PROJECT TITLE: Variance

APPLICANT: Weaverville Gas

PROPERTY OWNER: CH Weaverville Property, LLC

REPORT BY: Skylar Fisher, Associate Planner

LOCATION: 900 Main St., Weaverville (APN 002-072-032)

ZONING DISTRICT: Highway Commercial (HC)

GENERAL PLAN DESIGNATION: Commercial (C)

PROJECT DESCRIPTION:

A variance request to reduce the required ten-feet front yard setback found in Trinity County Code (TCC) Section 17.22.070 and reduce the nine-feet by twenty-feet parking space size requirement found in TCC Chapter 17.10. In addition, a variance request from the design standards outlined in TCC Section 17.30.110.

<table>
<thead>
<tr>
<th>Location</th>
<th>Land Use</th>
<th>Zoning District</th>
<th>General Plan Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial</td>
<td>General Commercial</td>
<td>Commercial</td>
</tr>
<tr>
<td>South</td>
<td>Commercial</td>
<td>General Commercial</td>
<td>Commercial</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>Highway Commercial</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>Residential Hotel/Motel/Resort</td>
<td>Highway Commercial</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

Table 1: Surrounding Land Uses to Project Site

BACKGROUND INFORMATION:

The project is located at the Weaverville Gas station site off of Main St. or State Highway 299 in Weaverville. There are current plans by the applicant to demolish the existing structures and to change the site layout. The new site will include a retail store, four gas pumps under a canopy, and nine parking spaces (including an Americans with Disabilities Act (ADA) parking space). The existing sign will remain.

The applicant submitted a building permit in January 2020 requesting the proposed project of demolishing and redeveloping the site to include a retail store and four gas pumps with a canopy. The applicant has since worked with the Planning Department and other relevant agencies to ensure that the proposed development is compliant with applicable local and state code.
The parcel is roughly 0.33 acres. Given the size and shape of the parcel, the applicant is requesting a variance from the parking space size requirement and the front yard setback requirement for the canopy overhang. In addition, the applicant is requesting a variance from the design standards for auto service stations.

**PROJECT EVALUATION/DISCUSSION:**

**Project Consistency with the Trinity County Zoning Code and General of Specific Plans**

Trinity County Zoning Code Consistency

TCC Chapter 17.22 discusses the provisions of the Highway Commercial zoning district. The general description for this district is:

“… to provide appropriate sites for the needs of recreation and business travelers. This district is intended to be applied to sites fronting on state highways or along arterial roads that provide access to major recreation destinations. Highway commercial areas should be designed so that all or most of the needs of the traveling public can be accommodated at one stop. This zoning district is not intended to be applied to strip commercial development along highways or arterials.”

Given this definition and the fact that “convenience food store with or without petroleum sales” and “auto service stations” are uses permitted without a use permit in the district, the proposed project is compliant with the Highway Commercial zoning district.

Within TCC Section 17.30.110, there are special provisions for automobile service stations. These provisions include requirements for rustic or semi-rustic design in Retail Commercial, Neighborhood Commercial, and Highway Commercial Districts and for roofs to be pitched or sloped with shingles, colored rock, shakes, or similar material. In addition, proposed developments of automobile service stations are not allowed to include “A” boards, “I” boards, or pennants in the aforementioned districts.

There is not a definition provided in the Trinity County Code on what an automobile service station is. During staff research, some definitions stated that it could be a gas or petrol filling station or a repair shop. Due to the Highway Commercial district listing out both “convenience food store with or without petroleum sales” and “auto service stations” as separate uses, staff believes the intended definition for “auto service station” is to be for automobile repair and maintenance shops. Given this interpretation, while staff encourages the use of the semi-rustic design proposed for the proposed retail structure, including metal cladding, the exact automobile service station design standards should not be required for the proposed project.

TCC Section 17.22.070 identifies the front yard setback in the Highway Commercial zoning district as ten-feet. The proposed canopy will have an overhang which will place it a minimum of roughly five-feet from the front property line. The site plan has the overhang at a minimum of five-feet and two-inches from the front property line. The applicant is requesting a variance from the required ten-feet front yard setback. This does not change the requirement of CAL FIRE approval for a variance of the CAL FIRE requirement of a thirty-feet setback for all buildings from all property lines and/or the center of the road during the building permit review process.
TCC Chapter 17.10 defines a parking space as “…an accessible and usable space on the building site at least nine feet by twenty feet located off the street with access for parking purposes, not including the use of established front yard areas unless permitted in Section 17.30.090(C).” The applicant is requesting a variance from the parking space size requirement to instead allow ten-feet by eighteen-feet parking spaces on the site.

The guidelines for variances in the zoning ordinance are provided in TCC Chapter 17.31. Specifically, a variance should only be granted if the subject parcel is under unique hardship due to its size, shape, or topography.

