



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: April 15, 2026
Time of Meeting: 5:30 p.m.
Place of Meeting: 161 E Lincoln Ave. Weed CA 96094 (Grand Room)

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** - Planning Commission with consider approval for Conditional Use Permit modification for Jeremy and Natasha Pearson at 600 N Weed Blvd. for an additional outside equipment storage shelter.

6. **APPROVAL OF MINUTES:** November 19, 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: April 15, 2026

REQUEST: Request for additional outside storage for backhoe.

LOCATION: 600 N. Weed Blvd, Weed, CA 96094
APN: 060-271-090

APPLICANT: Jeremy and Natasha Pearson
19024 Elm Way
Weed, CA 96094

PROPERTY OWNER: Jeremy and Natasha Pearson

RECOMMENDATION

"I move that the Planning Commission find that the proposed project is exempt from CEQA per CEQA Guidelines Section 15303(c) and consider approval for a Conditional Use Permit modification to include additional outside equipment storage shelter for Jeremy and Natasha Pearson, 600 N. Weed Blvd, Weed, CA 96094, APN 060-271-090, subject to conditions of approval in this Staff Report."

PROJECT/AREA DESCRIPTION

General Plan Designation: CM, Commercial Land Use
Zoning Designation: C-2, Service Commercial
Property Size: 1.84 Acre (approx.)

PROPOSED PROJECT

The proposed project is a request for a design review to allow construction of an additional out building at 600 N Weed Blvd to be used as outdoor storage for a backhoe.

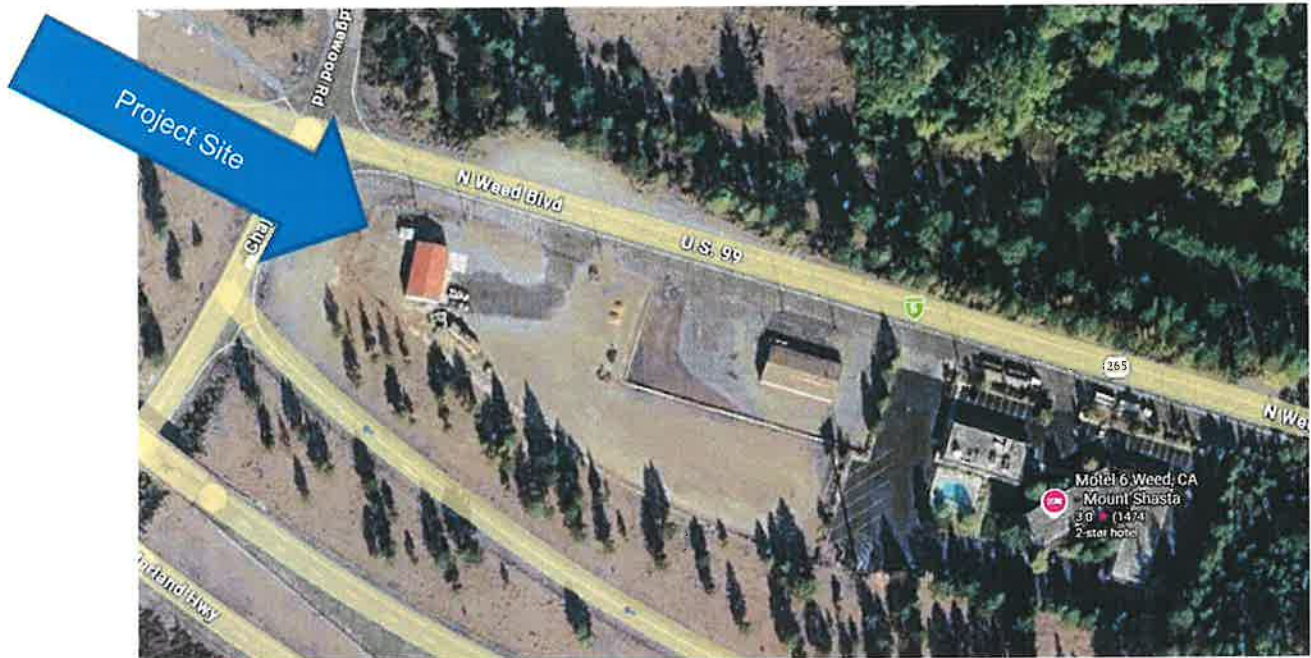


Figure 1 Project Location



Figure 2 View of shop building and outdoor storage container.
Proposed carport will be between the two



Figure 3 View of existing shop building and outdoor storage container



Figure 4 View of southwest portion of property.



Figure 5 View of western 'panhandle' of property adjacent to I-5.



Figure 6 View north toward shop building showing outdoor storage of materials.

ANALYSIS

In November of 2018, the property owner appeared before the Planning Commission requesting a Use Permit for the construction and operation of a mobile truck repair shop.

At that time, no other outbuilding or construction was requested. (application material attached) In 2021, the property owner applied for a use permit to allow a 40-foot storage container siting the need for storage of supplies; brake pads and tires. (application material attached) The Planning Commission approved this request and required that the storage container be painted to match the shop building.

Proposed Carport

As the truck repair land use was approved by the commission in 2018 therefore staff is considering this a design review request for an existing approved use at this address as required by § 18.24.040 of the Municipal Code. Our municipal code regarding design review reads as follows:

18.24.040 - Uses requiring permit—Architectural drawings and sketches—Required in certain districts.

In case an application is made for a permit for any building or structure in any C, C-M or M district, said application shall be accompanied by architectural drawings or sketches, showing the elevations of the proposed building or structure and site plans showing the proposed landscape or other treatment of the grounds around such building or structure. Such drawings, sketches, and site plans shall be considered by the planning commission in an endeavor to provide that the architectural and general appearance of such buildings or structures and grounds to be in keeping with the character of the neighborhood and such as not to be detrimental to the orderly and harmonious development of the city, or to impair the desirability of investment or occupation in the neighborhood.

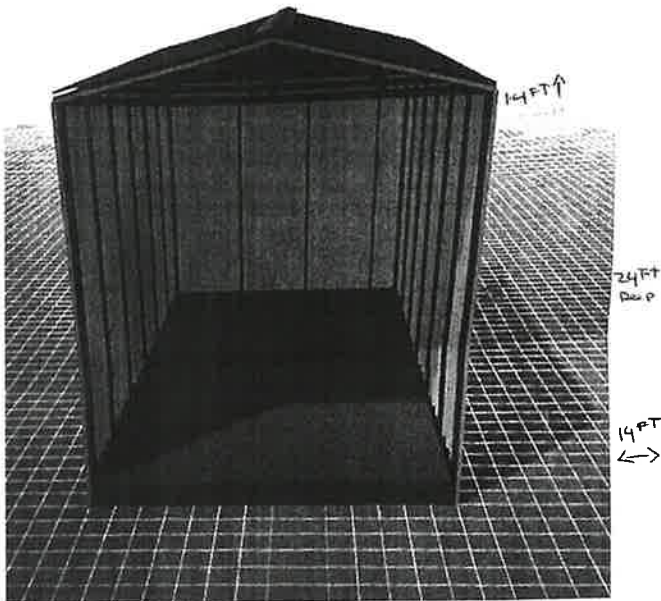


Figure 7 Proposed Carport

As shown in Figure 7, the proposed the carport will be sized to fit the backhoe at 14 feet wide, 24 feet in length, and 12 feet high. As shown in Figure 4, the carport will be approximately 12 feet west of the existing shop and in line with the front of the existing shop. The existing approved storage container will be moved south to accommodate the new carport.

Although the application materials do not indicate the color of the carport, as with the storage container the Commission can require that the new carport be painted to match the existing building.

As shown in **Figures 5 and 6** there is some outdoor storage on the property. The 2018 conditional use permit did not approve outdoor storage, and the applicant indicated in the 2021 request that the intent of the storage container was to allow for indoor storage of materials. While some of the storage appears to be equipment seemingly either in the process of being repaired or for advertised for sale, there are other items that have no obvious purpose. For example, an outdoor pile of tires shown in Figure 6, can be a fire hazard, and also breeding ground for mosquitoes and other vectors. It is unclear from the photograph if the tires are waste (in which case they need to be disposed of properly before they become a fire hazard) or if they are new pending sale (in which case they need to be inside the storage container as approved in 2021). As this property is at one of the entrances to the City there is a concern that the gradual increase of outdoor material and vehicle storage will be visually distracting and could lead to blight.

Outdoor storage is a conditional use in a C-2 zone district. If the applicant wishes to proceed with this as a request it would require separate Commission action. Staff notes that the C-M zone district allows for outdoor storage provided it is "...surrounded by a solid fence of board, masonry, or otherwise suitable material, at least six feet high." As shown in Figures 2 through 6, the existing fencing is not solid. Outdoor storage is not a request for this application and was raised here only because it was observed in preparation of this staff report.

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:

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.

Staff believes the proposed carport is consistent with section (e) that allows for "Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences."

FINDINGS

The following findings are adapted from Section 18.24.040 of the City municipal code for consideration of an accessory building in a C-2 zone district:

1. That the architectural and general appearance of the building be in keeping with the character of the neighborhood

As shown in Figures 1 and 2, the building types in the area are consistent with the proposed carport. The existing truck repair business is within a shop building and as conditioned, the proposed carport will be similar in color.

2. That the construction is not detrimental to the orderly and harmonious development of the City.

The proposed carport is in line with the existing shop building on the property and will be the same color. The existing outdoor storage container will be moved to a new location on the property to accommodate the new carport.

