



550 Main Street
P. O. Box 470
Weed, CA 96094
(530) 938-5020
(530) 938-5096 (FAX)

PLANNING COMMISSION AGENDA REGULAR MEETING

Date of Meeting: September 17, 2025
Time of Meeting: 5:30 p.m.
Place of Meeting: Commission Chambers, 550 Main Street

1. **PLEDGE OF ALLEGIANCE**

2. **ROLL CALL:**
- | | |
|--------------|-----------------|
| Chair | Martin Nicholas |
| Vice-Chair | Veronica Rivera |
| Commissioner | Derek Dewhurst |
| Commissioner | Brian Palmer |
| Commissioner | Robert Thomas |

3. **NON-AGENDA PUBLIC COMMENT**

This is the time set aside for those wishing to address the Commission on matters that fall under the authority of the Commission and are not listed on this agenda. No action may be taken by the Commission except to set the matter presented for the next regular Commission meeting.

4. **CONFLICTS OF INTEREST**

If a member of the Commission has a conflict of interest on any item on this agenda, this is the time to declare it. The Commissioner will step from the dais at the time the matter comes under Commission consideration.

5. **AGENDA** -

PUBLIC HEARING PROTOCOL

1. The Mayor/Chair introduces the agenda item.
2. Staff Report is presented.
3. Public Hearing is opened.
 - a. Presentation by Project Proponent/Consultant
 - b. Testimony by Interested Parties.
 - c. Rebuttal by Project Proponent.
 - d. Staff Response.
4. Public Hearing is closed.
5. City Council/Commission Discussion of Project.
6. Action.

Planning Commission will hold public hearing(s) to consider the following:

A. Request for a temporary Storage Container Permit at 1541 Alameda Ave. Applicant Patrick Olson, Owner Valarie Chang.

6. **APPROVAL OF MINUTES:** August 20, 2025

No formal motion is required to accept the minutes. If there are no corrections, the minutes stand approved as written.

7. **COMMISSIONER'S REPORTS**

Items presented here will be informational or for the purpose of inquiry and may result in subsequent action by staff responding at this time or at a future meeting.

8. **STAFF REPORTS**

9. **ADJOURNMENT**

Staff reports and/or other written documentation pertaining to the items on the agenda are on file in the Office of the City Clerk and are available for public inspection during normal weekday business hours. Information may be obtained by calling (530) 938-5020. City Council Minutes and Agendas may also be available on the City's website: <http://www.ci.weed.ca.us>. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 550 Main Street during normal business hours, or on the City's website at www.ci.weed.ca.us.



CITY OF WEED PLANNING COMMISSION Staff Report

MEETING DATE: September 17, 2025

REQUEST: Request for Temporary Construction Use Permit for a Prefabricated Storage Container

LOCATION: 1541 Alameda Ave, Weed, CA 96094
APN: 060-134-220

APPLICANT: Patrick Olson
PO Box 492
Mt Shasta, CA 96067

PROPERTY OWNER: Valarie Chang
1514 Village Dr
Mt Shasta CA 96067

RECOMMENDATION

"I move that the Planning Commission find that the proposed project is exempt from CEQA per CEQA Guidelines Section 15303 and approve a Temporary Conditional Use Permit for Patrick Olson (Contractor) and Valarie Chang (Owner) at 1541 Alameda Ave, Weed, CA 96094, APN 060-134-220, subject to conditions of approval in this Staff Report."

PROJECT/AREA DESCRIPTION

General Plan Designation: R- 1, Single Family Residential
Zoning Designation: R- 1, Single Family Residential
Property Size: 0.234 Acre (approx.)

PROPOSED PROJECT

The proposed project is a request for a temporary conditional use permit (CUP) during the construction at 1541 Alameda Ave. (see Figure 1). The storage container will be placed on the property and not on any city or utility easement nor will it block the view of pedestrian or vehicular traffic. (see Figure 2).



Figure 1 Site Location.

