
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of November 10, 2010

The Plumas County Zoning Administrator convened in a meeting on November 10, 2010, at 10:00 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. SPECIAL USE PERMIT: JOHNSVILLE HISTORICAL SOCIETY; APN 006-014-002; T.22N/R.11E/S.34 MDM; 5578 ARASTRA STREET, JOHNSVILLE

The review of the existing Special Use Permit for a place of assembly to determine if Negative Declaration #555 is adequate, whether the Special Use Permit should be continued, and if any condition regarding the term of the Special Use Permit should be imposed is presented. Rebecca Herrin, Senior Planner, gives a presentation. The president of the Johnsville Historical Society outlines the positive aspects of the project. The hearing is opened at 10:12. Larry Fites, Johnsville resident and member of the Johnsville Historical Society, states that the Planning Department has received no complaints regarding this facility in the two years since the Certificate of Occupancy was issued. Fites also notes that in the Staff Report under Site Description it states that "All buildings in Johnsville are presently single-family residential units with the exception of the Iron Door Restaurant". Fites suggests that it should also say ". . . and the St. Johns Church Museum". Also, unless there's a clear precedent to the contrary, Fites would suggest the Special Use Permit be issued for an unlimited time. If there's any violation of the conditions of the use permit, revocation procedures are available. Randy Wilson states he is inclined to remove the 10-year term. The hearing is closed at 10:21 a.m.

DECISION

Wilson states he will take the actions recommended by staff and, 1) after reviewing and considering the Negative Declaration, make findings A through D; and, 2) approve the Special Use Permit subject to the conditions of approval outlined in Exhibit 4, with the deletion of Condition #2 taking off the 10-year term, with findings A through E.

ENVIRONMENTAL DETERMINATION FINDINGS

A. That there is no substantial evidence in the record supporting a fair argument that the proposed project, as mitigated and conditioned, might have any significant adverse impact on the environment; and

- B. That the Negative Declaration reflects the independent judgment of the Plumas County Zoning Administrator, and that the mitigation measures will reduce potentially significant impacts to less than significant levels; and
- C. That the circumstances set forth in Section 15162 of the California Environmental Quality Act Guidelines have not arisen and there are no new significant environmental impacts that could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted.
- D. 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.

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 to the neighborhood. Such codes include those pertaining to fire clearance, accessibility and parking, garbage disposal, and mitigation of noise 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.

In addition, twenty-two of the twenty-three residents responding to a poll conducted by Planning Department staff support the continued use of the Johnsville Church as a limited use place of assembly.

- C) This project is not economically incompatible with the surrounding area because it does not prevent or diminish the ability of the surrounding property owners from deriving economic benefit, nor will the use 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 and to protect property owners' rights to develop consistent with the General Plan.
- D) This project is consistent with the General Plan and zoning because the General Plan calls for Single-Family Residential uses in the Johnsville Scenic Area and a place of assembly is a permitted use in single-family residential zones, subject to a special use permit.
- E) There is a reasonable probability that the project will be consistent with the future adopted General Plan because there are no plans to change land use patterns in the community of Johnsville, the historical use of the building was as a church, and the majority of the respondents to the poll support the continued use of the building as a limited place of assembly for Johnsville residents and families.

CONDITIONS

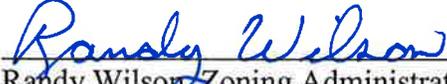
1. A Special Use Permit is approved for the Johnsville Church as a place of assembly as defined in Plumas County Code Section 9-2.268.
2. The Special Use Permit is to be signed and returned within forty (40) days of the date of approval or the permit will be voided.
3. Uses shall be limited to the following:
 - a. Organizational meetings of the Johnsville Historical Society and the Johnsville Public Utility District. These meetings shall be no more than six per year in number.
 - b. The display of Johnsville-area historic memorabilia, artifacts, maps, plans, photographs, and publications. A maximum of ten viewing days per year shall be permitted.
 - c. Special event social gatherings for Johnsville Historical Society members and Johnsville residents, such as funerals, memorial services, baptisms, weddings and renewal of wedding vows, and fundraising events for the Johnsville Historical Society and the Johnsville Public Utility District. A maximum of ten such events per year shall be permitted.
4. Functions must be hosted by a Johnsville property owner. The host shall be in attendance at the event and assume personal responsibility for the event.
5. The premises shall be available for functions between April 1st and October 31st, except that one community holiday celebration may be held in December of each year.
6. The maximum number of attendees at each function shall be determined in advance and shall not exceed 49 persons or the building capacity established by the County Building Official, whichever number is less.
7. Functions may take place between the hours of 8:00 a.m. and 9:00 p.m. and no function shall exceed six hours duration.
8. A graveled parking area shall be clearly designated and shall be maintained as necessary to minimize the generation of dust, and adequate overflow parking shall be identified. Vehicles transporting attendees to any function shall not be parked on the private property of others, except with prior written approval, and shall not be parked so as to obstruct the roadway of any public street.
9. No smoking shall be permitted in the building.
10. Alcoholic beverages may not be sold at any function.
11. Audio amplification shall not be permitted out-of-doors. Interior audio amplification shall be permitted subject to the maximum ambient noise levels established in the Plumas County General Plan and Plumas County Code Section 9-2.413.
12. A solid waste collector shall remove solid waste from the premises at least once per week from April through October as required by Plumas County Code Section 6-10.103(b).

13. A letter shall be on file with the Planning Department from the California Department of Forestry and Fire Protection confirming compliance with the clearance standards of Public Resources Code Section 4291.
14. A contract for fire protection shall be obtained from either the Plumas Eureka Community Services District or the Graeagle Fire Protection District.
15. A current copy of the bylaws of the Johnsville Historical Society shall be on file with the Planning Department. Any violation of the bylaws by the directors of the Johnsville Historical Society shall be cause for revocation of the Special Use Permit by the County

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 10:22 a.m. The next regularly scheduled Zoning Administrator meeting is set for December 8, 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