3. That the building not impair the desirability of investment or occupation in the neighborhood.

The proposed carport is consistent with the other building on the property in terms of scale and proposed use as a large equipment storage shed.

If the Planning Commission can make the above findings, then the project can be approved with the following conditions of approval:

RECOMMENDATION

Staff recommends approval of the proposed carport subject to the conditions of approval as attached.

PUBLIC HEARING NOTICE

WMC 18.32.090 No public hearing need be held upon any use permit or variance application, provided that the planning commission may hold any hearings deemed necessary. Notice of such hearings shall be given as provided by law.

PLANNING COMMISSION ACTIONS

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

ATTACHMENTS:

- A. Application Material(s) 2026
- B. Application Materials 2021
- C. Application Materials 2018

**Additional Conditional Use Permit for
Jeremy and Natasha Pearson, 600 N. Weed Blvd, Weed, CA 96094**

**Conditions of Approval
APN: 060-271-090**

1. When public utilities are within 500 feet of the site, all private utility systems must be decommissioned, and the applicant or subsequent owner shall connect to the city utilities.
2. That the carport be painted the same main color as the existing shop building.
3. That the carport be placed on the west side of the existing shop building with the opening 'in line' with the front of the existing shop building or behind the front plane of the existing building.
4. All setback requirements are strictly adhered to.
5. A building permit is required, contact the Building Department at 530-938-5025 before any work may start.

Notice of Exemption

To: Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

County Clerk
County of Siskiyou
510 North Main Street
Yreka, California 96097

Project Title: Jeremy and Natasha Pearson

Project Location – 600 North Weed Blvd 060-271-090

Project Location – City: City of Weed

Project Location – County: Siskiyou

Description of Nature, Purpose & Beneficiaries of Project:

Additional Outside Storage Building

Name of Public Agency Approving Project: City of Weed

Name of Person or Agency Carrying Out Project: City of Weed

Exempt Status: Categorical Exemption CEQA Reference §15303 (c) of CEQA Guidelines.

Reasons Why Project Is Exempt

Exempt because it is an accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences, storage container.

Lead Agency Contact Person: Dustin Stambaugh, Planning Director **Area Code/Phone:** 530-938-5020

Signature: _____ **Date:** _____ **Title:** City Manager/ Planning Director

Date received for filing at OPR:



MAR 30 2026
CITY OF WEED

RECEIVED
MAR 30 2026
CITY OF WEED

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

APN 060-271-090-000

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 Natasha Pearson

Address 19024 Elm Way

Phone 530-340-3352

Landowner: Name Jeremy, Natasha Pearson

Address: 19024 Elm Way

Phone Number: 530-261-0550

Representative: Name _____

Address: _____

Phone Number: _____

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

I am Requesting to put up a carport cover for our backhoe. Width 14ft Length 24ft 14ft High, 12 ft away from shop. To be able to protect backhoe from elements of weed CA. That is the purpose.

LOCATION:

Township _____, Range _____, Section(s) _____

Zoning: _____ Deed Reference: _____

Total Acreage: 1.84

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

AP #	Owner	Address
060-271-090-000	Jeremy Pearson, Natasha Pearson	600 N. Weed Blvd
_____	_____	_____
_____	_____	_____

ATTACH A COPY OF YOUR GRANT DEED WITH THIS APPLICATION

PROPERTY FOR WHICH THE USE PERMIT IS BEING REQUESTED

_____ Acres _____ Square Feet

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

___ City Street _____ (Name)

___ State Highway _____ (Name)

___ Recorded Private Road Easement Official Record No. _____

___ Other _____

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:

___ Yes	___ No	Springs
___ Yes	___ No	Seeps
___ Yes	___ No	Irrigation Ditches
___ Yes	___ No	Surface Water
___ Yes	___ No	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

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

N/A

DO POWER AND TELEPHONE LINES EXIST TO THE PROPERTY

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

Power: _____ 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****

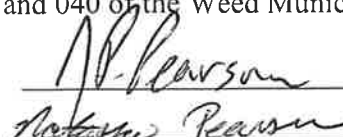
CEQA Document	Fees Effective January 1, 2025
Negative Declaration (ND)	\$2,968.75
Mitigated Negative Declaration (MND)	\$2,968.75
Environmental Impact Report (EIR)	\$4,123.50
Environmental Document pursuant to a Certified Regulatory Program (CRP)*	\$1,401.75

\$ 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.



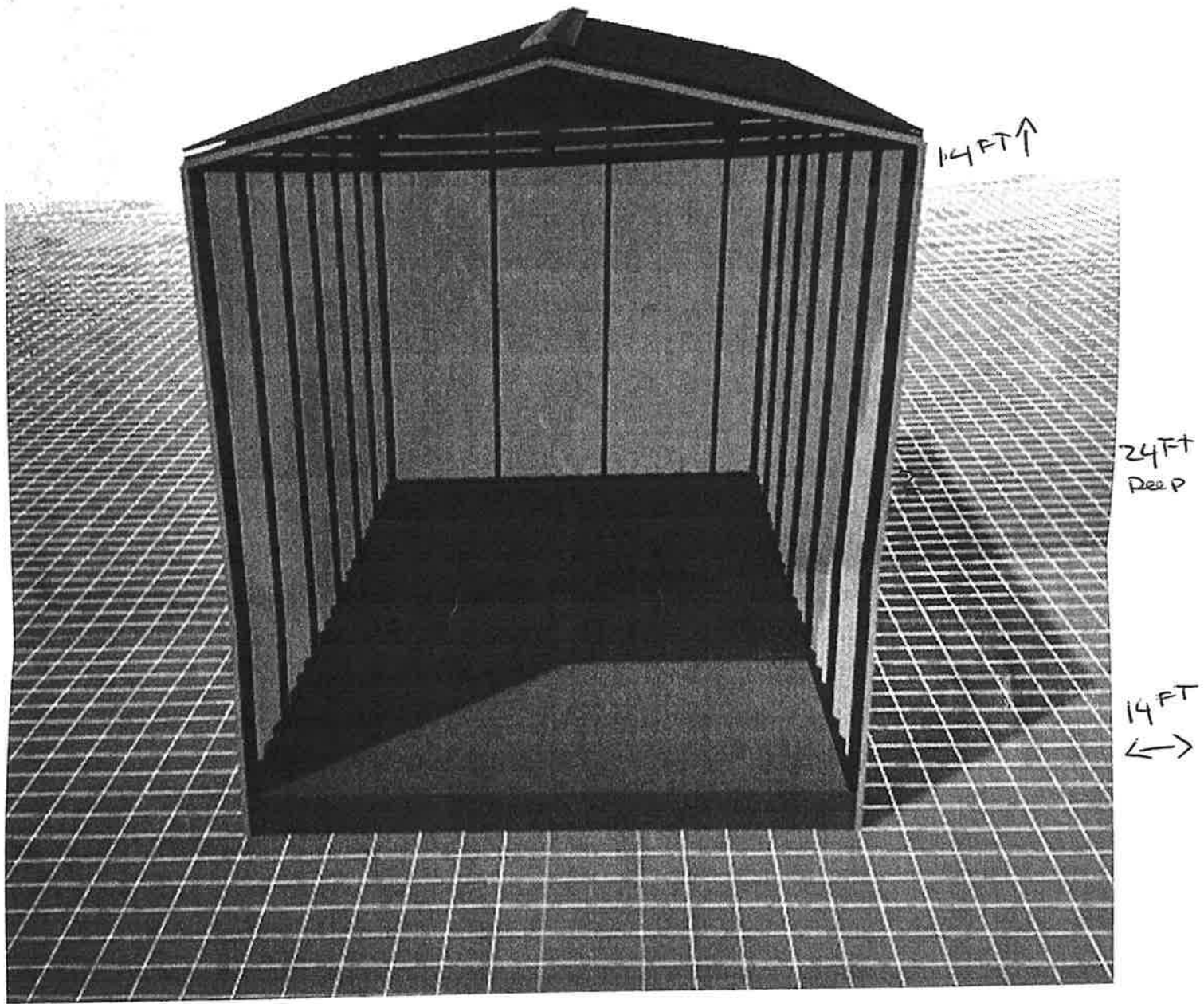
Signature of Owner(s)

