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**PLUMAS COUNTY**  
**PLANNING DIRECTOR SPECIAL HEARING**  
Minutes of the Special Hearing of November 4, 2024

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The Planning Director convenes a special hearing on Monday, November 4, 2024, at 11:00 a.m. in the Permit Center Conference Room, Quincy. Planning Director, Tracey Ferguson, presiding. Associate Planner, Marco Velazquez, is in attendance.

**I. PUBLIC COMMENT OPPORTUNITY**

No public comment presented.

**II. PUBLIC HEARING – CONSIDERATION OF THE VALUE OF THE PUBLIC INTEREST: BUILDING PERMIT #24-827 FOR THE DEMOLITION OF THE DETACHED GARAGE AT THE “LAWRY HOUSE” - LAWRY HOUSE PROJECT GROUP and PLUMAS COUNTY MUSEUM ASSOCIATION (applicant) / COUNTY OF PLUMAS (owner); APN 115-062-013; T.24N/R.9E/S.14 MDM**

The review of building permit #24-827 for the demolition of the 312 sq. ft. detached garage on property zoned Core Commercial (C-1), Special Plan Historic Building (SP-HB), Special Plan Design Review Area (SP-DRA) to consider the value of the public interest, located at 485 Jackson Street & 60 Bradley Street, Quincy, is presented. Associate Planner, Marco Velazquez, gives a presentation as reflected in the staff report. John Kolb, representing the applicant, is present.

Tracey Ferguson, Planning Director, opens the public hearing at 11:08 a.m.

John Kolb explains that the idea is to make room for a public restroom, which will in turn become part of the Lawry House restoration into a visitor center. Continuing, Kolb explains that the house itself is cut up into small rooms and the one restroom is too small to handle accessible (ADA) compliance issues, so the decision was made to construct a separate structure, and this seemed to be the best place for it.

A member of the public, Riccardo Jacobus, questions how long the demolition will take. Kolb responds they hope to have it done in a day. Ferguson questions if November 9, 2024, is still the anticipated date for demolition. Kolb confirms November 9<sup>th</sup> is the tentative date.

Jacobus questions if there will be a hearing regarding what will be built after the demolition. Planner Velazquez responds that since the parcel is in the Quincy Design Review Area boundary, it is subject to a public hearing before the Quincy Design Review Committee to assure the aesthetic is compatible with the design review guidelines. Ferguson adds that otherwise it is a ministerial building permit to construct the public restroom. Kolb notes that the preliminary design of the proposed restroom mirrors the roofline and materials of the Lawry House.

Jacobus questions if ADA parking is being considered for Grover Alley or the Lawry House property. Kolb responds that they are not calling for any additional parking in the development.

There being no further comments, the hearing is closed at 11:13 a.m.

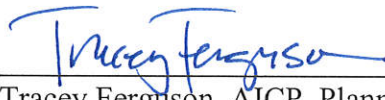
Ferguson explains the recommendation in the staff report is to find the project exempt from CEQA and to hold a public hearing to determine the value of the public interest. Note, neighboring property owners within 300 feet of the proposed project were notified by mail of the November 4, 2024, 11:00 a.m. public hearing. As a result of the notice no written or verbal public comments were received prior to the public hearing.

Ferguson states she has listened to the public comments and will delay her decision to the end of the day today, November 4, 2024, and will email out a written decision to the applicant and owner by 5:00 p.m. The written decision will also be posted on the Planning Department's County website.

**ADJOURN**

There being no further business, the meeting adjourns at 11:14 a.m.

  
Heidi Wightman, Department Fiscal Officer II

  
Tracey Ferguson, AICP, Planning Director