
**PLUMAS COUNTY
ZONING ADMINISTRATOR**

Minutes of the Regular Meeting of December 11, 2024

The Plumas County Zoning Administrator convened in a meeting on December 11, 2024, at 10:01 a.m. in the Permit Center Conference Room, Quincy. Interim Zoning Administrator, Jim Graham, presiding. Planning Director, Tracey Ferguson, and Associate Planner, Marco Velazquez, are in attendance.

I. PUBLIC COMMENT OPPORTUNITY

No public comment is presented.

II. MODIFICATION OF RECORDED MAP BY CERTIFICATE OF CORRECTION - LACC UNIT NO. 14; HADDOCK, C.J. AND STEPHANIE; APN 102-433-006; T.28N/R.7E/S.25 MDM

The request to modify the recorded subdivision map of Lake Almanor Country Club recorded in Book 3 of Maps at Page 83, Unit No. 14, Lot 42, to reduce the rear yard (building) setback for a dwelling unit from 40 feet to 30 feet, located at 904 Golf Club Road, Lake Almanor Country Club, is presented. Marco Velazquez, Associate Planner, gives a presentation as reflected in the staff report.

Zoning Administrator, Jim Graham, asks the owner/applicant if he has any questions about the staff recommendation. C.J. Haddock responds that he has no questions.

The public hearing is opened at 10:10 a.m. There being no comments, the hearing is closed at 10:10 a.m.

DECISION

Interim Zoning Administrator, Jim Graham, finds the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), making Findings A and B; and approves the Modification of Recorded Map by Certificate of Correction for LACC Unit No. 14, subject to the conditions of approval outlined in Exhibit 13 along with Findings A through D, with the modification of Finding D to correct a typo replacing “if” with “of” as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A) That it can be seen with certainty, based upon review of the initial environmental assessment, that there is no possibility that the project may have a significant effect on the environment; and
- B) That the location and custodian of the documents which constitute the record of these proceedings is the Plumas County Planning Department, 555 Main Street, Quincy, California.

CONDITIONS

Planning Department

1. A Modification of the Recorded Map by Certificate of Correction shall be prepared in accordance with Sec. 66472.1 (Correction and Amendment of Maps) of the Government Code and Sec. 9-3.508 (Recordation and subsequent modifications) of the Plumas County Code.
2. The Certificate of Correction shall reduce the “40’ BLDG SETBACK” as shown on the rear of Lot 42 of the Lake Almanor Country Club Unit No. 14 Subdivision Map recorded in Book 3 of Maps at Page 83 to 30 feet.

Engineering Department

3. The Certificate of Correction shall be reviewed and approved by the Plumas County Engineer-Surveyor prior to recordation.

Environmental Health Department

4. The Certificate of Correction to reduce the rear building setback from 40 feet to 30 feet shall not impact any existing or future on-site sewage disposal systems.

FINDINGS

- A) There are changes in circumstances for Lot 42 of the Lake Almanor Country Club Unit No. 14 Subdivision Map recorded in Book 3 of Maps at Page 83 which make the condition of the "40' BLDG SETBACK" no longer appropriate or necessary. The applicant intends to sell the property, and a reduced rear setback to 30 feet could allow a potential buyer to utilize the dwelling unit prepared construction document set associated with building permit #22-1265 including the proposed deck at 31 feet from the rear property line or prepare other plans that afford the ability to design a structure within 30 feet of the rear property line.
- B) The modification proposed does not impose any additional burden on the present fee owners and therefore are not considered a burden.
- C) The modification proposed does not alter any right, title, or interest in the real property reflected on the recorded map.
- D) The map, as modified, conforms with the provisions of Section 66474 of the Government Code of the State.

III. VARIANCE: NORTH STATE GROCERY, INC.; APN 100-081-003; T.28N/R.7E/S.5 MDM

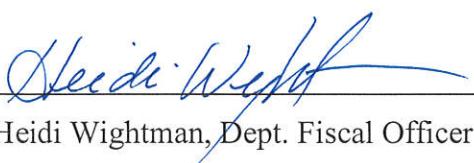
The request for a variance to allow 1,330 square feet of the first floor of a 4,356-square foot, two story commercial building to be used for residential housing (dwelling unit) on a parcel zoned Periphery Commercial (C-2), located at 274 Main Street, Chester, is presented.

As no applicant or applicant's representative is present, this item is continued to the January 8, 2025, Zoning Administrator meeting at 10:00 a.m.

Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) calendar days of the decision. If the tenth day lands on a Saturday, Sunday, or County holiday, the end of the appeal period will be the next working day. The appeal shall be based on relevant information stated or submitted at or prior to this meeting by (a) the applicant; (b) any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at the hearing or who presented written testimony before the Zoning Administrator, or who may be adversely affected by the decision of the Zoning Administrator; (c) such other person whom the Board determines to have been adversely affected by the decision; or (d) any County department head whose department has an interest in the decision (Plumas County Code, Title 9, Chapter 2, Article 10, Section 9-2.1001). Appeals shall be filed with the Clerk of the Board of Supervisors, paying the fee according to the Planning & Building Services Fee Schedule.

ADJOURN

There being no further business, the meeting adjourns at 10:10 a.m. The next regularly scheduled meeting of the Zoning Administrator is set for January 8, 2025, at 10:00 a.m. at the Planning & Building Services Conference Room, located at 555 Main Street, Quincy.



Heidi Wightman, Dept. Fiscal Officer II



Jim Graham, Interim Zoning Administrator