19024 Elm Way

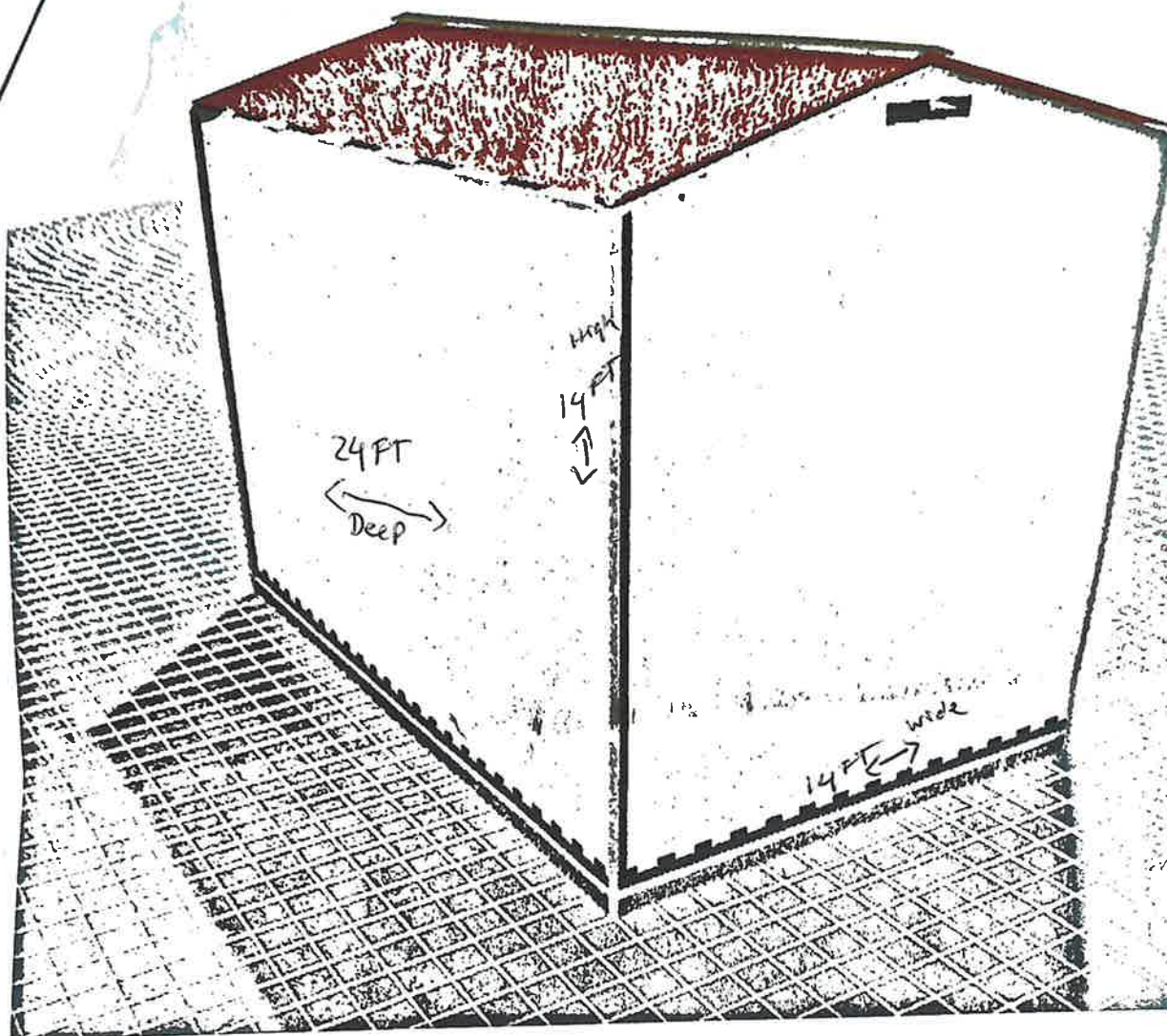
Weed, CA 96094

Address

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



Backhoe cover (14x24x14)
(carport)

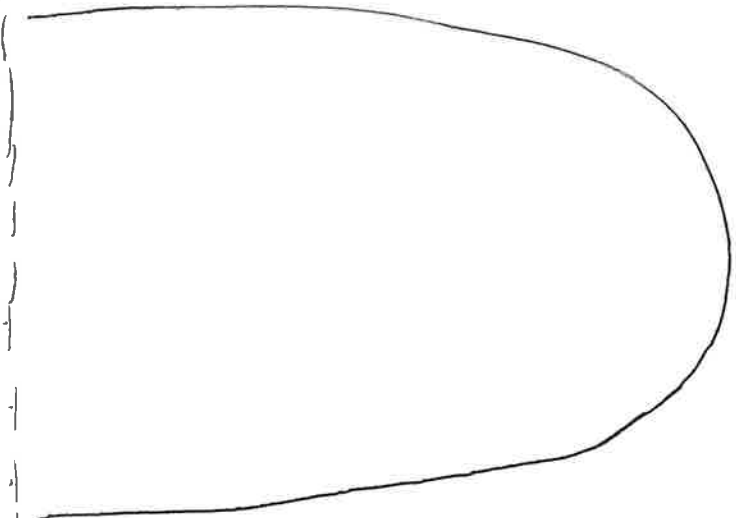


Container

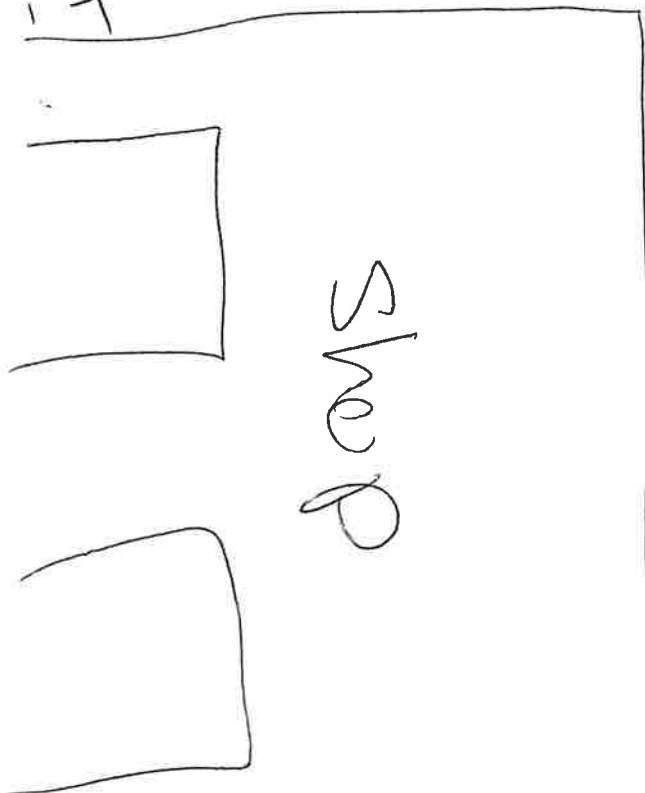
PHIP

Repair

12 FT



12 FT



Shop

**CITY OF WEED
Agenda Statement**

Item Number: A

Date: July 21, 2021

APPLICATION: Storage Container

APPLICANT: Jeremy and Natasha Pearson

LOCATION 600 North Weed Blvd

APN: 060-271-090

PURPOSE: Permit to place Storage Container

RECOMMENDATION: If Commission can make the required findings, approve project

This project is a request for another modification to the Use Permit granted for a headquarters for mobile truck and auto repair. Since obtaining the Use Permit, the applicant has also been granted a fence permit in August 2020. Both agenda reports are incorporated by reference in this report.

The site is zoned C-2 in the Municipal Code and has a Commercial Land Use Designation in the General Plan. The C-2 Zoning is a "Service Commercial" zone that includes all uses in C-1 (which includes personal services not within a building, service station and car washes), plus, various service uses such as auto sales and service, heavy equipment sales and service, and tire shops. All uses mentioned above are allowed with a Conditional Use Permit in the C-2 zone. For the purposes of establishing zoning compliance, the land use is a base for a Mobile Truck Repair service and is similar use and operation to service station, tire shop, auto service, heavy equipment service.

The Planning Commission approved a Use Permit the design of the structure and site in November of 2018. At that time, the project did not include the fence, and did not include the storage container.

For a brief review, this project was approved for the headquarters of the mobile truck/auto repair. Much discussion has occurred regarding site aesthetics and future use. The commission agreed to a business for occasional on-site repair in support of those repairs that could not be handled on the highway. The idea was for a place to park the work vehicles, and to occasionally provide a place to get a repair project off the highway. Much discussion was centered around concern for blight and the blight and accumulation of discarded parts or other attributes that lead to the appearance of a "boneyard." The subsequent fence was approved with special circumstances. A solid fence is typical for a contractor, or a tow yard, or any other operation where blight might come into play in the future. The fence was approved. Now the applicant is seeking permits too place the rail-car storage container on the property.

The applicant contacted the City weeks ago and was provided the correct information to modify the use permit. Essentially that containers are possible but require use permits and must follow the guidelines set-forth in the municipal code. All of these containers are required to be installed according to the process and standards set forth in the municipal code.

As it turns out, the applicant went forth and ordered the container and scheduled delivery for the unit without submitting the application. The applicant had already ordered the container prior to application and the container is placed on site already in violation of the Zoning Code.

Staff does not know how the Planning commission would like to proceed for the placement and processes were already done. There are standards to be followed, however. The Code Section for installing storage containers is as follows:

18.24.300 - Prefabricated storage containers.

Prefabricated exterior storage containers such as cargo containers or truck trailers are permitted only in zones designated C-1, C-2, C-M or M with a conditional use permit, subject to the following conditions:

- A. 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.
- B. 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.
- C. 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.
- D. Storage containers shall be entirely screened by a solid wall or fence as approved in the use permit with a minimum height equivalent to the height of the container, or in lieu of such a wall or fence, painted the color of the primary structure as conditioned by the use permit.
- E. Graffiti shall be removed within twenty-four hours from any storage container or screening.
- F. 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.**
- G. Storage container location:
 - 1. 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.
 - 2. Storage containers may be allowed as a 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 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.

H. 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.

I. 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.

J. The planning commission, as a condition of a permit hereunder, may require annual or other periodic review.

Project Completed in Violation of Zoning Code

The container was ordered and installed on site prior to any approval, nor were the requirements reviewed. An application was submitted with no info, nothing accurate, and after the container was already in transit to the site.