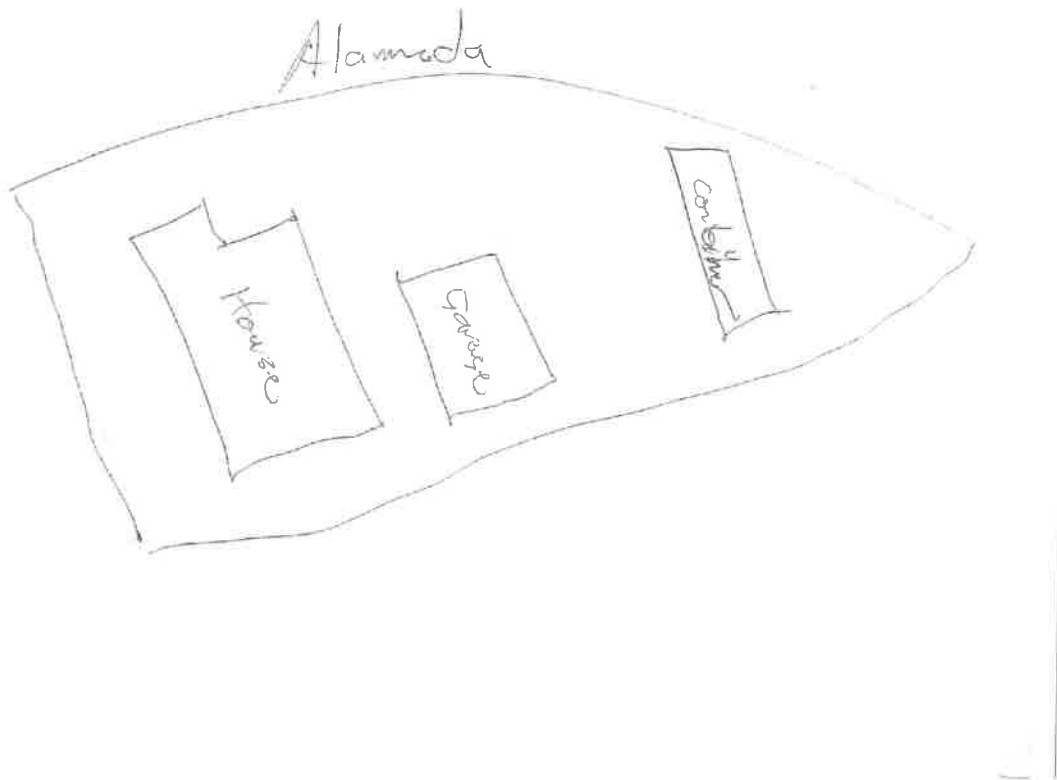


Figure 2 Container Location.

ANALYSIS

Section 18.32.040 of the Weed Municipal Code states upon receipt of the application for use permit, the planning commission shall determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city. If the planning commission finds that the aforementioned conditions will not result from the particular use applied for it may grant the use permit.

The storage container will be placed on the same parcel where the construction will take place (see Figure 2). The storage container would be used as a temporary construction storage room which would be temporary use to build a single-family home.

As part of the conditions of approval, as stated in Section 18.24.300g (2) of the City's Municipal Code, Storage containers may be allowed as temporary use on construction sites in any zone within the city subject to first obtaining a temporary conditional use permit. The planning commission shall determine appropriate siting, time limits, and other conditions as may be necessary to assure minimal impact to adjacent properties.

Such temporary use shall be allowed only in conjunction with a valid building permit, and the use shall be terminated prior to issuance of a Notice of Occupancy/Final Occupancy Permit. The planning commission shall have the authority to revoke such a temporary

permit if the applicant does not comply with the stated conditions or if the applicant is not making adequate progress on construction.

Storage containers can be subject to graffiti. The City prohibits any person owning or in control of property to allow any graffiti to remain on property when the graffiti is visible from the street or other public property as stated in Section 9.22.040, Graffiti prohibited, of the City's Municipal Code. As part of the conditions of approval, the applicant would held responsible for maintenance of the storage container and would need to remove graffiti within twenty-four hours as stated in Section 18.24.300e of the City's Municipal Code.

With these provisions in place, Staff believes the prefabricated storage container temporarily at this location would not significantly disrupt the surrounding area.

ENVIRONMENTAL REVIEW

The proposed project meets the criteria for an exemption from the California Environmental Quality Act Guidelines (CEQA) Section 15303. New Construction or Conversion of Small Structures:

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.

