

<b>TRINITY COUNTY PLANNING COMMISSION STAFF REPORT</b>
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**APPLICANT:** Rick Mock**REPORT BY:** John Jelich**AGENT:** N/A**APN:** 008-060-01**APPLICATION:** Conditional Use Permit to develop 19 mini-storage units for commercial purposes.**PROPOSAL:** The applicant proposes to convert existing storage buildings to 18 or 19 mini-storage units for commercial purposes.**LOCATION:** 1131 State Highway 299, Salyer.**PROJECT INFORMATION:**

- A) Existing General Plan Designation: Village
- B) Existing Zoning: Highway Commercial
- C) Existing Land Use: residential, storage buildings and other out-buildings.
- D) Adjacent Land Use Information:

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>	<b><u>General Plan Des.</u></b>
North:	Resid/Agriculture	RR-5 and Ag. Preserve	Village/Agriculture
South:	store/post office	Unclassified	Village
East:	Mobile Home Park	Unc&Mob Home Pk (MHP)	Village
West:	USFS office/comm	Unc/Highway Comm	Village

**BACKGROUND INFORMATION:**

The applicant is requesting a conditional use permit to convert existing private storage buildings for commercial use as mini-storage units. Up to 19 mini-storage units are proposed. The property is located near the intersection of Highway 299 and Campbell Ridge Road across from the store in Salyer. See location map (Exhibit A-1 and A-2). The site is zoned Village and is within the central business district of Salyer. The project site is not within the flood plain of the Trinity River, although a portion of the property to the northwest includes undeveloped floodplain area. (see site plan, Exhibit “B”)

**ZONING CONSISTENCY:**

The subject site is designated “Village” in the Land Use Element of the General Plan, a part of the Trinity County General Plan and is zoned Highway Commercial (HC) (ref Zoning Map, Exhibit “C”).

The Highway Commercial zone allows development of mini-storage units, subject to first securing a Planning Commission issued use permit.

**SIGNAGE/EXTERIOR LIGHTING:**

The applicant has not specified any signage in his application; however, staff has included a provision allowing one free-standing sign of up to 32 square feet on the property. A building permit would be required. No other signage is proposed. Another condition of approval addresses potential exterior lighting at the facility and includes the standard provisions to limit nuisance to other properties and highway travelers. A building permit will be required and staff can review building plans for compliance with the lighting condition.

**OTHER COMMENTS:**

The following agencies submitted comments and recommended conditions for the Commission’s consideration:

Building Department:

“Building permits are required for the structures.”

Caltrans:

“Caltrans requests that prior to issuance of the use permit the owner obtain a Caltrans encroachment permit for ownership/use and maintenance of the road connections. (see Exhibit “D”, aerial photo provided by Caltrans)

Salyer CSD:

“Because this is now a commercial property we request water tanks be put in place for fire suppression.” (David Murph)

No comments from the public were received for this application.

**Environmental Review:**

The project is categorically exempt pursuant to C.C.R., Section 15301 (Class 1: Existing Facilities) and Section 15303 (Class 3: Conversion of small structures). No new construction will occur. The conversion pertains to a change from private storage facilities to commercial use. A Notice of Exemption has been prepared.

**RECOMMENDED ACTION:**

Staff recommends that the Planning Commission:

1. Adopt “Resolution No. 2017-03” approving the Use Permit to develop up to 19 mini-storage units at 1131 State Highway 299, Salyer (APN: 008-060-01), based on the findings of fact and subject to conditions of approval as set forth in Exhibit A, attached thereto.