Please note that it is not within the authority of staff or the Planning Commission to change the above requirements, and by leaving them off of a list of conditions of approval do not make requirement moot. Just because an applicant ignores the developed process and provides such a poor application doesn't necessarily mean the laws do not apply to the site.

With that, Staff has concerns regarding the visibility of the container from the right of way pursuant to 18.24.300 (C) and (D). Subsection C indicates visibility from right of way shall be considered. Subsection D requires a fence enclosure, but without a fence around the container, the container shall be painted to match the building. In addition, the height of the container is not shown or known (See 18.24.300 (F), without a solid fence surrounding the container, code indicates it shall be painted to match the building. The applicant has provided no information on any intent to meet the minimal requirements in the application. Consider this addition in context with the entire project and what you may have done if the additions were approved at one time instead of piecemeal increments. In this case, the on-going modifications to the original use permit need to be examined in light of the entire project.

One important finding is that whether or not the project is consistent with the general plan and municipal code. The way the container was placed prior to any approvals was not necessarily a good start but if the planning commission can find that it is consistent with what the intent of the design review, use permits, and approvals and discussions to this point, then approve the

If the planning Commission believes this project can still be supported by the findings for a use permit, then approve the request. If it cannot or is otherwise inconsistent with the municipal code, deny the request.

Findings required for the modification of the use permit:

1. The use is consistent with the General Plan and Zoning Code. *Note you must confirm the container placement and appearance is consistent with Section 18.24.300 or place conditions on the project that bring it to compliance in order to support this finding.*
2. Is the site suitable for the proposed use? *The site is large (3.28 acres) and can accommodate the internal circulation of the truck business more than adequately. When needed, the site will accommodate on-site repairs, or towed in. The question is*

whether placing this container will impact the future circulation of site. The addition of this single container doesn't impact the suitability of the site.

3. The use is compatible with surroundings. This section of North Weed Blvd. is not readily developable, and the uses north of the vacant parcel are a motel, with truck parking, and the Cal Trans utility shed. There is railroad right of way directly across North weed Blvd and a golf course beyond that. The interstate dominates the uses in this particular section of street. The project abuts the interstate, and the northern terminus of the property is surrounded by off ramp and transition to North Weed Blvd. The motel is a freeway-oriented business with no frills and is not a destination currently. However, that does not mean the hotel should not be considered for the compatibility of the businesses. It serves the highway. The dominant uses north of the site is freeway interchange.
4. Not detrimental to the health welfare and safety of surrounding uses; and,
5. Will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

The applicant has put the city in a tough place by installing the container in violation of the zoning code, and without taking staff direction at the time they in queried. There are no conditions of approval we can place here since the container is already installed. It would be hard to make the finding of consistency with zoning code in this situation.

The commission can add conditions of approval that bring the project into compliance but cannot modify the law as it is approved.

Attachment:

1. Application Submitted



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



APN _____

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

7-1-21

OWNER AND REPRESENTATIVE

Applicant: Name Jeremy Pearson

Address 600 North Weed Blvd Weed, CA.

Phone 530-261-0550

Shop
Property

Landowner: Name Jeremy Pearson

Address: 19024 Elm Way Weed CA

Phone Number: 530 261 0550

Representative: Name Same

Address: Same

Phone Number: Same

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

I Need Room in my shop to Bld Shelving
For storage. Becuse my Shop Bays should be
Full of truck's not Parts + Tires.

I would like permission For A 40 Foot
Storage Container- For ~~Temporary~~ Permanent
Storage of tires + Brake shoes.

So they are not an eye sore to you or anyone
else concerned about my Property's look or appearance.

(Due to the Lava Fire This is all being Rushed)

LOCATION:

7-1-21

Township ✓, Range _____, Section(s) _____

Zoning: Commercial Deed Reference: _____

Total Acreage: 1.8

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

AP #	Owner	Address
600 North Weed Blvd	Jeremy Pearson	19024 Elm Way
_____	_____	_____

ATTACH A COPY OF YOUR GRANT DEED WITH THIS APPLICATION

7-1-21

PROPERTY FOR WHICH THE USE PERMIT IS BEING REQUESTED

1.8 Acres 320 Square Feet

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

☒ City Street N-Weed Blvd (Name)

☐ State Highway _____ (Name)

☐ Recorded Private Road Easement Official Record No. _____

☐ Other _____

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. well

IS THE PROPERTY SUBJECT TO SATURATION DUE TO:

☐ Yes	☒ No	Springs
☐ Yes	☒ No	Seeps
☐ Yes	☒ No	Irrigation Ditches
☐ Yes	☒ No	Surface Water
☐ Yes	☒ No	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

7-1-21

[Signature]

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: ☒ Telephone: ☐

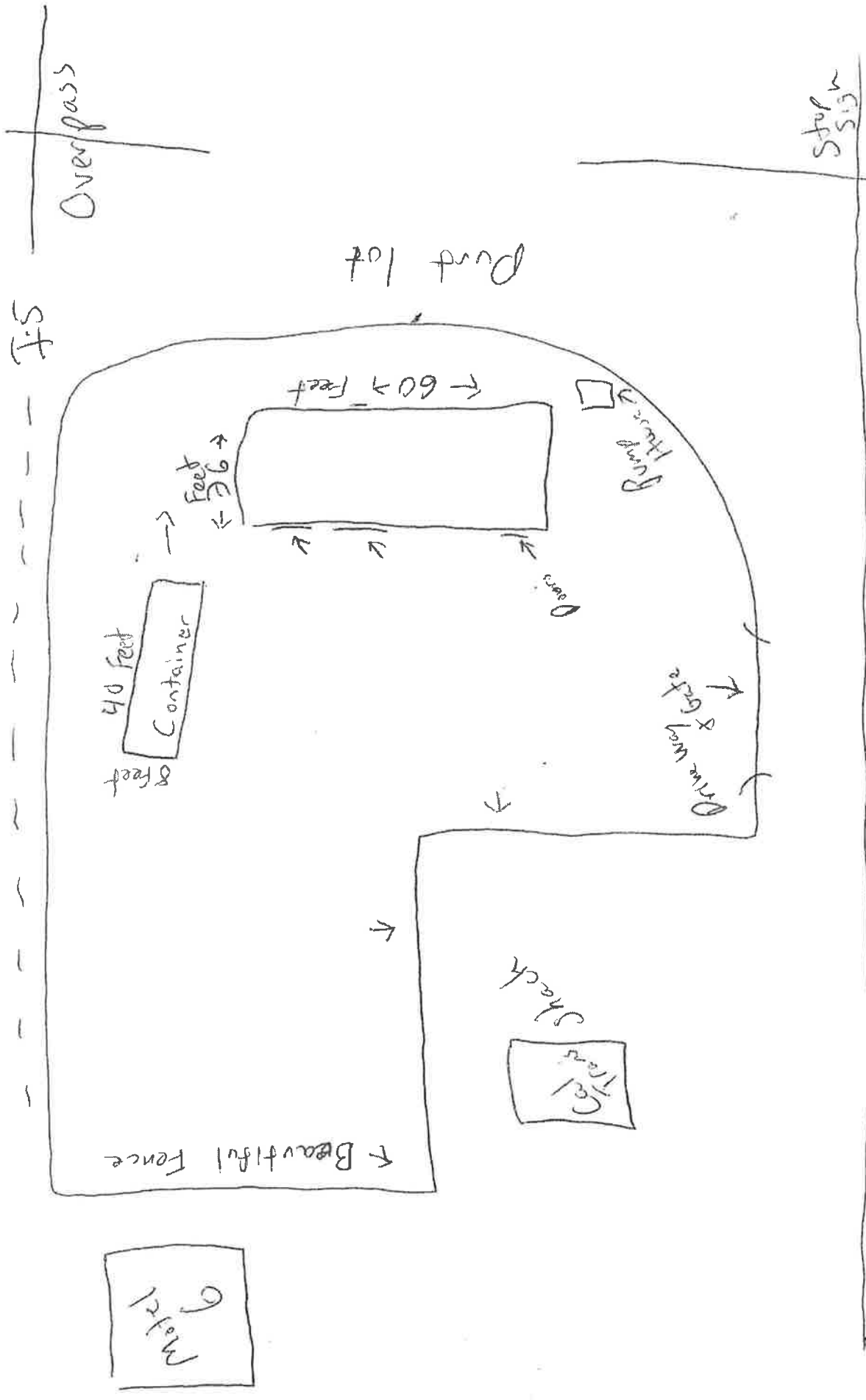
ARE YOU PROPOSING TO DO ANY BURNING DURING THE ESTABLISHMENT OR OPERATION OF YOUR PROJECT?

☐ 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)

We can send pictures via e-mail. We will an can beautify the Brown Containers if needed. Thank you.



North Weed Blvd

12-7-21

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, 2020
Negative Declaration (ND)	\$2,406.75
Mitigated Negative Declaration (MND)	\$2,406.75
Environmental Impact Report (EIR)	\$3,343.25
Environmental Document pursuant to a Certified Regulatory Program (CRP)*	\$1,136.50

\$ 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.

7-1-21

A.R. Pearson
Signature of Owner(s)

19024 Elm Way Weed CA
96094
Address
570-261-0550

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

**CITY OF WEED
Agenda Statement**

Item Number: 1

Date: November 21, 2018

APPLICATION: Conditional Use Permit— Mobile Truck Repair Home Base and Repair Shop

APPLICANT: Jeremy and Natasha Pearson

LOCATION 600 North Weed Blvd

APN: 060-271-090

PURPOSE: Conditional Use Permit and Architectural Design Review for establishing and operation of a base for a mobile truck repair from shop at this location.