Per the conditions of approval, the applicant will be responsible for maintaining the prefabricated storage container. The storage container would be an temporary structure to the primary structure. The proposed project would not require any construction activities.

FINDINGS

Section 18.24.300 of the Weed Municipal Code requires that the Planning Commission make the following findings to approve a Use Permit.

1. Storage containers may be used only for the storage of merchandise, inventory, shelving displays, or other incidental items related to the operation of the business. (§ 18.24.300a)

Comment: The storage container would be temporary use during construction of the primary residence. The applicant is required to remove the container before a Notice of Occupancy/Final Occupancy Permit will be issued by the Building Official. The planning commission shall have the authority to revoke such a temporary permit if the applicant does not comply with the stated conditions or if the applicant is not making adequate progress on construction.

2. Business or sale of merchandise shall not be conducted from the storage container, nor shall the storage container be used as a habitable space, office, or meeting area, and

shall be kept closed and secured at all times other than when items are being moved to or from the storage container. (§ 18.24.300b)

Comment: The storage container would be used as storage during construction and removed once construction is complete. The storage container would not function as a commercial building or office.

3. Storage containers must be oriented to minimize their being seen from the public right-of-way. In no case shall storage containers be placed so as to cover, block, or otherwise impact required parking, or impact circulation or emergency access. (§ 18.24.300c)

Comment: As shown in Figure 2, the storage container would be placed in the lot with a minimum of 10' off the property lines. The nature of the project is such that the container will be visible, but only during construction. Once construction is complete the container will be removed.

4. Graffiti shall be removed within twenty-four hours from any storage container or screening. (§ 18.24.300e)

Comment: As part of the conditions of approval for this temporary use permit, the applicant would need to be responsible for maintaining the storage container in the event that there is graffiti on the storage container.

5. No more than two storage containers with a combined floor area of no more than six hundred forty square feet shall be allowed on any lot or combination of lots constituting a single site. Storage containers shall not exceed a height of ten feet. (§ 18.24.300f)

Comment: Requested by the applicant is one 20-foot storage container.

6. Storage container location:

- a. Setbacks for the underlying zone shall apply however a storage container shall be no closer to the front lot line than the front-most wall of the building nearest the front lot line. More restrictive or less restrictive setbacks may be established on a case-by-case basis in accordance with Weed Municipal Code Section 18.32.050. (§ 18.24.300g)

Comment: Figure 2 shows roughly the placement of the storage container from the northern property line. Staff requests the container be placed in a manner that conforms with the requirements of the code. The Commission has the ability to be more or less restrictive.

7. The planning commission may impose conditions on the approval of the use permit after consideration of the size, height, location, and other factors related to the storage container all in accordance with Weed Municipal Code Section 18.32.040. (§ 18.24.300g)

Comment: As required by condition 1 of this temporary use permit, the applicant is required to remove the container before a Notice of Occupancy/Final Occupancy Permit will be issued by the Building Official. The planning commission shall have the authority to revoke such a temporary permit if the applicant does not comply

with the stated conditions or if the applicant is not making adequate progress on construction.

8. This section shall not apply to a location with a permitted business actively engaged in transporting cargo containers or truck trailers, provided however, that the container or trailer is on the property only temporarily. (§ 18.24.300i)

Comment: The storage container would be used as temporary storage during construction. As such the proposed project complies with this provision of the code.

9. The planning commission, as a condition of a permit hereunder, may require annual or other periodic review. (§ 18.24.300j)

Comment: Staff believe this is a temporary use and event for this business and that annual inspection or review is unnecessary, but applicants and property owner fully understand a Notice of Occupancy/Final Occupancy Permit will not be issued by the Building Official until the storage container is removed from the property.

CONDITIONS OF APPROVAL

Staff's recommended conditions of approval for the proposed project are included in the attachments to this report.

ALTERNATIVE PLANNING COMMISSION ACTIONS

- Approve the Temporary Conditional Use Permit with attached or alternate conditions.
- Deny the Conditional Use Permit
- Continue the item to a future meeting.