1. No Special Privilege. A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.

   Finding: The variance regarding the setback and parking size requirements are due to the size and shape of the proposed parcel. If a different applicant had similar development plans with a parcel with the same constraints, a variance may be needed.

2. Use Variance Prohibited. The consideration of "use variances" is specifically prohibited. These are variances which request approval to locate a use in a zone from which it is prohibited by ordinance.

   Finding: The requested use is allowed in the zoning district as a use permitted without a use permit

3. Disservice Not Permitted. A variance must not be injurious to the public welfare, nor to adjacent properties.

   Finding: There have been no comments received or findings made by planning staff over the course of the building permit review which suggests that the proposed project would be injurious to the public welfare or adjacent properties.

4. Not Adverse to General or Specific Plan. A variance must be in harmony with the general purpose and intent of the zoning ordinance and cannot adversely affect the general plan or specific plans of the county.

   Finding: The proposed project is consistent with the General Plan and the Weaverville Community Plan.

5. RD-1 Overlay Zone. Prior to approval of a variance for property within the RD-1 overlay zone, permission must be granted or deemed not necessary by the Secretary of Agriculture.

   Finding: The proposed project is not located in the RD-1 overlay zone.
County Staff/Agency Comments

Project referrals were sent out to various county departments and applicable government agencies on 7/12/22. A summary of the comment received are contained in Table 2 below.

<table>
<thead>
<tr>
<th>Department/Agency</th>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessor’s Office</td>
<td>No Comment</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Department</td>
<td>Requires resubmittal for changes to structures for Building Department review</td>
<td>Comment addressed in conditions</td>
</tr>
<tr>
<td>Caltrans</td>
<td>No Comment</td>
<td>N/A</td>
</tr>
<tr>
<td>Environmental Health</td>
<td>No Comment Submitted</td>
<td>N/A</td>
</tr>
<tr>
<td>CAL FIRE</td>
<td>No Comment Submitted</td>
<td>N/A</td>
</tr>
<tr>
<td>Weaverville Fire District</td>
<td>No Comment</td>
<td>N/A</td>
</tr>
<tr>
<td>Weaverville Sanitary District</td>
<td>No Comment Submitted</td>
<td>N/A</td>
</tr>
<tr>
<td>Transportation Department</td>
<td>No Comment Submitted</td>
<td>N/A</td>
</tr>
<tr>
<td>Weaverville Community Services District</td>
<td>No Comment Submitted</td>
<td>N/A</td>
</tr>
<tr>
<td>Trinity Public Utilities District</td>
<td>No Comment</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Table 2: Request for Comment Log

Project Consistency with the California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) exempts activities where it can be seen with certainty that there is no possibility of causing a significant effect on the environment under the General Rule exemption 15061(b)(3).

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Draft Resolution PC-2022-10 and Exhibit A – Conditions of Approval to:

A. Adopt a California Environmental Quality Act (CEQA) determination of a General Rule exemption 15061(b)(3);

B. Approve the requested variances to reduce the front yard setback to five-feet and to allow parking spaces which are ten-feet by eighteen-feet. In addition, to approve the determination that the service station standards do not apply to the proposed project as the proposed project does not qualify as an automobile service station.

ATTACHMENTS:

1. Draft Resolution PC-2022-10 and Exhibit A – Conditions of Approval
2. Variance Request Letter
3. Proposed Site Plans
4. Variance Setback Diagram
5. Proposed Service Station Design
6. Aerial Map
7. Location Map
8. Zoning Districts Map
9. General Plan Designations Map
10. TCC Chapter 17.22
11. TCC Section 17.30.110
RESOLUTION NO. PC-2022-10

A RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF TRINITY
APPROVING A VARIANCE AND DESIGN STANDARD DETERMINATION
(Weaverville Gas, Variance and Design Standard Determination, VAR-22-01)

WHEREAS, the Trinity County Planning Department has considered a request for a variance of the required 10-feet minimum front yard setback and 9-feet by 20-feet parking space size requirement and a determination that the proposed project does not need to meet service station design standards, filed by Weaverville Gas, in accordance with Title 17, Trinity County Zoning Code Section 17.32,

WHEREAS, the Planning Commission held a public hearing and considered this matter at the regular meeting held on August 11, 2022,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Trinity:

1. Finds the requested variance and determination to be exempt from the requirements of the California Environmental Quality Act under the General Rule exemption 15061(b)(3) on the basis that there are no substantial changes to the project or to circumstances under which the project is proposed to be undertaken, and no new information has become available or been made known showing unanalyzed environmental effects; and