Introduction and Overview

This project is to operate a Truck Repair Shop which will primarily serve as a home-base for a Mobile Truck Repair. The project will offer repairs on site, but the business is primarily a mobile repair service. The objective of the project is to offer repair services for trucks drivers traveling on 97 or interstate 5, and to provide on-site repair as necessary.

The site is zoned C-2 in the Municipal Code and has a Commercial Land Use Designation in the General Plan. The C-2 Zoning is a "Service Commercial" zone that includes all uses in C-1 (which includes personal services not within a building, service station and car washes), plus, various service uses such as auto sales and service, heavy equipment sales and service, and tire shops. All uses mentioned above are allowed with a Conditional Use Permit in the C-2 zone. For the purposes of establishing zoning compliance, the land use is a base for a Mobile Truck Repair service and is similar use and operation to service station, tire shop, auto service, heavy equipment service.

The project also requires a design review pursuant to Section 18.24.040 of the Municipal Code. Which reads as follows:

"In case an application is made for a permit for any building or structure in any C, C-M or M district, said application shall be accompanied by architectural drawings or sketches, showing the elevations of the proposed building or structure and site plans showing the proposed landscape or other treatment of the grounds around such building or structure. Such drawings, sketches, and site plans shall be considered by the planning commission in an endeavor to provide that the architectural and general appearance of such buildings or structures and grounds to be in keeping with the character of the neighborhood and such as not to be detrimental to the orderly and harmonious development of the city, or to impair the desirability of investment or occupation in the neighborhood."

The details of the site are designed around providing a safe and an open area to accommodate trucks in need of repair. The site is large at 1.8 acres, and the structure is a 2,160 square foot utility building. The shop has two bays. The site is immediately abutting Interstate 5 and is adjacent to a Caltrans storage utility shed to the south, and to the north is the terminus of North Weed Blvd and the I-5 Interchange. Across North Weed Blvd abuts the Railroad Right of Way. In the vicinity is a Motel 6.

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA guidelines for a small structure of 2500 square foot. In addition, the site is fully disturbed, the operation is a roadside repair service, abutting the interstate, across from railroad. There are no significant impacts to the environment by constructing the building and operating as a home base for mobile repair. Therefore, the common-sense exemption, section 15061 (b)(3) of the CEQA Guidelines, is applicable.

Discussion

Section 18.24.040 provides that the Planning Commission is to consider the sketches and elevations provide that the architectural and general appearance of such buildings or structures and grounds to be in keeping with the character of the neighborhood, and not be detrimental to the orderly and harmonious development of the City. In this case we have an area of the City that is the terminus of North Weed Blvd. There is nothing neighboring the property on either side. Immediately next door is a utility-use shed that is operated by Caltrans. Across the street there is no opportunity for development as the property is the railroad right of way. The surroundings appear to be mostly transportation related uses dominated by the location and configuration of Interstate 5. The Motel 6 is two parcels to the south. The use there is short term motel uses which is also catering to the travelers.

Operation of the base for a mobile truck repair service is not interfering with any uses abutting the site. The use of a motel does not necessarily use the site at the same time as the proposed business. At times towing could occur to the site from a roadside location. During the day, when the repair shop would be in operation, guests are not typically traveling to and from the hotel. Check in time is 3 pm. many travelers simply arrive as needed but are there primarily for the night.

The Municipal Code also provides that the sketches and site plan are such that development of the site shall not impair the desirability of investment or occupation in the neighborhood. Since there is no available property immediately in this vicinity, it follows that development of this site is the investment in the neighborhood that will enhance value of neighbors given the fact that the surrounding uses are railroad, interstate, and a Caltrans utility shed.

In addition to the parameters set forth in Section 18.24.040, this project should be considered within the context of the location of this particular property, what the project objective is, and how the location related realities, such as highway, Caltrans, and railroad, serves that project objective.

This extreme terminus of North Weed Blvd area is sparsely developed, it is predominantly transportation oriented with much land devoted to highway and railroad in the vicinity. The Caltrans shed, and highway set the tone for the appearance of remaining developable portion of North Weed Blvd. If there were properties that were commercially zoned and developable across North Weed Blvd or others farther north it would be reasonable to consider the surrounding property and potential, but in this case there virtually are no developable or

developed properties in immediate vicinity to use for comparison aside from the railroad, the interstate, and the Caltrans property.

The site will be used as a headquarters or home base for a mobile roadside truck repair. The roadside truck will be parked here between calls, and the administrative functions of the business will be done here.

Site Suitability.

The site is suitable for this operation. The property is not sloped, it is easily accessible for large vehicles from the public right of way. The shape of the property has advantages that help with the project objectives. There is ample room to get vehicles off the highway when roadside repair is not adequate, and the location and orientation toward the terminus of North Weed Blvd does not create a contrast in land use. The Caltrans shed, and that site are immediately adjacent to the project (See Photos attached). Most of the repair work for the business in general is completed on the side of the road. The objective is to continue with the focus on mobile repair, but to have the option of towing some vehicles back to the shop to perform repairs that are not suitable for the roadside treatment. In addition, the objective includes accepting repair jobs from those who drive to the business.

As we have been discussing in recent actions, service commercial establishments (C-2 uses) require more land area to operate. This is no exception. Trucks and Towing need ample room to circulate safely on a site. The site is 1.8 acres and is large enough to accommodate the applicants own fleet, employee auto parking, as well as storage of Trucks being repaired, or those repaired and waiting for owners to complete the transaction.

The parking needs for an operation such as this are based on the square footage of the structure, and the number of work bays.

The requirement is "one space per 500 sq. feet and 1 per work bay." In this case the structure is 2,160 square feet, with two work bays.

The parking requirement is 7 spaces. The site plan shows 6 spaces plus those shown for automobiles. The stalls also serve as parking for the business fleet.

Parking is compliant.

Structure

The Structure is metal building. Section 18.24.040 of the code states that the Commission is to consider in the review.

The structure is a metal utility building. The colors proposed are shown in attachment. The base color is yellow, and the trim is red.

The maximum building height in this zone is 45 feet. The structure is compliant with maximum height.

The site is proposed with sparse amenities. The applicant can elaborate on this but the nature it is due to the way the site will be used. Trucks would be towed to the site at times, either by outside towing or by the business owners. The nature of this activity dictates that open space is needed. There is no landscaping proposed

The Section 18.24.040 of the Municipal Code provides that the Planning Commission shall base the review on two things:

1. That the architectural and general appearance of such buildings or structures and grounds to be in keeping with the character of the neighborhood, and
2. The project is not to detrimental to the orderly and harmonious development of the city, or to impair the desirability of investment or occupation in the neighborhood.

The Character of the Neighborhood.

In the immediate vicinity is the Caltrans shed next door (See attached photo). The utility shed, and yard is prominent along this segment of North Weed Blvd. The Caltrans structure is all metal, no windows, tan colored, and is surrounded by empty gravel. The site for the Truck Repair is also in the rear of this structure. That is where the primary parking is proposed.

Beyond that is the motel 6 (See attached Photo). The motel 6 is the nearest structure to the site. The design is a basic two-story compound of a few motel buildings. There are no amenities or structures that are anything other than for the motel.

South of the Motel 6, the property is vacant. the vacant property is a hill. Access is challenged. The probability of development might be low.

The orderly and harmonious development of the city, or to impair the desirability of investment or occupation in the neighborhood.

This is the terminus North Weed Blvd, across from property that is not developable (Rail Road), abuts a developed Motel and a metal utility shed for the Transportation Dept. The nearest vacant land on the same side of the street is a hill. There's little evidence that there is a trend toward investment within the immediate neighborhood. Beyond the vacant hill there are developed single family homes and developed commercial areas occupied by a Napa Auto Parts and a restaurant. The nearest development on the opposite side of the development is the Rays Market. Again, little evidence of a trend that for investment in that segment of North Weed Blvd.

There is nothing north of the vacant property south of motel 6 that is not a highway-oriented business. The Motel 6 is a simple 5 structure motel with no frills and it also has available truck parking.

Section 18.24.040 of Weed Municipal Code

The municipal code provides guidance for the considerations of a Use Permit at Section 18.32.040. The Municipal code provides that the Planning Commission is to

"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."

Since the above section was adopted, the typical best practice for findings for a use permit have evolved. While the basic health and safety findings are unchanged, a finding that the project is consistent with the Zoning code and General Plan is now the best practice.

1. The use is consistent with the General Plan and Zoning Code.

The project is allowable with a use permit. The general plan designation for this site is commercial. The Zoning is C-2. The use is a home base for a mobile truck repair business. most business is conducted on the roadside, or at client's location. There will be truck repair performed at the site. the location is the last property prior to the freeway interchange and appropriate for the location.

2. Is the site suitable for the proposed use?

The site is large (3.28 acres) and can accommodate the internal circulation of the truck business more than adequately. When needed, the site will accommodate on-site repairs, or towed in. The parking is compliant and access to the street is ample. The size of the site allows for the safe removal of trucks from both highway and city streets. The structure is very small and located in the narrow tip of the property, out of the way. The project proposes ample parking.

