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**PLUMAS COUNTY  
ZONING ADMINISTRATOR**  
Minutes of the Regular Meeting of September 14, 2022

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The Plumas County Zoning Administrator convened in a meeting on September 14, 2022, at 10:02 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Tracey Ferguson, presiding. Senior Planner, Tim Evans, is in attendance.

**I. PUBLIC COMMENT OPPORTUNITY**

No public comment is presented.

**II. SPECIAL USE PERMIT: ANTARAMIAN, SARK & ALINE; APN 115-063-012; T.24N/R.9E/S.14  
MDM**

Continued from August 10, 2022, the request for a special use permit to re-establish the lawful non-conforming residential use of a structure in C-1 (Core Commercial) zoning, located at 56 Harbison Avenue, Quincy, is presented. Tim Evans, Senior Planner, gives a presentation as reflected in the staff report. Based upon the review of the evidence provided by the applicants for the special use permit application and the records located by Planning staff, Evans concludes that: 1) the establishment of the structure as a single residence occurred prior to the adoption of the Plumas County Zoning Code on July 8, 1958, and continued to be used as such until circa 1984 when the building was remodeled; 2) the establishment of two dwelling units, one dwelling unit on each floor of the structure, would have to have been established prior to March 8, 1980, when the property was rezoned from Multi-Family District (R-2) to the Commercial Shops District (C-1), in order to be considered a lawful nonconforming use; and 3) neither the evidence provided by the applicant nor the County records proves lawful nonconformance of the existing structure being used as two dwelling units in compliance with Plumas County Code. Therefore, Evans is recommending the special use permit be denied.

Tracey Ferguson, Zoning Administrator, questions if the applicant has any questions. Sark Antaramian states he has no questions.

The public hearing is opened at 10:10 a.m. Bob Zernich, Master of the Masonic Hall located on the adjacent property to the south, states the owners need to address a lot line issue. Zernich believes the exterior stairs to the second floor of the structure are located across the property line. Zernich adds that the Masonic Hall members have no issues with the residential use, they just want the property line adjusted. Ferguson states a record of survey could be completed to determine where the parcel boundaries lie in relation to the exterior stairs. Ferguson goes on to clarify the lot line issue is a civil matter between the landowners and not material to this special use permit. There being no further comments, the hearing is closed at 10:21 a.m.

Ferguson states the County needs evidence of two units prior to 1980 in order to establish a lawful nonconforming use. Absent that evidence, staff is recommending denial of the project. Ferguson notes it's a difficult position to sit as the Zoning Administrator and want to approve the two units to provide for critically needed housing in Quincy; however, because of the Plumas County Code lawful non-conforming standards and what evidence has been provided by the applicant and County staff to-date, unfortunately, it doesn't get the application to a staff 'approval' recommendation.

Ferguson explains, based on the C-1 (Core Commercial) zoning, the subject property can currently have one unit. Residential uses are secondary uses in C-1. A rezone to M-R (Multiple Family Residential) is discussed, which would allow for increased residential density but, unfortunately, the subject parcel is too small (0.08 acres) to have two units based on the M-R 21.8 dwelling unit per acre density.

Ferguson states the hearing could be continued in order to try to find additional evidence to substantiate two units pre-1980.

District 4 Supervisor, Greg Hagwood, recognizes the need for residential units in Quincy and the issues at hand concerning the subject property and potentially other properties in the vicinity with similar commercial zoning and desired residential uses. Supervisor Hagwood questions the possibility of the County undertaking a General Plan Amendment/Zone Change for multiple parcels to address the issue of non-conforming uses, which would help lessen the burden on private property owners to not have to undergo the entitlement process individually. Ferguson suggests an overlay district or some type of combining zone that could target the appropriate affected parcels in downtown Quincy and allow for greater residential density than currently permitted in C-1.

Supervisor Hagwood also suggests speaking to the former Museum Director, Scott Lawson, to see if he has any useful information regarding past use of the property in question.

Ferguson continues this item to the October 12, 2022, Zoning Administrator meeting.

**Zoning Administrator Notation:** Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) calendar days of the decision. If the tenth day lands on a Saturday, Sunday, or County holiday, the end of the appeal period will be the next working day. The appeal shall be based on relevant information stated or submitted at or prior to this meeting by (a) the applicant; (b) any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at the hearing or who presented written testimony before the Zoning Administrator, or who may be adversely affected by the decision of the Zoning Administrator; (c) such other person whom the Board determines to have been adversely affected by the decision; or (d) any County department head whose department has an interest in the decision (Plumas County Code, Title 9, Chapter 2, Article 10, Section 9-2.1001). Appeals shall be filed with the Clerk of the Board of Supervisors, paying the fee according to the Planning & Building Services Fee Schedule.

#### ADJOURN

There being no further business, the meeting adjourns at 11:02 a.m. The next regularly scheduled Zoning Administrator meeting is set for October 12, 2022, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.

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Heidi Wightman, Dept. Fiscal Officer II

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Tracey Ferguson, AICP, Zoning Administrator