2. Makes the following findings regarding the variance:
   
   A. The applicant will not be granted a special privilege upon the approval of the proposed variance;
   
   B. The approval of the proposed variance is not for a variance for the use of the property;
   
   C. The approval of the proposed variance would not be injurious to general public welfare or to the adjacent properties;
   
   D. The proposed variance is not in conflict with the goals, objectives, and policies of the General Plan or any specific plans;
   
   E. The project parcel is not located in a Recreation Development District (RD-1) overlay zone;

3. Finds that the proposed development is not an auto service station and therefore does not need to meet the service station design standards outlined in Trinity County Code Section 17.30.110

4. Approves VAR-22-01, subject to the conditions set forth in Exhibit A of this resolution and incorporated herein.
Resolution No. PC-2022-10
August 11, 2022

DULY PASSED AND ADOPTED this 11th day of August, 2022 by the Planning Commission of
the County of Trinity by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:
RECUSE:

________________________________________
WILLIAM SHARP, CHAIRMAN
Planning Commission
County of Trinity
State of California

ATTEST:

By: _________________________________
    Edward Prestley
    Secretary of the Planning Commission
    County of Trinity, State of California
EXHIBIT “A” to Resolution PC-2022-11
VARIANCE CONDITIONS OF APPROVAL
(Weaverville Gas, Variance (VAR-22-01))

1. The requirements of all concerned governmental agencies having jurisdiction by law, including but not limited to the issuance of appropriate permits, shall be met;

2. This variance is granted for the following:

   A. A variance from the 10-feet front yard setback of the Trinity County Zoning Code to instead be a 5-feet front yard setback for the construction of a canopy and gas pumps.

   B. A variance from the 9-feet by 20-feet minimum parking space requirement to 10-feet by 18-feet

3. All proposed structures must obtain approved building permits from the Trinity County Building Department

END OF CONDITIONS.
June 22, 2022

Trinity County Planning Department  
Attn: Skylar Fisher  
530 Main Street  
Weaverville, CA 96093

Re: Variance Request  
Gas Station  
900 Main Street  
Weaverville, CA 96096

To whom it may concern:

The purpose of this letter is to request a variance for the project listed above. The variance request is in response the Trinity County Planning Department Review Letter #1 for BLDG2020-0004 dated June 4, 2021 and attached herein. Trinity County Planning Department requests are summarized in gray and the applicant’s variance request is in green.

County Request #4: “The canopy roof overhang must meet the required 10ft front yard setback per Trinity County Code Section 17.22.070.”

Applicant Request: The canopy roof overhang is proposed to be 6’ from the existing back of sidewalk and approximately 5’ from the right of way line as aligned with the Redwood Oil canopy. The applicant would like to request a variance for this portion of the project in order to be treated fairly and remain competitive with the neighboring gas station. Please refer to the attached Canopy Exhibit for dimensions. The applicant requests a variance to allow for reduced setbacks that match the Redwood Oil canopy.

County Request #5: “While the number of parking stalls is correct (8 total with 1 ADA included), the parking spaces must be sized 9’x20’ per Trinity County Code Section 17.10.010. Please demonstrate this in the revised site plan.”

Applicant Request: The existing site constraints can only accommodate 10’x18’ parking stalls and still maintain traffic patterns. This wider, but shorter configuration was allowed on the previous Valero Gas Station project. This parking stall dimension was further justified by using the City of Redding parking standards. The applicant requests a variance to allow for 10’x18’ parking stalls.

County Request #6: “Trinity County Code Section 17.30.110 (Standards for Service Stations) states:

‘All automobile service stations shall be subject to the following standards:..."
A. In any “C-N”, or “H-C” district service stations shall be rustic or semi-rustic in design using wood, brick, stone, or other architectural features to enhance the appearance of the structure.

B. The roofs of all service stations shall be pitched or sloped and shall have a surface of shingles, colored rock, shakes, or similar material.

C. No “A” boards, “I” board signs or pennants shall be permitted on the building side where a service station is located or in any “C-N”, “C-1”, or “H-C” district.

Please demonstrate that the proposed canopy/pump structure and retail store are compliant with sections A and B by submitting elevation architectural designs of the proposed structures and/or samples of the exterior siding and roofing building material.

**Applicant Request:** The proposed canopy and store are designed with similar architectural features to complement the Redwood Oil Fuel Station design. The store will be similarly cladded with metal and vertical wood accents per the attached architectural plans. The proposed and preferred roofing material is metal. The canopy will have a flat roof with metal cladding per the attached canopy engineering. This canopy is similar in design to the Redwood Oil canopy. The applicant requests a variance to use these materials and roof slopes.

Thank you for your consideration of these requests. Please do not hesitate to call if you have any questions.