# PROJECT LOCATION MAP

## Mock CUP P-17-08

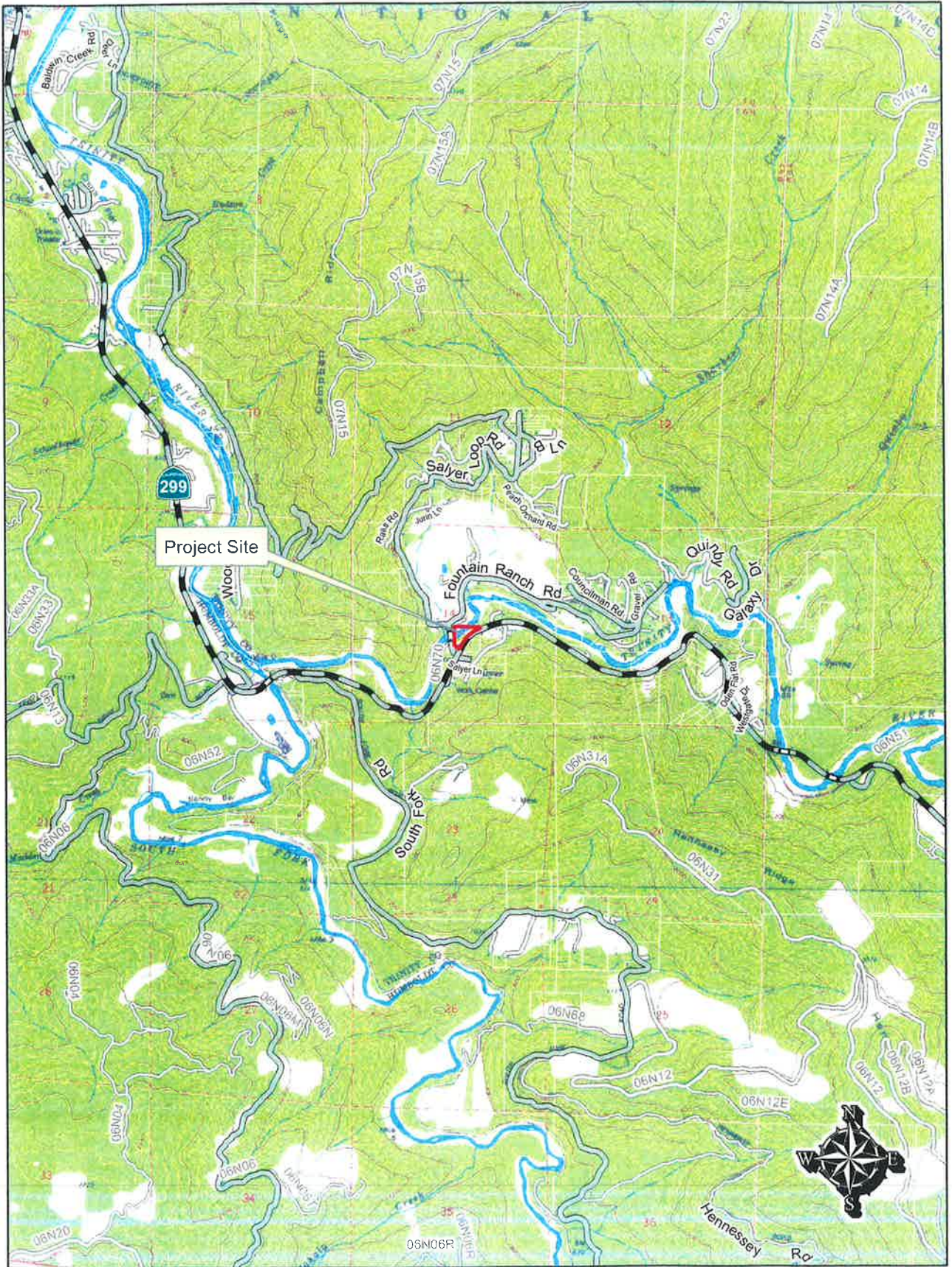
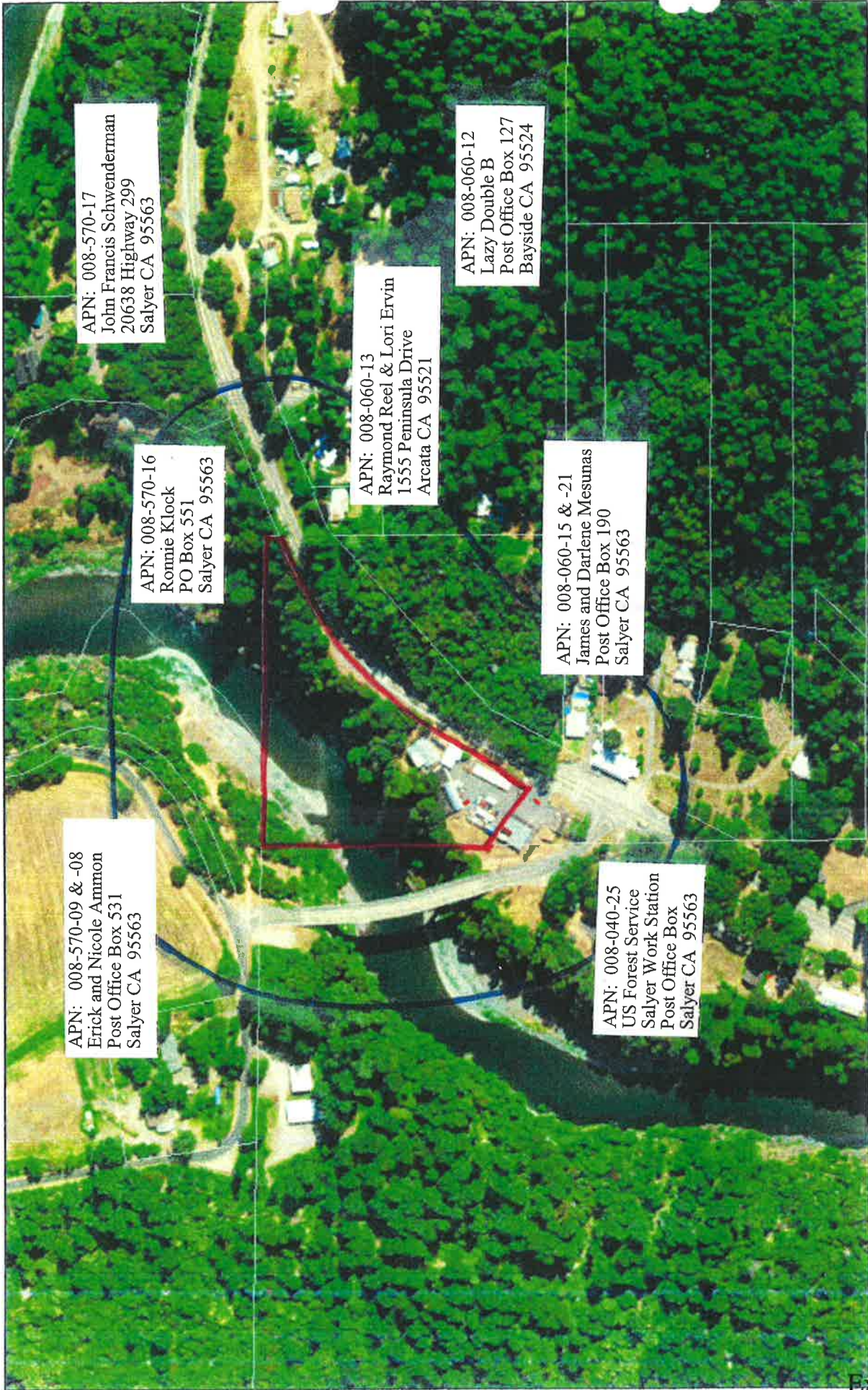


