
**PLUMAS COUNTY
ZONING ADMINISTRATOR**
Minutes of the Meeting of March 9, 2016

The Plumas County Zoning Administrator convened in a meeting on March 9, 2016, at 10:04 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. AMENDMENT OF SPECIAL USE PERMIT: WEST END THEATRE (THOMPSON, EARL);
APN 115-013-015; T.24N/R.9E/S.14 MDM**

The request for an amendment of the special use permit to remove the expiration date for a “place of assembly” consisting of a theatre, located at 541 Main Street, Quincy, is presented. Rebecca Herrin, Senior Planner, states she is unsure why there was an expiration date in the first place. There’s nothing in the record. The final on the building permit was issued in 2013 and there have been no complaints on the operation. Earl Thompson states he agrees with the conditions of approval. The public hearing is opened at 10:06. There being no one present to comment, the hearing is closed at 10:06.

DECISION

Wilson states he will take the actions recommended by staff, and 1) Find that the project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15301 as this project consists of the operation of an existing permitted facility; and 2) Approve the amendment to the Special Use Permit subject to the conditions of approval outlined in Exhibit 2 of the Staff Report along with Findings A through D as follows:

CONDITIONS

1. The use shall be for a theatre, primarily for live theatrical productions.
2. The special use permit shall be signed and returned within forty days of the date of approval or the permit will be voided.

FINDINGS

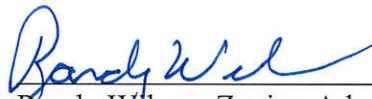
- A) This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms with applicable state and County codes that are designed to protect public health and safety and to reduce potential impacts.

- 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 because a place of assembly is a permitted use, subject to the issuance of a special use permit.

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 10:07 a.m. The next regularly scheduled Zoning Administrator meeting is set for April 13, 2016, 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