Respectfully,

Signed

Eric Keyes, PE

Attached:
- Canopy Exhibit
- Canopy Plan
- Development Plans
- Architectural Plans
- Email from Andy Pence supporting 18’x10’ parking stalls
NEW CANOPY IS PROPOSED TO BE 6' FROM THE EXISTING BACK OF WALK ALONG HWY 299 AS EXISTS FOR THE EXISTING REDWOOD GAS CANOPY ALONG HIGHWAY 299. (ROUGHLY 5' FROM THE RIGHT OF WAY LINE)

EXISTING CANOPY AT REDWOOD GAS
Attachment 5: Proposed Service Station Design
Attachment 8: Zoning Districts Map

- Single Family Res. - High Density (R1)
- Multi Family Res. - Med. Density (R2)
- Multi Family Res. - High Density (R3)
- Mobile Home Park (MHP)
- General Commercial (C2)
- Retail Commercial (C1)
- Public Facility (PF)

Date: 7/12/2022
Attachment 9: General Plan Designation Map

Project Parcel
Single Family Res. - High Density
Multi Family Res. - High Density
Public Facility
Multi Family Res. - Med. Density
Commercial

Date: 7/12/2022
Chapter 17.22 HIGHWAY COMMERCIAL OR "HC" DISTRICT

Sections:

17.22.010 General description.

The purpose of this zoning district is to provide appropriate sites for the needs of recreation and business travelers. This district is intended to be applied to sites fronting on state highways or along arterial roads that provide access to major recreation destinations. Highway commercial areas should be designed so that all or most of the needs of the traveling public can be accommodated at one stop. This zoning district is not intended to be applied to strip commercial development along highways or arterials.

17.22.020 Uses permitted without a use permit.

The following list is representative of highway commercial uses which are permitted on a parcel in the highway commercial zoning district:

A. Convenience food store with or without petroleum sales.
B. Restaurant without drive-thru service.
C. Auto service station (see special regulations in Chapter 17.30).
D. Hotel/motel ten units or less hooked up to a community sewer system.
E. General office, retail stores and services when in addition to other highway commercial uses.
F. Recycling center when conducted entirely indoors.
G. Church.
H. Other uses found to be similar in nature as determined by the planning commission.

17.22.025 Uses permitted subject to first securing a planning directors use permit.

A single-family dwelling provided said use is located on the second story or above or in the rear one-half of any commercial structure and accounts for no more than twenty-five percent of the gross square footage of said structure.

(Ord. No. 315-806 , § 1, 1-28-14)

17.22.030 Uses permitted subject to first securing a use permit.

A. Recycling center when outdoor area is utilized.
B. Campground.
C. Commercial amusement enterprise.
D. Hotel/motel over ten units or not hooked up to community sewer system.
E. Recreation vehicle park.
F. Restaurant with drive-thru service.
G. Resort.
H. Truck service station.
I. Auto repair shop.
J. Bus passenger station.
K. Laundromat.
L. Outdoor storage or sales associated with any of the uses listed in Section 17.22.020.
M. Car wash.
N. Auto sales.
O. Highway commercial complex containing more than ten thousand square feet of gross building area or occupying more than two acres.
P. Mini storage.
Q. Residential caretaker unit (see special regulations in Section 17.30.120.

17.22.040 For subdivision purposes, the minimum parcel size required.
The minimum lot area shall be no less than ten thousand square feet.

17.22.050 Minimum lot width.
Each lot shall be not less than one hundred feet wide.

17.22.060 Building height.
The maximum building height shall be thirty-five feet.

17.22.070 Front yard setback.
The front yard setback shall have a minimum depth of ten feet.

17.22.080 Interior side yard setback.
The interior side yard setback shall be a minimum of six feet unless the side yard abuts a commercial or industrial zoned parcel in which case there are no setback requirements.

17.22.090 Exterior side yard setback.
The exterior side yard setback shall be a minimum of ten feet.

17.22.100 Rear yard setback.
The rear yard setback shall be a minimum of six feet unless the rear yard abuts a commercially or industrial zoned parcel in which case there are no setback requirements.
17.22.110 Maximum lot coverage.

The total lot area covered by structure shall not exceed forty percent of the total area of the lot.

17.22.120 Drainage.

A drainage plan shall be submitted to the department of transportation for review and approval prior to issuance of building permit(s).

17.22.130 Encroachment permit.

Encroachment permits shall be obtained from the department of transportation prior to the issuance of building permits when projects create a new entrance onto a public road.
17.30.110 Standards for service stations.

All automobile service stations shall be subject to the following standards.

A. In any "C-N," "C-1," or "H-C" district service stations shall be rustic or semi-rustic in design using wood, brick, stone, or other architectural features to enhance the appearance of the structure.

B. The roofs of all service stations shall be pitched or sloped and shall have a surface of shingles, colored rock, shakes, or similar material.

C. No "A" boards, "I" board signs or pennants shall be permitted on the building site where a service station is located or in any "C-N," "C-1" or "H-C" district.