
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of July 12, 2017

The Plumas County Zoning Administrator convened in a meeting on July 12, 2017, at 10:01 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Senior Planner, Rebecca Herrin, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. CONTINUED HEARING - CONDITIONAL CERTIFICATE OF COMPLIANCE: PERANO, DANTE & SANDI (applicants) / G & G CAPITAL, INC. (owner); APN 103-060-008; T.28N/R.8E/S.21 MDM

As continued from the June 14, 2017, Zoning Administrator meeting, the request for a certificate of compliance for the "designated remainder" as shown on the Creekside Subdivision map recorded at Book 7 of Maps at Page 87, located at 7891 Highway 147, Hamilton Branch, Lake Almanor, is presented. Rebecca Herrin, Senior Planner, states a letter was received from the applicant requesting the hearing be continued to the next Zoning Administrator meeting. Randy Wilson, Zoning Administrator, continues this item, with the public hearing open, to the August 9, 2017, Zoning Administrator meeting at 10:00 a.m.

IV. RESOLUTION APPROVING PLOT PLAN AND CORRECTING LEGAL DESCRIPTION: SHEEHAN, SARAH; APNs 004-390-008, -009, -010; T.26N/R.10E/S.5,6 MDM

The resolution correcting the legal description for a previously approved parcel map final waiver P/M 6/15/79-77, for property located at 3304 & 3405 North Valley Road, Greenville, is presented. Rebecca Herrin, Senior Planner, gives a presentation as reflected in the Staff Report. Chuck Leonhardt, Plumas County Assessor, states that the amendments that staff have made to the legal description correct the situation for the taxpayer based on an error the County made. The public hearing is opened at 10:05. There being no comments, the hearing is closed at 10:05.

DECISION

Randy Wilson, Zoning Administrator, states he will take the actions recommended by staff and adopt and record the resolution approving the plot plan and correcting the legal description.

V. SPECIAL USE PERMIT: LAKE ALMANOR COMMUNITY CHURCH / LAKE ALMANOR CHRISTIAN SCHOOL; APN 104-030-006; T.28N/R.8E/S.17 MDM

The request for a renewal of a previously approved special use permit for a school and an amendment of the special use permit to allow more signage along the property frontage and on the building, located at 2610 County Road A-13, Lake Almanor, is presented. Rebecca Herrin, Senior Planner, gives a presentation as reflected in the Staff Report. The public hearing is opened at 10:08. There being no comments, the hearing is closed at 10:08. Kristine House, representing the applicant, states she is in agreement with the proposed conditions of approval.

DECISION

Randy Wilson, Zoning Administrator, states he will take the actions recommended by staff and 1) find the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15303 making Findings A & B, as the preliminary review did not reveal any potentially significant impacts and the project conforms with County requirements; and 2) approve the Special Use Permit subject to the conditions of approval with Findings A through D as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A. That the project consists of the conversion of an existing structure and minor addition that has been completed under County permits and minor signage that will be completed in conformance with sign permit requirements; 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

- 1. The Lake Almanor Community Church is operated under existing special use permit originally issued January 29, 1979. The permit was amended October 13, 2004, to allow construction and operation of the school. This special use permit grants the continued use of the church and school as per all previously approved permits and subject to any modifications of this special use permit.
- 2. The maximum occupancy of the school shall be 100 students or as determined by the Building Official.
- 3. This special use permit modifies the signage requirements to permit the installation of a freestanding sign not to exceed 200 square feet maximum size.
- 4. All applicable sign permits for the freestanding sign and any signage placed on the building(s) shall be obtained within one year of the date of approval of this special use permit.
- 5. Any proposed modifications of uses of the church or school buildings shall not be undertaken until the Planning Director has received notification.
- 6. The violation of any condition of a special use permit shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of Chapter 2 of Title 9 of the Plumas County Code.

7. The Special Use Permit is to be signed by the property owners and applicants and returned within forty (40) days of the date of approval or the permit will be voided.

FINDINGS

- A) This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms with applicable state and county codes that are designed to protect public health and safety and to reduce potential impacts.
- B) Prior to the public hearing, it can be presumed that this project is socially compatible with the surrounding area because the conditions are designed to ensure that the project will not create any nuisances or interfere with the surrounding community. The project will be in conformance with all other regulations pertaining to the use.
- C) This project is economically compatible with the surrounding area because the use will not interfere with the economic use of properties in the vicinity in conformance with zoning requirements adopted for the promotion of the public health, safety, and general welfare.
- D) This project is consistent with the General Plan and zoning subject to the conditions imposed by the issuance of a special use permit.

VI. EXTENSION OF TIME FOR TENTATIVE SUBDIVISION MAP: MONTEBIANCO, LLC; APN 133-130-109; T.32N/R.13E/S.5,32 MDM

The request for an extension of time of one year until April 30, 2018, to record the final map for Whitehawk Ranch Phase XII, located at 1137 Highway 89, Clito, is presented. Rebecca Herrin, Senior Planner, gives a presentation as reflected in the Staff Report. Norm Brown, applicant, states he has no comments. The hearing is opened at 10:16. Therese James, representing the adjacent property owners, states they are in support of the extension of time, but should the map not be recorded by the deadline, would like to be considered in any further discussion on any further development plans under the current zoning and existing maps that are out there. There being no further comments, the hearing is closed at 10:18.

DECISION

Randy Wilson, Zoning Administrator, states he will take the actions recommended by staff and 1) find that the project is exempt from the requirements of the California Environmental Quality Act under Section 15061(b)(3), making Findings A & B; and 2) approve the extension of time to record the final map until April 30, 2018, subject to the conditions of approval 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.

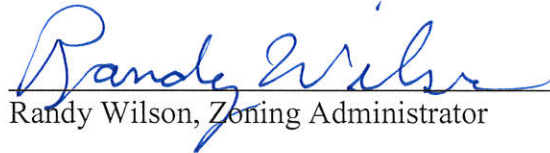
CONDITIONS

1. The Final Map shall be prepared in compliance with the Tentative Map approved by the Zoning Administrator on April 30, 2008.
2. The Final Map shall be recorded by April 30, 2018, or the tentative map approval shall be voided.

Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant information stated or submitted at or prior to this meeting by a commenting public member or representative, or certain County department heads as stated by County Code. There is a filing fee for the appeal and the fee information is available from Planning and Building Services.

ADJOURN

There being no further business, the meeting adjourns at 10:19 a.m. The next regularly scheduled Zoning Administrator meeting is set for August 9, 2017, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.


Randy Wilson, Zoning Administrator


Heidi Wightman, Department Fiscal Officer II