3. The use is compatible with surroundings.

This section of North Weed Blvd. is not readily developable, and the uses north of the vacant parcel are a motel, with truck parking, and the Cal Trans utility shed. There is railroad right of way directly across North weed Blvd and a golf course beyond that. The property is not developable. The interstate dominates the uses in this particular section of street. The project abuts the interstate, and the northern terminus of the property is surrounded by off ramp and transition to North Weed Blvd. The motel is a freeway-oriented business with no frills and is not a destination. It serves the highway. The dominant uses north of the site is freeway interchange.

4. Not detrimental to the health welfare and safety of surrounding uses; and,
5. Will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

The surrounding properties are the cal trans and the Motel 6, and predominant near-by use is the railroad and the interstate.

If the Planning Commission can make the above findings, then the project can be approved with the following conditions of approval:

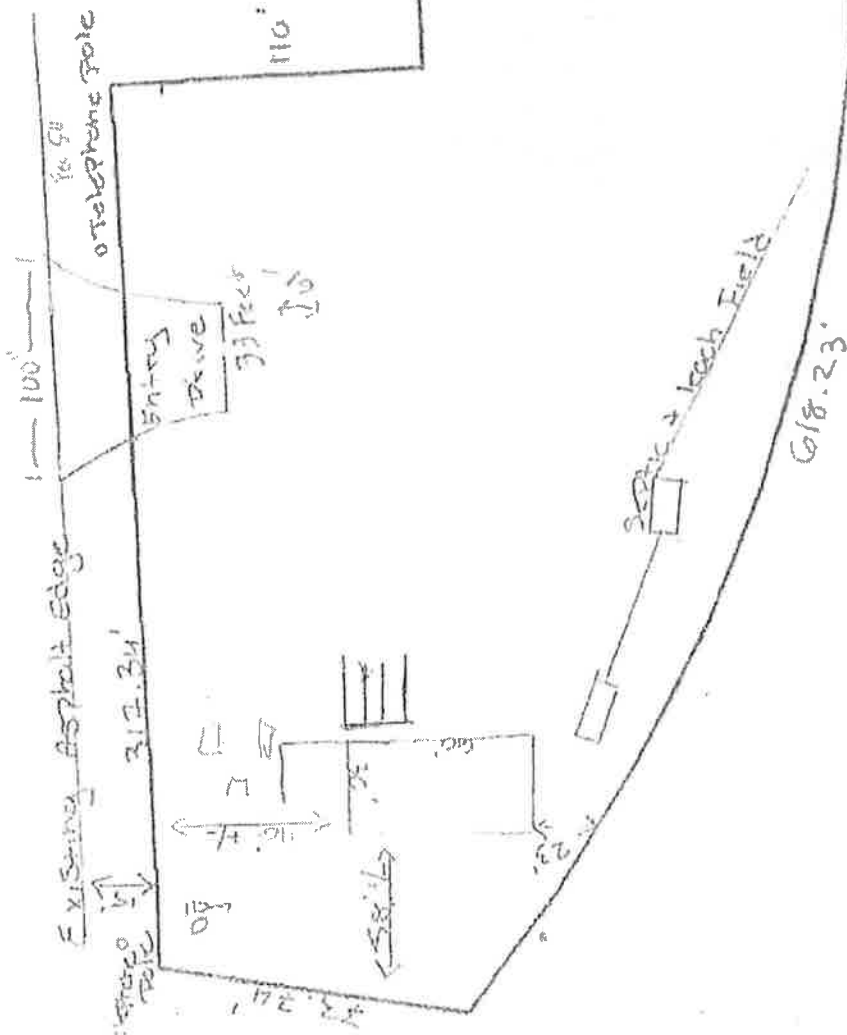
Conditions of approval:

1. When public utilities are within 500 feet of the site, all private utility systems must be decommissioned, and the applicant or subsequent owner shall connect to the city utilities.

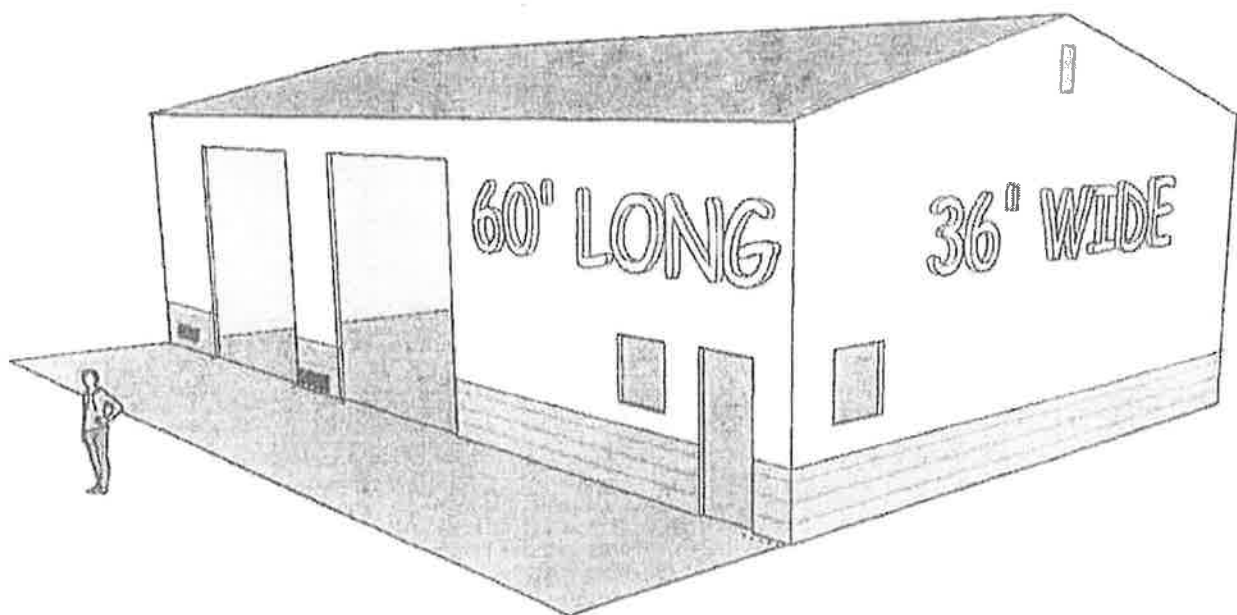
Attachments:

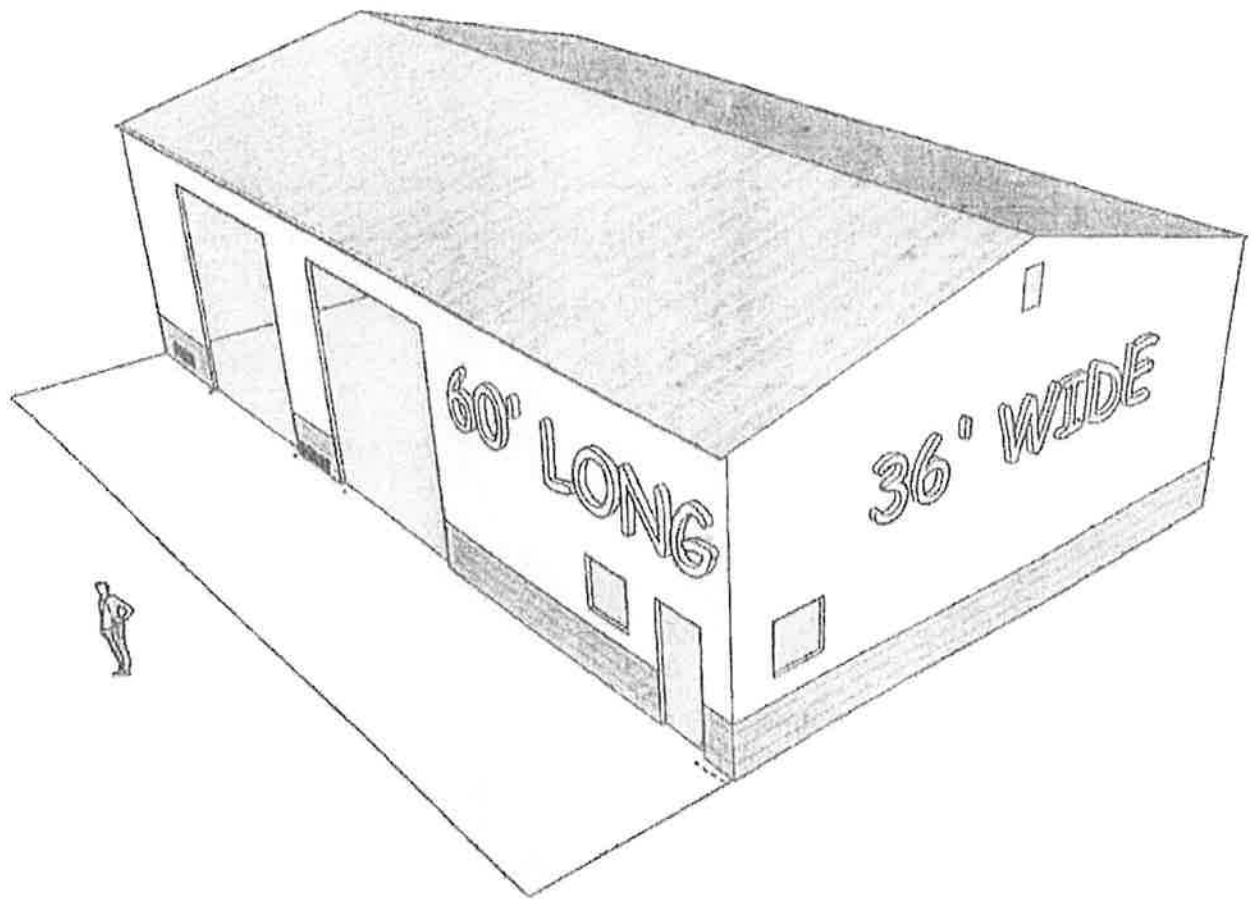
1. Site Plan
2. Building Elevations
3. Notice of Exemption

