

COUNTY OF COLUSA
ZONING ADMINISTRATOR
Minutes
June 27, 2018

A meeting was called to order at 9:08 A.M., on the **27th day of June, 2018** in the Community Development Department, 220 12th Street, Colusa, California.

COUNTY STAFF: Greg Plucker, Director of Community Development; Zoning Administrator
Kent Johanns, Associate Planner
Tana Loudon, Administrative Secretary

OTHERS PRESENT: Joshua McGrath, Front Row Builders
Eric Quintana, Front Row Builders
Ron Moore, Front Row Builders

PUBLIC HEARINGS

Minor Use Permit #18-5-1, (ED #18-14), Front Row Builders (Ron Moore) – Proposed Categorical Exemption and Minor Use Permit allowing an architectural metal contracting business to utilize barn structures for an architectural metal servicing and repair business and expand these buildings for a total use area of 8,000-square feet on property zoned E-A (Exclusive Agriculture), located at 7895 State Route 20 approximately 230-feet west of the State Route 20 bridge over the Sacramento River, identified as APN 017-080-080.

Mr. Johanns briefly described the project. He stated that no comments have been received and staff is recommending approval with the Findings and Conditions found in the Staff Report.

Mr. Plucker opened the Public Hearing.

Mr. Moore asked where he would get the information needed when the building changes occupancy rating.

Mr. Plucker replied that he would be able to get that information from the Building Inspector during the building permit process.

Mr. Moore stated that the conditions made sense to him. He then asked if it would be ok to store materials outside on the north facing wall in racks if they couldn't be seen from the road.

Mr. Plucker replied that would be ok to do. He then asked about metal storage containers.

Mr. Moore replied that they will have four metal containers for the construction period only and possibly an office trailer for office space.

Mr. Plucker stated that he would need an additional building permit for the office trailer.

Mr. Johanns added that a temporary office trailer would need a Temporary Use Permit as well. He then stated that we have the option of adding that to this permit as a condition.

Discussion was held regarding the address of the property. Clarification was given.

Mr. Quintana inquired about the two hour time limit for loading and shipping.

Discussion is held regarding loading and shipping procedures that are common for Front Row Builders.

Mr. Moore stated that his lease requires him to keep everything inside and locked up at night.

Mr. Plucker closed the Public Hearing.

Mr. Plucker stated that he would like to make some changes to the conditions as follows:

- Condition #5 – Delete last six words, “to a maximum of two hours”
- Condition # 7 – add the following language to end, “,except metal storage racks may be permitted by the Planning Director up against the north side of building screened from view from Highway 20. In addition a maximum of two (2) metal storage containers may be used provided that storage containers are screened from view from Highway 20 to the satisfaction of the Planning Director. Prior to the installation the Planning Director shall review the locational/screening information to his satisfaction.”
- Add additional conditions as Condition #9 and Condition #10 which would mean the original Conditions #9 through #12 shall be renamed as Conditions #11 through #14
- New Condition #9 – A modular office building may be permitted subject to the review and approval of the Planning Director for screening, parking and other siting conditions. Such installation will require the applicable building permits prior to installation.
- New Condition #10 - The applicant may use up to four (4) metal storage containers for storage during construction. Within one week of commencing of use metal storage containers shall be removed.

Mr. Moore was agreeable to the changes.

Mr. Plucker approved the adoption of a Categorical Exemption for ED #18-14 under Section 15301, Class 1(a), and approved MUP #18-5-1 subject to the conditions found in the agenda report and the following changes:

- ***Condition #5 – Delete last six words, “to a maximum of two hours”***
- ***Condition # 7 – add the following language to end, “except metal storage racks may be permitted by the Planning Director up against the north side of building screened from view from Highway 20. In addition a maximum of two (2) metal storage containers may be used provided that storage containers are screened from view from Highway 20 to the satisfaction of the Planning Director. Prior to the installation the Planning Director shall review the locational/screening information to his satisfaction.”***
- ***Add additional conditions as Condition #9 and Condition #10 which would mean the original Conditions #9 through #12 shall be renamed as Conditions #11 through #14***
- ***New Condition #9 – A modular office building may be permitted subject to the review and approval of the Planning Director for screening, parking and other siting conditions. Such installation will require the applicable building permits prior to installation.***
- ***New Condition #10 - The applicant may use up to four (4) metal storage containers for storage during construction. Within one week of commencing of use metal storage containers shall be removed.***

Minor Use Permit #18-5-2, (ED #18-16), Margie Fong-Reynoso – Proposed Categorical Exemption and Minor Use Permit for the establishment of a swap meet (flea market) operation on property zoned C-2 (Community Commercial) and M-1 (Light Industrial), located at 541 14th Street on the northeast corner of 14th Street and Parkhill Street in an unincorporated portion of Colusa, identified as APNs 015-114-005, 015-144-006, and 015-144-013.

Mr. Johanns briefly described the project and stated that one written comment was received regarding traffic, parking, dumping, and noise. Also, a call was received and instructions were provided to submit a written comment but no written comment was received.

Mr. Plucker opened the Public Hearing.

Hearing no comment, Mr. Plucker closed the Public Hearing.

Mr. Plucker stated that the applicant was not able to be here today so he would like to continue the project.

Mr. Plucker continued Minor Use Permit #18-5-2, (ED #18-16), Margie Fong-Reynoso, to July 18, 2018 at 9:00 am.

There being no further business, the meeting was adjourned at 9:47 A.M.

Respectfully submitted,

Greg Plucker
Zoning Administrator
County of Colusa