Exhibit A-1

APN: 008-060-01-00



APN: 008-570-09 & -08  
 Erick and Nicole Ammon  
 Post Office Box 531  
 Salyer CA 95563

APN: 008-570-16  
 Rommie Klock  
 PO Box 551  
 Salyer CA 95563

APN: 008-570-17  
 John Francis Schwenderman  
 20638 Highway 299  
 Salyer CA 95563

APN: 008-060-13  
 Raymond Reel & Lori Ervin  
 1555 Peninsula Drive  
 Arcata CA 95521

APN: 008-060-12  
 Lazy Double B  
 Post Office Box 127  
 Bayside CA 95524

APN: 008-060-15 & -21  
 James and Darlene Mesunas  
 Post Office Box 190  
 Salyer CA 95563

APN: 008-040-25  
 US Forest Service  
 Salyer Work Station  
 Post Office Box  
 Salyer CA 95563

December 2, 2016

Exhibit A-2

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



# ZONING

## Mock CUP P-17-08

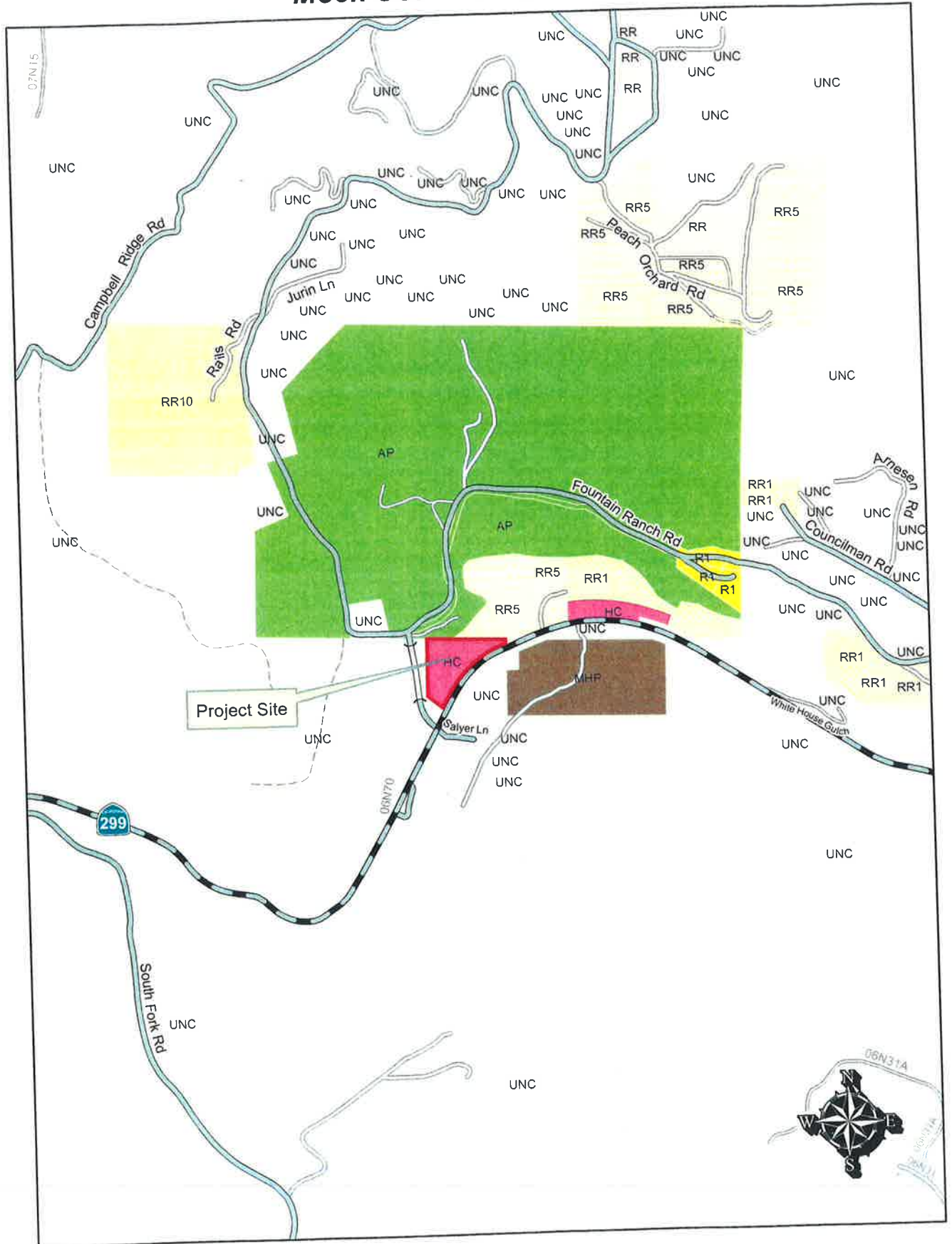
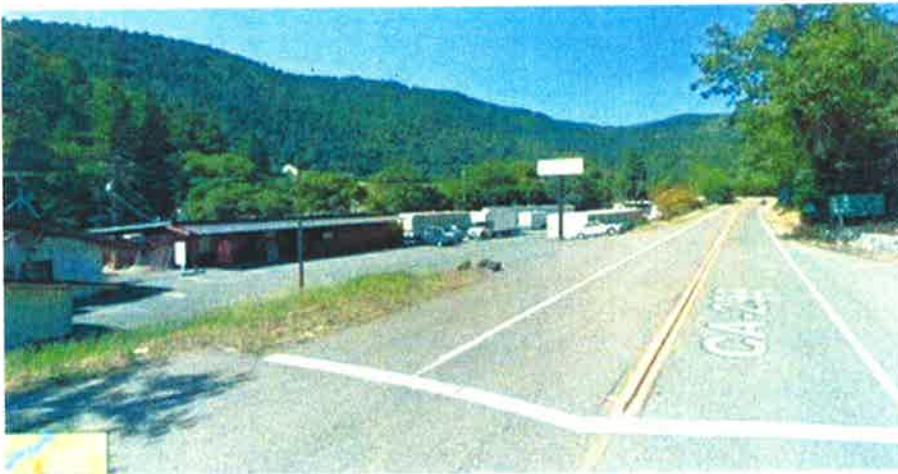


Exhibit C





**RESOLUTION NO. 2017-03**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF TRINITY  
APPROVING CONDITIONAL USE PERMIT**

(R. Mock, P-17-08)

**WHEREAS**, the Planning Commission, on June 8, 2017, held a public hearing on the request for approval of a Conditional Use Permit to develop mini-storage units on property located on at 1131 State Highway 299, Salyer (Applicant: Rick Mock, APN: 008-060-08); and

**WHEREAS**, all governmental and utility agencies affected by the development of the proposed project have been notified and given the opportunity to respond; and

**WHEREAS**, the Planning Commission has considered the effects that approval of the proposed project, including its effect on neighboring properties, service providers, including those responsible for fire suppression and the travelling public.