weeB Blvd



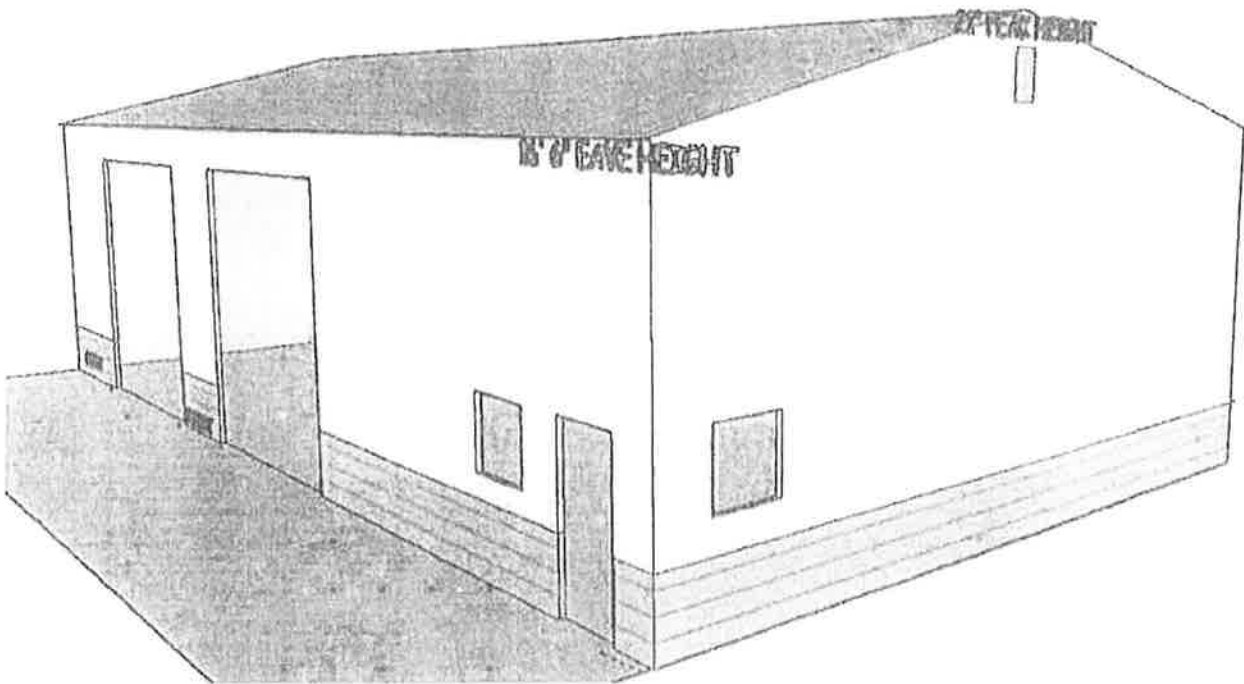
LOT# / LENGTH





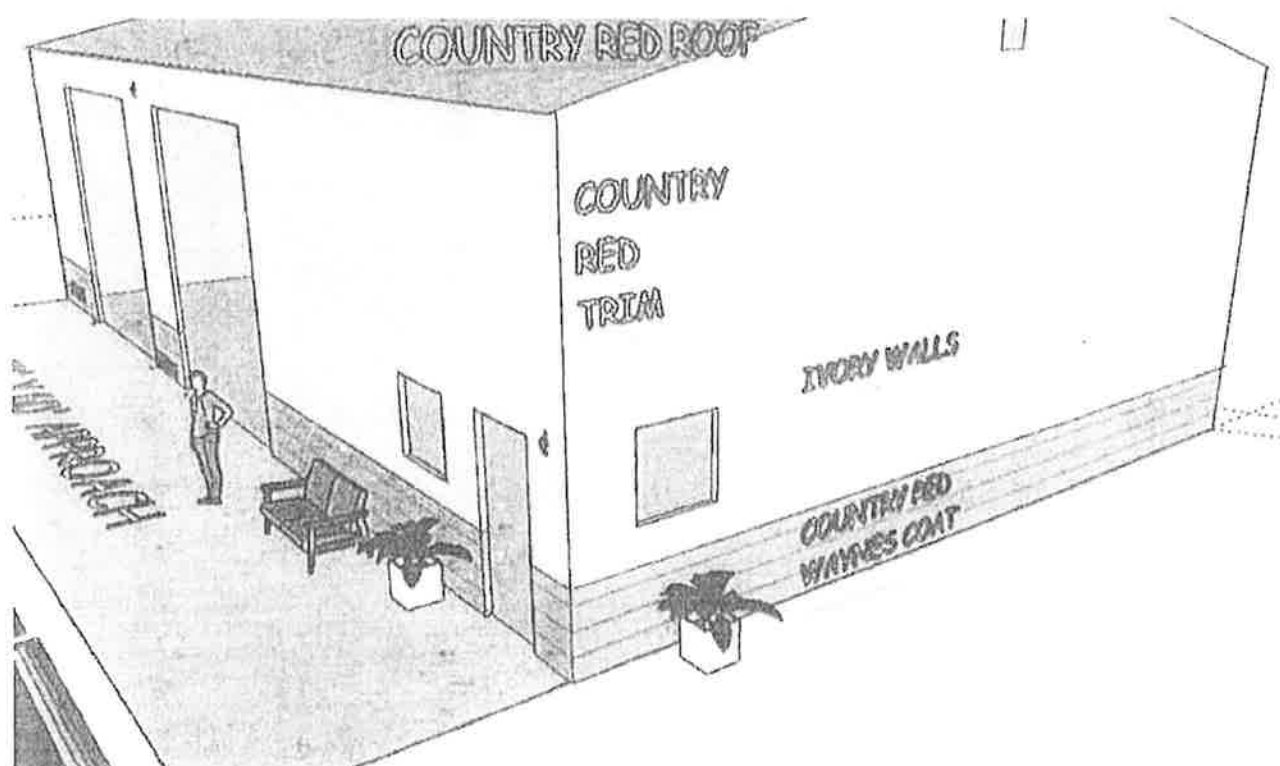
HEIGHT

HEIGHT OF ROOF



Colors

WALLS, FLOORS, CEILING, TRIM, ROOF



Google Maps 211 N Weed Blvd



Image capture: Apr 2018 © 2018 Google

Weed, California

Google, Inc.

Street View - Apr 2018





550 Main Street P. O. Box 470
Weed, CA 96094

City of Weed

(530) 938-5020
(530) 938-5096 (FAX)

COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION

RECEIVED
NOV -1 2018
CITY OF WEED

☐ Architectural Review	☐ General Plan Amendment
☒ Commercial	☐ Home Occupation
☐ Manufactured Home	☐ Sign
☐ Second Dwelling Unit	☐ Subdivision - Minor (4 lots or less)
☐ Subdivision - Major	

Use permit

Fees shown on the Fee Schedule on the reverse do not include planning/engineering consultation and review which will be billed to applicant separately. That fee must be paid in full prior to final processing project for review.

Date: 11-1-18 Assessor's Parcel No. 060-271-090-000
Applicant Jeremy + Malasha Pearson
Street Address 600 N. Weed Blv.
Mailing Address (if different) 19024 Elm Way
Phone: 530-261-0550 Zip 96094 Zone C-2
Name of Owner, if other than applicant _____
Mailing Address _____
Phone _____ Project Location 600 N. Weed Blv.
Description of Proposed Project Base for Roadside Truck Repair

Applicant Signature Malasha Pearson *[Signature]*

Attach any required materials that are specific to this project. Requirements are noted in related Code sections.

City of Weed

USE PERMIT APPLICATION

I. OWNER AND REPRESENTATIVE:

A. Landowner

1. Name: Jeremy & Natasha Pearson
2. Address: 19029 Elm Way
3. Phone Number: 530-261-0550

B. Representative

1. Name: _____
2. Address: _____
3. Phone Number: _____

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

Base for Family Truck Repair / Truck and Trailer Repair

III. LOCATION:

- A. Township Weed, Range _____, Section(s) _____
- B. Zoning: C-2 Deed Reference: Jeremy & Natasha Pearson (Husband & wife)
- C. Total Acreage: 1.8

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

AP *	Owner	Address
<u># 060 271-090-000</u>	<u>Jeremy & Natasha Pearson</u>	<u>600 N. Weed Blv</u>

ATTACH A COPY OF YOUR GRANT DEED WITH THIS APPLICATION

IV. AREA OF THE PROPERTY FOR WHICH THE USE PERMIT IS BEING REQUESTED:
(show area on the map)

A. _____ Acres B. _____ Square Feet

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

☒ City Street _____ map included _____ Name

_____ State Highway _____ Name

_____ Recorded Private Road Easement Official Record No. _____

_____ Other _____

VI. 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:

Yes	No	Springs
Yes	No	Seeps
Yes	No	Irrigation Ditches
Yes	No	Surface Water
Yes	No	Other

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

VII. ARE THERE ANY BUILDINGS LOCATED ON THE PROPERTY?

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

VIII. 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)

IX. DESCRIBE THE PRESENT USE BEING MADE OF THE PROPERTY:

Empty lot

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

Already Graded Property

XI. DO POWER AND TELEPHONE LINES EXIST TO THE PROPERTY?

Yes ☐ No ☒ If not, how far must each be extended?
Power: _____ Telephone: _____

XII. 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 and the City of Weed Fire Department to verify that proposed burning operation conforms to their rules.