ATTACHMENTS:

- A. Application Materials

**Conditional Use Permit for
Patrick Olson (Contractor) Valarie Chang (Owner) 1541 Alameda Ave. Weed, CA 96094**

**Conditions of Approval
APN: 060-134-220**

1. The applicant must remove the container before a Notice of Occupancy/Final Occupancy Permit will be issued by the Building Official.
2. The applicant is responsible for maintaining the storage container; therefore, if the storage container is found to have graffiti, then the applicant must remove the graffiti within twenty-four hours.
3. No more than one storage container shall be allowed on any lot or combination of lots constituting a single site. Storage containers shall not exceed a height of ten feet.
4. Container must be placed in accordance to setback requirements.



CITY OF WEED NOTICE OF EXEMPTION

TO BE SENT TO:

- ☒ County of Siskiyou County Clerk
311 Fourth Street, Room 201
Yreka, CA 96097
- ☐ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

LEAD AGENCY CONTACT:

City of Weed
P.O. Box 470
Weed, CA 96094
(530) 938-5020
Contact: Sandra Duchi, City Clerk
sandra.duchi@ci.weed.ca.us

PROJECT APPLICANT/SPONSOR: Patrick Olson
PROJECT LOCATION: PO Box 492 Mt Shasta CA 96067
APN(s): 060-134-220
PROJECT DESCRIPTION: Conditional Use Permit for a Temporary Storage Container

This is to advise that the Planning Commission of the City of Weed as Lead Agency, on August 20, 2025, approved the above-described project for a storage container; and determined the project to be exempt from further environmental review requirements contained in the California Environmental Quality Act (CEQA).

EXEMPTION STATUS:

- Ministerial (Sec. 21080(b)(1); Sec. 15268)
- Declared Emergency (Sec. 21080(b)(3); Sec. 15269(a))
- Statutory Exemption
- ✓ **General Rule /** **Class 3, New Construction or Conversion of Small Structures (Section 15303) (e)**
Categorical Exemption
- Other: (Sec. .

REASONS TO SUPPORT EXEMPTION FINDINGS: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

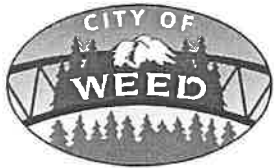
(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.

LEAD AGENCY CONTACT: Dustin Stambaugh, City
Manager/Planning Director

PHONE NUMBER: (530) 938-5020

Dustin Stambaugh, Planning Director

09/17/2025
Date



RECEIVED

AUG 28 2025

CITY OF WEED

CITY OF WEED
P. O. Box 470, Weed, CA 96097
530.938.5020 530.938.5096 (FAX)

APN

060134280

PROJECT NO.

Conditional Use Permit Application
(Print or Type in Black Ink Only)

- | | |
|---|---|
| ☐ Conditional Use Permit \$150 | ☐ Special Animal Permit \$25 |
| ☒ Architectural Review / Design \$100 | ☐ Second Dwelling Unit \$150 |
| ☐ Subdivision (4 or Less) \$200* | ☐ Boundary / Lot Line Adjustment \$100 |
| ☐ Subdivision (5 or More) \$500* | ☐ Variance \$150 |
| ☐ Zone Amendment \$160 | ☐ Tree Cutting Permit – Residential \$25 / Commercial \$75 / Home Firewood \$0 |
| ☐ General Plan Amendment \$500 | ☐ If not listed, check with Planner for fees and description |
| ☐ Home Occupation Permit \$75 | |
| ☐ Sign \$75 | |

In addition to the above fees, applicants shall be required to reimburse the City of Weed for any additional costs of issuing permit, including but not limited to, extraordinary fees for legal counsel and/or consultant costs.

*** Engineering and planning consultant fees are assessed on a per hour basis. An initial fee, based on an estimated number of hours for the individual project will be determined at the start of the project, and must be paid by the applicant in addition to the application fee prior to commencement of the application process.**

USE PERMIT APPLICATION

OWNER AND REPRESENTATIVE

Applicant: Name

Patrick J. Olson Const

Address

PO Box 492 MT SHASTA CA 96067

Phone

530 928 1426

Landowner: Name

Chang

Address:

15411 Alameda Weed CA

Phone Number:

530 859 0984

Representative: Name

Address:

Phone Number:

DESCRIBE IN DETAIL YOUR PROPOSED PROJECT
(INCLUDING ALL PROPOSED USES)

Place a container at the address
1541 Alemeida Weed

LOCATION:

Township Weed, Range _____, Section(s) _____

Zoning: _____ Deed Reference: _____

Total Acreage: 1/2

List of Assessor's Parcel Numbers of Properties on which this Use Permit is proposed.

