit from 1998 with Building Department staff.
2. All necessary permits from the Department of Environmental Health shall be obtained prior to operation. This includes adequate sewage disposal systems for proposed use, domestic and potable water for all activities. Specifically, applicant shall pull a septic permit and have an inspection done to determine if current septic system is adequate for residential purposes.
3. The applicants shall comply with Trinity County's Fire Safe Ordinance to reduce potential impacts to the threat of wildfires, including road widths, turn-outs and access to structures.
4. An encroachment permit from the Trinity County Department of Transportation is required for the commercial driveway where it enters onto the County maintained Canyon Creek Road (County Road No. 401). The encroachment onto Canyon Creek Road shall conform to the current County Department of Transportation standards for a commercial driveway.



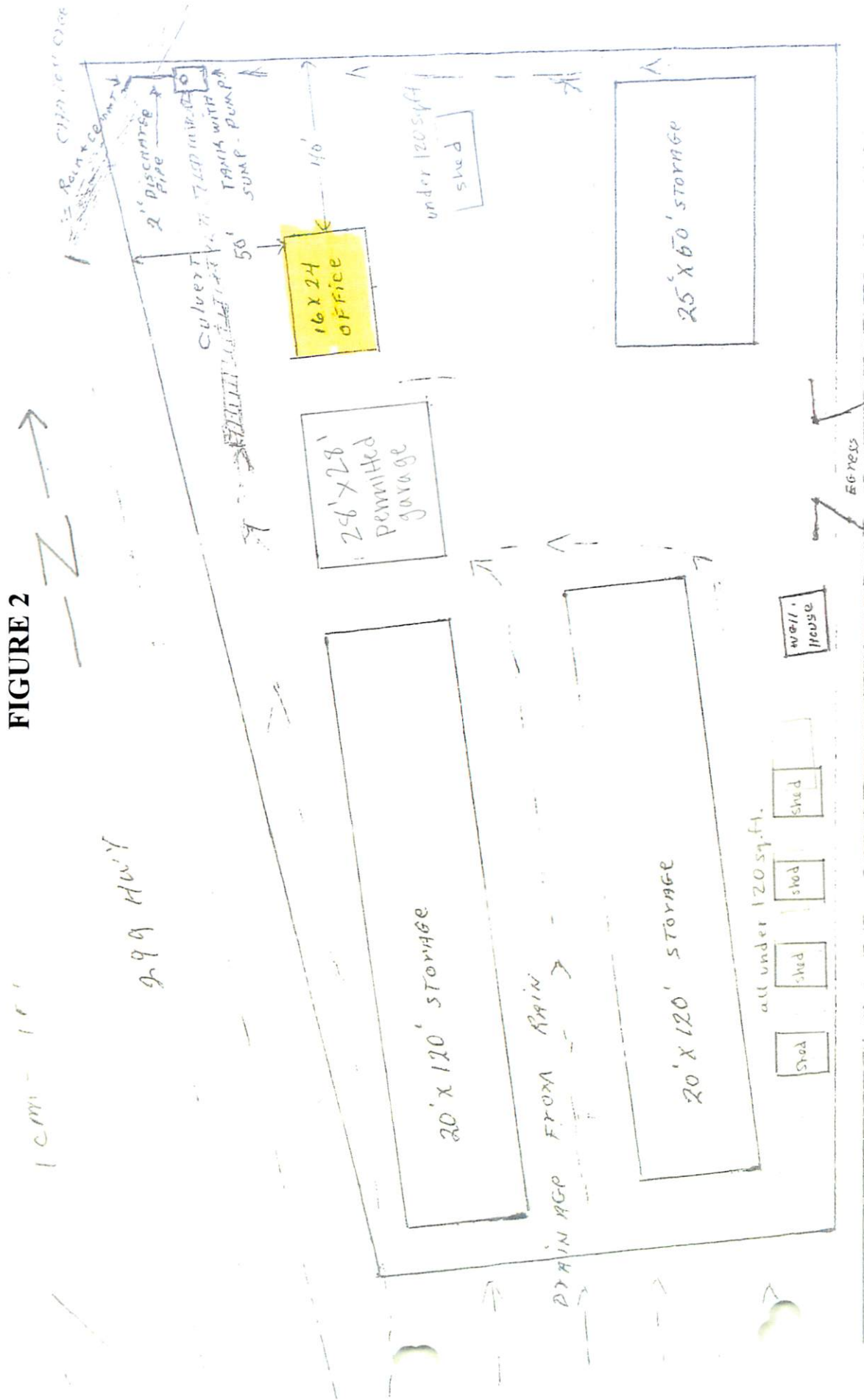
FIGURE 1
Proposed Residential Caretaker Unit - Location Map 79
Canyon Creek Rd, Junction City
P-18-17 CUP R. Velasquez
APN 012-151-12