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

XIV. FILING FEES:

\$ _____ Make your check payable to the City of Weed. Your application will not be accepted by the Planning Department unless it is accompanied by the appropriate filing fee.
\$ _____ Fish and Game. Make your check payable to Siskiyou County Clerk.
\$ _____ County Clerk. Please make this check payable to Siskiyou County Clerk.

XV. 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 full understand all the information required in this application form.

Notarized Signature of Owner(s)

Address

ENVIRONMENTAL INFORMATION FORM

Please fill out the following questions as completely as possible. Not all of the questions or requested information will apply to your proposal. If so, please write N/A following those questions. NOTE: All representatives must respond to questions 33 and 34.

GENERAL INFORMATION

1. Name and address of developer or project sponsor:
Metel Direct.
2. Address of project:
600 N. Weed Blv.
3. Name, address, and telephone number of person to be contacted concerning this project:
Jeremy Pearson 19024 Elmway, Weed. 530-261-0550
4. Indicate permit application number for the project to which this form pertains: _____
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

6. Existing zoning district: C-2
7. Proposed use of site (project for which this form is filed):

PROJECT DESCRIPTION

8. Site size: 1.8 ac.
9. Square footage: 36' x 60'
10. Number of floors of construction: 1 floor
11. Amount of off-street parking provided: 7 car spaces, 6 Truck and Trailer spaces.
12. Attach plans.

13. Proposed scheduling: Spring 2019.
14. Associated projects: N/A
15. Anticipated incremental development: N/A
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: N/A
18. If industrial, indicate type, estimated employment per shift, and loading facilities:
1 Employee
19. If institutional, indicate the major function, estimated employment, per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:
N/A

20.

If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required:

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES or NO:

- ☒ 21. Change existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
- ☒ 22. Change in scenic views or vistas from existing residential areas or public lands or roads.
- ☒ 23. Change in pattern, scale or character of general area of project.
- ☒ 24. Significant amounts of solid waste or litter.
- ☒ 25. Change in dust, ash, smoke, fumes or odors in vicinity.
- ☒ 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
- ☒ 27. Substantial change in existing noise or vibration levels in the vicinity.
- ☒ 28. Site on filled land or on slope of ten percent or more.
- ☒ 29. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- ☒ 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- ☒ 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- ☒ 32. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.



City of Weed

550 Main Street
P. O. Box 470
Weed, CA 96094

(530) 938-5020

(530) 938-5096 (FAX)

COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION

RECEIVED
NOV - 1 2018
CITY OF WEED

- | | |
|--|---|
| ☒ Architectural Review | ☐ General Plan Amendment |
| ☒ Commercial | ☐ Home Occupation |
| ☐ Manufactured Home | ☐ Sign |
| ☐ Second Dwelling Unit | ☐ Subdivision - Minor (4 lots or less) |
| ☐ Subdivision - Major | |

Fees shown on the Fee Schedule on the reverse do not include planning/engineering consultation and review which will be billed to applicant separately. That fee must be paid in full prior to final processing project for review.

Date: 11-1-18 Assessor's Parcel No. 060-271-090-000

Applicant Jeremy + Nadasha Pearson

Street Address 490 600 North Weed Blvd

Mailing Address (if different) 19024 Elm Way

Phone: 530-261-0550 Zip 96094 Zone C-2

Name of Owner, if other than applicant _____

Mailing Address _____

Phone _____ Project Location 600 North Weed Blvd

Description of Proposed Project Base for Road Side Truck

Repair

Applicant Signature A. Pearson

Attach any required materials that are specific to this project. Requirements are noted in related Code sections.



City of Weed

550 Main Street
P. O. Box 470
Weed, CA 96094

(530) 938-5020
(530) 938-5096 (FAX)

PLANNING DEPARTMENT ARCHITECTURAL REVIEW CHECKLIST

PROJECT: _____

PROPONENT NAME: Jeremy Pearson

ADDRESS: 600 North Weed Blvd
19024 Elm Way Weed CA.

SITE INFORMATION:

ADDRESS: 600 North Weed Blvd AP # 060-271-090-000

PARCEL SIZE (SQUARE FEET): _____

ZONING: _____

USE OF STRUCTURE(S): Base for Road side truck Repair

Taking into account Weed's history as a lumber town and its rural western location at the base of Mt. Shasta, a general mountain theme is encouraged via downtown guidelines. This theme is in harmony with the City's historic lumber town image.

Section 18.24.040 of the Weed Municipal Code provides in part as follows:

"In case an application is made for a permit for any building or structure in any C, C-M or M District, said application shall be accompanied by architectural drawings or sketches, showing the elevations of the proposed building or structure and site plans showing the proposed landscape or other treatment of the grounds around such building or structure. Such drawings, sketches, and site plans shall be considered by the Planning Commission in an endeavor to provide that the architectural and general appearance of such buildings or structures and grounds to be in keeping with the character of the neighborhood and such as not to be detrimental to the orderly and harmonious development of the City, or to impair the desirability of investment or occupation in the neighborhood."

The proposed architecture of all structures shall be reviewed taking into consideration the architectural style, building design, and height of structures and proposed building materials and colors.

Legend:

NC	=	No change
TBD	=	To be determined
NA	=	Not applicable

— Lighting shall be directed toward the ground and not light the night sky or affect neighboring properties.

— Police and Fire Departments have reviewed and commented on the proposed project

Building(s)

— **Dimensions:** *Buildings should not overpower the average height of structures on the same street frontage. Size and bulk of the structure(s) is consistent with existing and/or planned structures on the subject site, adjoining properties and within the general area.*

— **Building materials:** *The use of wood, log, rock, moss rock, red brick, and stucco is encouraged. Exposed concrete block is not generally acceptable.*

— **Colors:** *A maximum of three colors should be used on an individual building facade. The exception is where more colors are used in small amounts for trim. The mountain western image relates to colors that nature provides in the area. Muted colors project a more subtle and relaxed atmosphere. The use of fluorescent or primary colors in large quantities does not accent the environment, but competes with it. Recommendations:*

- *Natural and muted colors are used for building facade.*
- *Dark roofing colors are used -- green, black or brown.*
- *Color scheme is coordinated with neighboring properties to produce a sense of continuity.*

— **Windows:** *The use of black and mirror reflective glass is not natural in respect to providing a country influence and detracts from the natural environment. Recommendations: clear plate, stained, and/or beveled glass.*

— **Storefront:** *Building is pedestrian oriented and designed to draw attention to the entryways. Interesting interiors that are displayed through the windows and doors can attract people.*

— **Business Signs:** *Less is often more. To be effective, signs do not have to be the largest on the street. Recommendations:*

- *Colors are compatible with the facade and the streetscape as a whole.*
- *Located parallel to the building.*
- *Do not obstruct any key architectural elements of a structure.*
- *Utilize window graphics.*

Architecture Review Committee

Dated: _____

Applicant

Dated: 11-1-18

J. Pearson
Natasha Pearson

CITY OF WEED PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 19, 2025

The Planning Commission of the City of Weed held a regular meeting on Wednesday November 19, 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 Commissioner Palmer, and Commissioner Thomas, Planning Director Stambaugh, and Commission Secretary Sandra Duchi.

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

Yes: Commissioner Nicholas, Palmer, and Thomas

NOES: None

ABSENT: Commissioner Dewhurst, and Rivera

NON-AGENDA PUBLIC COMMENT

There was none

CONFLICTS OF INTEREST

There were none.

PUBLIC HEARING

A. Request for Use Permit to operate a short-term vacation rental:

1198 Railroad Ave 060-162-020-000 Owner Mark Cole. City Manager Stambaugh presented the staff report. Public Hearing opened at 5:33pm. Applicant Mark Cole discussed his vision for his short-term rental. There were no opponents or other proponents. Hearing was closed at 5:35pm. Commissioners discussed. Motion to grant approved. Motion Palmer, second Thomas

YES: Commissioners Nicholas, Palmer, and Thomas

ABSENT: Dewhurst, and Rivera

B. Request for Use Permit to operate a short-term vacation rental:

184 Main Street 060-311-150 Owner Taylor Morton. City Manager Stambaugh presented the staff report. Public Hearing opened at 5:37pm. Applicant Valentina Chang discussed the vision for their short-term rental. There were no opponents or other proponents. Hearing was closed at 5:39pm. Commissioners discussed. Motion to grant approved. Motion Palmer, second Thomas

YES: Commissioners Nicholas, Palmer, and Thomas

ABSENT: Dewhurst, and Rivera

APPROVAL OF MINUTES

There was no correction to the minutes of the meeting of September 17, 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

Planning Director Stambaugh stated he reported to work on the activities of the city and plans for moving forward.

ADJOURNMENT

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

YES: Nicholas, Palmer, and Rivera

ABSENT: Dewhurst, and Thomas

Meeting adjourned 6:04 P.M. SINE DIE

ATTEST:

Commission Secretary