AP #	Owner	Address
060134220000	Chamely	

ATTACH A COPY OF YOUR GRANT DEED WITH THIS APPLICATION

188
70

000
16,650 S

PROPERTY FOR WHICH THE USE PERMIT IS BEING REQUESTED

1/2 ? Acres approx 16,650 Square Feet

ACCESS TO THE PROPERTY: (show access on the map)

City Street Alameda (Name)

State Highway (Name)

Recorded Private Road Easement Official Record No.

Other alley

FLOOD WATER DRAINAGE CONTROL

Are there any natural or man-made water sources on the property?

Yes No If yes show high water mark on the map.

IS THE PROPERTY SUBJECT TO SATURATION DUE TO:

<u>Yes</u>	<u>No</u>	Springs
<u>Yes</u>	<u>No</u>	Seeps
<u>Yes</u>	<u>No</u>	Irrigation Ditches
<u>Yes</u>	<u>No</u>	Surface Water
<u>Yes</u>	<u>No</u>	Other

If you answer yes to any of the above, show location on the map.

ARE THERE ANY BUILDINGS LOCATED ON THE PROPERTY:

Yes If the answer is yes, indicate location on map and label according to use.
No

APPROXIMATE PERCENTAGE SLOPE OF PROPERTY

0-5% 5-10% 10-15% 15-20% 20-25%
25-35% over 30% (show direction and percentage on map)

DESCRIBE THE PRESENT USE BEING MADE OF THE PROPERTY

construction site for home
+ garage

DESCRIBE ANY GRADING AND/OR CONSTRUCTION THAT MUST BE DONE TO
ESTABLISH YOUR PROJECT FOR WHICH THIS USE PERMIT IS BEING REQUESTED

NONE

DO POWER AND TELEPHONE LINES EXIST TO THE PROPERTY

☒ Yes ☐ No If not, how far must each be extended?

Power: PPL Telephone: _____

ARE YOU PROPOSING TO DO ANY BURNING DURING THE ESTABLISHMENT OR
OPERATION OF YOUR PROJECT?

☐ Yes ☒ No

If yes, check with Air Pollution Control Office to verify that proposed burning operation
conforms to their rules. Burn Permit is required.

ATTACH PHOTOGRAPHS OF THE PROPERTY TAKEN FROM ALL DIRECTIONS
(north, south, east and west)

FILING FEES:

\$ 150.00 Make your check payable to the City of Weed.

****Your application will not be accepted by the Planning Department unless the appropriate filing fee accompanies it****

****If the project is approved other fees may include the following****

CEQA Document	Fees Effective January 1, 2025
Negative Declaration (ND)	\$2,968.75
Mitigated Negative Declaration (MND)	\$2,968.75
Environmental Impact Report (EIR)	\$4,123.50
Environmental Document pursuant to a Certified Regulatory Program (CRP)*	\$1,401.75

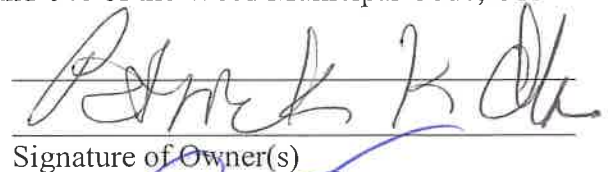
\$ 50.00 payable to the Siskiyou County Clerk.

****These fees are not paid until the City adopts the environmental determination and paid at the County Clerk's office upon filing****

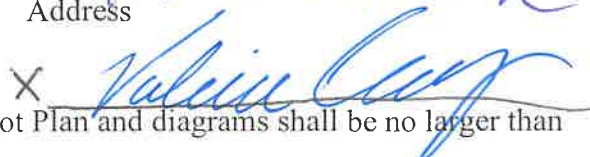
PROPERTY OWNER SIGNATURE REQUIREMENTS:

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City. I hereby certify that I have read and fully understand all the information required in this application form. I certify that I have read and understand Chapter 18.32.020, 030, and 040 of the Weed Municipal Code; Use Permit.