0 415 830 1,660 2,490 3,320 Feet

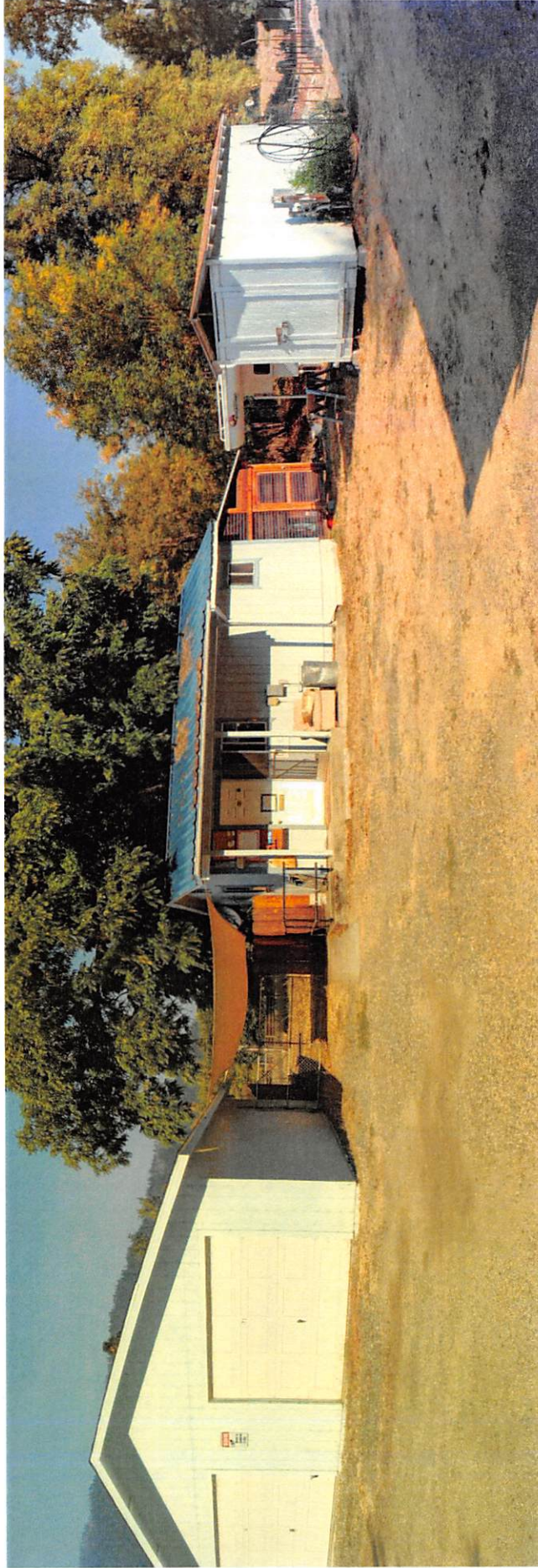
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FIGURE 2



Proposed Residential Caretaker Unit - Plot Plan
 P-18-17 CUP R. Velasquez
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FIGURE 3



**Proposed Residential Caretaker Unit - Front Exterior View
P-18-17 CUP R. Velasquez
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FIGURE 4



**Proposed Residential Caretaker Unit – Kitchen
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FIGURE 5



**Proposed Residential Caretaker Unit – Bathroom
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FIGURE 6



Proposed Residential Caretaker Unit – Bedroom
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