
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of October 14, 2020

The Plumas County Zoning Administrator convened in a meeting on October 14, 2020, at 10:02 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Tracey Ferguson, presiding. Assistant Planning Director, Rebecca Herrin, and Associate Planner, Tim Evans, are in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. SPECIAL USE PERMIT: LEE, HARRY (NMC, LLC); APN 117-140-023; T.24N/R.10E/S.17 MDM

The request to expand a lawful, non-conforming use involving the replacement of a manufactured home with a new cabin, located at 401 Meadow Lane, Quincy, is presented. Tim Evans, Associate Planner, gives a presentation as reflected in the Staff Report. Evans notes that Supervisor Simpson and the Public Works Department had no comment on the proposal. The Building Department and Environmental Health Department had comments and conditions of approval were incorporated to address those comments. Tracey Ferguson, Zoning Administrator, asks if the applicant or a representative is present. Applicant, Harry Lee, is present and states he has read the staff report. Lee comments that in talking with his designer, Ken Roper, regarding plan revisions, the dimensions or square footage may not be exactly as proposed due to engineering. Ferguson states any revisions to the proposal, per Condition of Approval #1, must be in conformance with the application submitted. The application submitted states the proposal was "to request the ability to expand the footprint of the newly constructed home by approximately 4ft in length and width and 8ft in height beyond the footprint of the currently approved home." Ferguson notes that with the word "approximately" stated in the application it gives some latitude to establishing conformance. Ferguson goes on to note that per Condition of Approval #3, the applicant must submit building permit revisions and that the building permit application will need to conform to the new construction drawings. Ferguson commends Mr. Lee for his very complete application. The public hearing is opened. There being no comments the hearing is closed.

DECISION

Tracey Ferguson, Zoning Administrator, determines this project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), making findings A and B; and approves the Special Use Permit subject to the conditions of approval outlined in Exhibit #11, making Findings A through D.

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 special use permit for the expansion of the lawful nonconforming structure is approved in conformance with the application submitted on August 10, 2020.
- 2. Applicant shall obtain all necessary building permits from the Plumas County Building Department within eighteen (18) months of the approval of this special use permit.
- 3. Applicant shall submit revisions for building permit # 20-276 within eighteen (18) months of approval of this special use permit.
- 4. The proposed dwelling (cabin) shall be limited to two (2) bedrooms, the same number of bedrooms as in the existing dwelling (manufactured home) it is replacing.
- 5. 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.
- 6. 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.

IV. SPECIAL USE PERMIT: HABEGER, ROBERT & VICKIE; APN 140-050-012; T.23N/R.14E/S.26 MDM

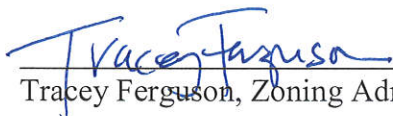
The request to use a portion of an existing 60' x 90' structure located at 81126 Highway 70, Beckwourth, for boat storage, is presented. Tracey Ferguson, Zoning Administrator, asks if the applicant or a representative is present. Seeing none, it was established the applicant or a representative is not present. Ferguson continues this item to the December 9, 2020, Zoning Administrator meeting because the applicant or a representative must be present at the public hearing before the Zoning Administrator can take action on the application.

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. Fee information is available from Planning and Building Services.

ADJOURN

There being no further business, the meeting adjourns at 10:16 a.m. The next regularly scheduled Zoning Administrator meeting is set for December 9, 2020, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.


Heidi Wightman, Department Fiscal Officer II


Tracey Ferguson, Zoning Administrator