Cliff Chang


Signature of Owner(s)


Address



In addition to those items indicated, Use Permit Plot Plan and diagrams shall be no larger than

Alameda

Container

Garage

House

CITY OF WEED PLANNING COMMISSION
MEETING MINUTES
AUGUST 20, 2025

The Planning Commission of the City of Weed held a regular meeting on Wednesday August 20, 2025, at 5:30 p.m. in the Council Chambers at City Hall. Chair Martin Nicholas called the meeting to order at 5:30pm and led the Pledge of Allegiance. Present, in addition to Chair Nicholas, were Vice-Chair Rivera, Commissioners Palmer, Commissioner Thomas, and Acting Planning Director/Commission Secretary Sandra Duchi.

Commissioner Rivera moved to excuse Commissioner Dewhurst. Commissioner Thomas seconded the motion and the vote was:

AYES: Commissioner Nicholas, Palmer, Revera, and Thomas

NOES: None

ABSENT: Commissioner Dewhurst

ABSTAIN: None

NON-AGENDA PUBLIC COMMENT

There was none

CONFLICTS OF INTEREST

There were none.

PUBLIC HEARING

- A. Request for a temporary Storage Container Permit at 1354 Morris Street for Siskiyou Habitat for Humanity. Acting Planning Director Duchi presented the staff report. Chair Nicholas opened the hearing at 5:33pm. There were no proponents nor opponents. Chair Nicolas closed the hearing at 5:33pm. Commissioner Rivera moved to approve the temporary storage container, with conditions as printed in the staff report, at 1354 Morris Street. Council Member Thomas seconded the motion and the vote was:

AYES: Commissioner Nicholas, Palmer, Revera, and Thomas

NOES: None

ABSENT: Commissioner Dewhurst

ABSTAIN: None

- B. Request for Use Permit to operate a short-term vacation rental:
550 Siskiyou Blvd. 060-501-030 Units 7, 12, and 530. Acting Planning Director Duchi presented the staff report. Chair Nicholas opened the hearing at 5:34pm. Applicant Valentina Chang discussed the short-term rentals, remodel projects and issues with finding long term rental clients. Commissioner's questions were asked and answered. Chair Nicholas closed the hearing at 5:40pm. Commissioners verified the applicant had read and would comply with the conditions of approval set forth in the staff report. Commissioner Rivera moved to approve the three short term renal permits for 550 Siskiyou Blvd #7, 12, and 530. Commissioner Thomas seconded the motion and the vote was:

AYES: Commissioner Nicholas, Palmer, Revera, and Thomas

NOES: None

ABSENT: Commissioner Dewhurst

ABSTAIN: None

- C. Planning Commission considered amendments to WMC Chapter 18.24.300 and made recommendations to the City Council. Acting Planning Director Duchi presented the staff report. Chair Nicholas opened the public hearing at 5:36pm there was no public in attendance. Chair Nicholas closed the hearing at 5:36pm. Commissioner Rivera moved to recommend the modification be presented to the City Council for review and approval. Commissioner Thomas seconded the motion and the vote was:
- AYES: Commissioner Nicholas, Palmer, Revera, and Thomas
NOES: None
ABSENT: Commissioner Dewhurst
ABSTAIN: None

APPROVAL OF MINUTES

There was no correction to the minutes of the meeting of July 16, 2025, and they were approved as written, copies of which were distributed to the Commission for review prior to the time of the meeting.

COMMISSIONERS REPORTS

There was none.

STAFF REPORT

There was none

ADJOURNMENT

Commissioner Rivera moved to adjourn the meeting. Commissioner Thomas seconded the motion, and the vote was:

AYES: Commissioners, Nicholas, Palmer, Rivera, and Thomas
NOES: None
ABSENT: Commissioner Dewhurst
ABSTAIN: None

Meeting adjourned 5:44 P.M. SINE DIE

ATTEST:

Commission Secretary