
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of June 8, 2011

The Plumas County Zoning Administrator convened in a meeting on June 8, 2011, at 10:02 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Senior Planner, James Graham, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. TENTATIVE PARCEL MAP: J & D REVOCABLE LIVING TRUST (PINJUV, JOHN & DEBORAH); APN 104-092-007; T.28N/R.8E/S.19 MDM; NST ENGINEERING

The proposal to divide 1.38 acres into two parcels of 0.73 and 0.65 acres for Recreation Commercial use, located at 330 Peninsula Drive, Lake Almanor, is presented. Zoning Administrator, Randy Wilson, states that staff is recommending the project be continued in order to address issues related to feasible access to Parcel 2, the required waiver from sewage disposal requirements from the California Regional Water Quality Control Board, and to provide further justification for the CEQA determination. James Graham, Senior Planner, gives a brief overview of the proposal stating that this project was initially part of a subdivision approved back in the early 1980's, and was subsequently merged through a combination of real estate for tax purposes. The applicants are now proposing to divide the property into its original configuration. There is an existing house on Parcel 1. Parcel 2 is undeveloped with the exception of a driveway that crosses Parcel 2 and provides access to Parcel 1 and a building pad on Parcel 2. The property is zoned recreation commercial, which means that residential uses are permitted on the rear 50% of the parcel or not exceed the floor area of the commercial use of the front half. There is currently no commercial use on either parcel.

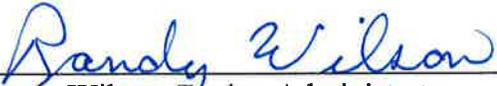
The hearing is opened at 10:05 a.m. Neighbors, Jerry & Martha Swimm, comment about the driveway, which crosses their property line by approximately 200 sq. ft. They recently built two lodging units on their property and if they get a lot of traffic it will interfere with their privacy. Wilson questions if they have an access easement. Graham states he has contacted NST Engineering and they are going to provide information with regard to whether or not an access exists. If one does not exist, they will either need to secure an access easement or modify the driveway. Swimm questions how many units they can build on the two lots. Graham states that since the property is zoned recreation commercial it allows for resorts, which could be numerous cabins or campgrounds or recreation-oriented structures, but the information submitted with the application would only support a single residence on the rear 50% of the second parcel. However, that does not preclude them from coming in at a later time and putting in additional lodging units on the front half of the property provided they have adequate area for sewage disposal and satisfy County Code. Swimm adds that even if they agreed to grant them an easement, the amount of traffic would become an issue. They don't want any traffic on their property. Wilson states this issue will need to be addressed effectively before a decision can be made on the project. The

recommendation is to continue this item to July 13th at 10:00. Graham states the issues can be resolved by then. Wilson continues the hearing to July 13, 2011, at 10:00.

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 10:10 a.m. The next regularly scheduled Zoning Administrator meeting is set for July 13, 2011, 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