



*County of Lassen*  
 Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

January 31, 2020

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TO: Lassen County Board of Supervisors  
 Agenda Date: February 11, 2020

Zoning & Building  
 Inspection Requests  
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FROM: Maurice L. Anderson, Director 

SUBJECT: Request for Board of Supervisors to provide direction regarding processing an amendment of the *Susanville Vicinity Area Plan, 1984* and an associated ordinance to allow commercial uses in industrial zones by use permit in the Susanville vicinity Planning area for future consideration (File #318.01.59)

ACTION REQUESTED:

1. Receive staff report; and
2. Direct staff to prepare a Area Plan amendment and ordinance to allow commercial uses in industrial zones by use permit in the *Susanville Vicinity Area Plan, 1984*; or
3. Provide other direction.

Summary:

The purpose of this staff report is to request that the Board of Supervisors provide direction as to whether the Board would like staff to prepare an amendment of the *Susanville Vicinity Area Plan, 1984* and an associated ordinance to allow commercial uses in industrial zones by use permit in the Susanville Vicinity Planning Area. In recent years, staff has noticed an increased interest in developing commercial uses on properties within the *Susanville Vicinity Area Plan, 1984*, zoned for industrial use. In particular, land south of the City of Susanville, along Johnstonville Road and Highway 36, zoned for Industrial use has experienced increased pressure for commercial development. As recently discussed, this pressure is likely to increase with the completion of the Skyline extension.

Staff Recommendation:

Staff recommends that the above-described amendment of the *Susanville Vicinity Area Plan* and zoning amendment be initiated. Such a project will require additional analysis and departmental resources to prepare for potential action, but such a project may be warranted given the current situation. After further analysis and staff work, the project could then be considered by the Planning Commission and Board of Supervisors, each of which would have to conduct at least one public hearing pursuant to Government Code sections 65853 through 65857 (and adopt the amendment).

If such an amendment and ordinance is adopted, prospective applicants for commercial uses in industrial zones will be spared the time and expense of the rezoning process, and in cases where a general plan amendment would be required, prospective applicants would be spared the time and expense of the general plan amendment process.

MLA:smr