

COUNTY OF PLUMAS
ZONING ADMINISTRATOR AGENDA
SPECIAL MEETING

DATE: February 19, 2025
TIME: 10:00 a.m.

LOCATION: Permit Center Conference Room
555 Main Street, Quincy



REASONABLE ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact staff at the department of Planning & Building Services at (530) 283-7011. Notification prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility.

NOTE: *The applicant or a representative must be present at the public hearing before the Zoning Administrator can take action on the application.*

I. PUBLIC COMMENT OPPORTUNITY

At this time, members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this item cannot be discussed or acted upon by the Zoning Administrator at this time.

II. CONTINUED PUBLIC HEARING – VARIANCE: NORTH STATE GROCERY, INC. (applicant/owner); APN 100-081-003; T.28N/R.7E/S.5 MDM; Staff: Tracey Ferguson, Planning Director

Request for a variance to allow 1,330 square feet of the first floor of a 4,356-square-foot two story commercial building to be used for residential housing (dwelling unit) on a parcel zoned Periphery Commercial ("C-2") located at 274 Main Street, Chester. The project is proposed to be found exempt from the requirements of CEQA under Guidelines Section 15061(b)(4). ***This project is continued from the January 8, 2025, Zoning Administrator meeting.***

III. PUBLIC HEARING – EXTENSION OF TIME OF TENTATIVE PARCEL MAP AND TO RECORD FINAL PARCEL MAP: WEHRMAN, LANCE; APN 125-420-060; T.22N/R.13E/S.3 MDM; Staff: Tracey Ferguson, Planning Director

Request for an extension of time of two years of the tentative parcel map and to record the final parcel map for a previously approved tentative parcel map (TPM 4-21/22-01) dividing a 3.36-acre parcel into two parcels of 1.90 and 1.46 acres for commercial use. The new expiration date would be November 9, 2026. This property is located at 73815 S. Delleker Drive, Delleker. The project is proposed to be found exempt from the requirements of CEQA under Guidelines Section 15061(b)(3).

IV. PUBLIC HEARING – TENTATIVE PARCEL MAP: ROLSTON, DOYLE, APN 111-160-011; T.26N/R.9E/S.25 MDM; Staff: Marco Velazquez, Associate Planner

Proposal to divide a 32.96-acre parcel into two parcels of 29.75 and 3.21 acres for single-family residential use, located at 258 Old Arlington Road, Crescent Mills. The project is proposed to be found exempt from the requirements of CEQA under Guidelines Section 15061(b)(3).

V. PUBLIC HEARING – SPECIAL USE PERMIT: NORBERG, KIMBERLY / HAMILTON, SAMANTHA; APN 100-481-016; T.28N/R.7E/S.7,8 MDM; Staff: Marco Velazquez, Associate Planner

Request for a special use permit to allow a 4-H lamb on a parcel zoned single-family residential ("7-R"), located at 273 Farrar Drive, Chester. The project is proposed to be found exempt from the requirements of CEQA under Guidelines Section 15061(b)(3).

VI. PUBLIC HEARING – VARIANCE: ST. JOHN / ST. ANTHONY PARISH (applicant/owner); APN 110-132-040; T.26N/R.9E/S.2,3 MDM; Staff: Tracey Ferguson, Planning Director

Request for a variance to allow an increase in the height limit from thirty-five (35) feet to forty-six (46) feet and three (3) inches for a tower and cross constructed as part of the proposed St. Anthony's Catholic Church on a parcel zoned Single-Family Residential ("7-R"), located at 207, 209, and 211 Jessie Street, Greenville. The project is proposed to be found exempt from the requirements of CEQA under Guidelines Section 15061(b)(3).

Note: Pursuant to Plumas County Code Sec. 9-2.1001, an action by the Zoning Administrator is appealable 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 the applicant, any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at the public hearing or who presented written testimony to the Zoning Administrator, or who may be adversely affected by the decision, or such other person whom the Board of Supervisors determines to have been adversely affected by the decision, or any County department head whose department has an interest in the decision. There is a filing fee for the appeal process. Fee information can be obtained from the Planning Department.