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

- A. Find that the project is exempt from the provisions of the California Environmental Quality Act pursuant to C.C.R., Section 15301 (Class 1: Existing Facilities) and Section 15303 (Class 3: Conversion of small structures). No new construction will occur. The conversion pertains to a change from private storage facilities to commercial use. A Notice of Exemption has been prepared; and
- B. Approves the use permit to develop a maximum of 19 mini-storage units (R. Mock; File # P-17-08), based on the following findings and subject to the conditions of approval set forth in Exhibit A, attached hereto:

- 1. The issuance of the use permit is granted on sound principles of land use.

Statement of Fact: The subject conversion of private storage facilities to commercial mini-storage is consistent with the Highway Commercial Zoning District and does not conflict with other uses in the area. The impact to neighboring properties, if any, will be negligible.

- 2. Granting of 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 includes conditions of approval to minimize impacts to neighbors, address any traffic safety issues on and off-site, provide for adequate public health standards, and meet Fire Safe Standards of PRC 4290 and the County Fire Safe Ordinance.

3. 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 objectives of the General Plan for the Salyer/Burnt Ranch planning area and is consistent with allowable uses in the Highway Commercial Zoning District. The subject property fronts on Highway 299 and the project converts storage units previously used for private residential use to a commercial use.

**DULY PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ by the Planning Commission of the County of Trinity by motion, second (/), and the following vote:

AYES: Commissioners  
NOES: None  
ABSENT: None  
ABSTAIN: None  
RECUSE: None

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Graham Matthews, CHAIRMAN  
Planning Commission  
County of Trinity  
State of California

ATTEST:

By: \_\_\_\_\_  
RUTH HANOVER  
Clerk of the Planning Commission

**EXHIBIT "A"**

**USE PERMIT**

**CONDITIONS OF APPROVAL**

(R. Mock, P-17-08)

- 1 Any future nighttime security lighting for the business shall be directed down and in toward the business so as to reduce effects to neighboring properties and roadways. Shadowbox type light fixtures shall be used that block upward and sideways light projection.
- 2 There shall be no sales of alcohol.
- 3 An encroachment shall be obtained from Cal-Trans for ownership/use and maintenance of the road connection to the highway. This use permit is not valid until all conditions of the Cal-trans encroachment have been implemented and approved by Cal-Trans.
- 4 The applicant shall secure all appropriate permits and clearances for the various structures and their uses on the property from the Building Inspection and Environmental Health Divisions and Cal Fire. This includes provision for handicapped accessibility and sanitation facilities, to the extent required by law.
- 5 One free standing sign of not greater than 32 square feet (e.g. 4'x8') may be placed on the property to advertise the mini-storage business. No off-site signs shall be allowed. No advertising by any other means on the property shall be allowed and there shall be no signs placed on building surfaces, roofs or projections from walls pertaining to the business.
- 6 Storage of fuels, ammunition, propane, highly flammable materials or other volatile substances that could cause fire, explosion or caustic gases within the mini-storage units shall be specifically prohibited in the storage rental agreements.
- 7 A water storage tank(s) for fire suppression purposes, including approved sizing, connections and method of maintaining tank water supply, shall be developed on the property, subject to the approval of the Fire Chief for the Salyer CSD and CalFire.
- 8 Outdoor storage and/or sales are not permitted unless approved by the Planning Commission through the use permit process.
- 9 This permit shall become effective after all applicable appeal periods have been expired or appeal processes exhausted.
- 10 The use and occupancy of the premises for establishment of up to 19 mini-storage units shall be established and maintained in conformance with the provisions of the Trinity

County Code and County Zoning Ordinance unless modified by conditions of the use permit.

- 11 The application along with supplemental exhibits and related material is considered elements of this entitlement and that compliance therewith is mandatory, unless a modification has been approved by the Planning Commission.
- 12 This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one (1) or more of the following grounds:
  - a) That one or more of the conditions upon which such permit was granted have been violated.
  - b) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.
  - c) Any such revocation shall proceed as specified in Zoning Ordinance of Trinity County.