

Butte County Department of Development Services

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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

November 10, 2011

TIME: 9:00 am

PLACE: Board of Supervisors' Room
County Administration Center
25 County Center Drive
Oroville, CA 95965

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL – Commissioners Becker, Kennedy, Marin, Nelson and Chair Wilson.

III. ACCEPTANCE OF AGENDA – Commission members and staff may request additions, deletions or changes in the Agenda order.

IV. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA
(Presentations will be limited to five minutes. The Planning Commission is prohibited by State Law from taking action on any item presented if it is not listed on the Agenda).

V. PUBLIC HEARINGS AND OTHER MATTERS FOR DISCUSSION – The Chair will call for a presentation of the report of staff. The hearing will then be opened to the public for proponents, opponents, comments, and rebuttals. The hearing will be then be closed to the public and discussion confined to the members of the Planning Commission and staff. The Commission will then make a motion and vote on the item. It is requested that individual public comments be addressed to the Chair and limited to a maximum of 5 minutes so that all interested parties will have an opportunity to address the Commission. Following your presentation, please print your name and address on the speakers sheet so that the record will be accurate.

A. DET11-0002

Applicant: Nels Leen

Planner: Steve Troester

G.P.: AG (Agriculture)

Project: Legal Lot Determination

APN: 040-090-063

Zoning: A-10 (Agriculture 10-ac
minimum parcel size)

Location: Immediately north of 1642 Garden Road, Durham, approximately 500 feet west of Esquon Road.

Proposal: A Legal Lot Determination (Conditional Certificate of Compliance) is requested for a 1.41-acre property, together with a request for exception to reduce the 50' access width standard to 30'.

Staff Recommendation: Staff recommends adoption of the resolution, approving a categorical exemption from review under the California Environmental Quality Act (CEQA), granting the exception request for a reduced 30-foot access easement, and approving the Certificate of Compliance, subject to findings and conditions.

There is a 15-day appeal period on decisions with the Clerk of the Board.

B. TPM11-0001

Applicant: Robertson & Erickson

Planner: Steve Troester

G.P.: Very Low Density Residential (VLDR)

Project: Tentative Parcel Map

APN: 040-030-062, 063

Zoning: SR-1 (Suburban-Residential, one ac minimum parcel size)

Location: On the south side of Morrow Lane, approximately 500 feet east of the intersection with Zanella Way, Chico

Proposal: Request for a Tentative Parcel Map to divide approximately 6.56 acres (currently composed of two parcels) into four parcels between 1.03 and 2.0 acres in size. Parcels 2 and 3 will be served by individual septic and well. Parcel 1 will require connection to City of Chico sewer and Cal Water. The applicant is also requesting an exception to reduce the standard roadway width, which accesses Parcels 2 and 3, from 28' wide (including shoulders) to 18'.

Staff Recommendation: Adoption of a Mitigated Negative Declaration, the granting of the exception to road width standard for Parcels 2 and 3, and approval of this project with findings and conditions.

There is a 10-day appeal period on decisions with the Clerk of the Board.

C. UP10-0001

Names: Georgie Bellin/Donna Bayles

Planner: Stacey Jolliffe

Zoning: A-40 Agriculture, 40 acre minimum

Project: Use Permit

APN: 022-100-022

Location: SW corner of West Rio Bonito Rd & State Route 99, 0.8± miles east of City of Biggs

Proposal: Use Permit for public events, such as weddings, corporate meetings, retreats or private parties for up to 200 people per event, with no amplified music after 10p.m. No construction of additional structures is proposed.

Staff Recommendation: Adopt the resolution approving a categorical exemption and approving Use Permit UP10-0001 with findings and conditions.

There is a 10-day appeal period on decisions with the Clerk of the Board.

VI. GENERAL BUSINESS - This section of the agenda is to be utilized by the Planning Commission and Director of Development Services on items of interest, general discussion, or items for which staff has been directed to do research and bring back to the Commission. Items may not always be addressed at every hearing, but will always be listed as part of the agenda.

A. Directors' Report

B. General Plan Follow-up and Implementation Program

C. Update on Recent Board of Supervisors' Actions

D. Legislative Case Law Update

E. Planning Commission Concerns

VII. COMMUNICATIONS - Communications received and referred. (Copies of all communications are available in the Planning Division Office.)

VIII. MINUTES

October 25, 2011

IX. ADJOURNMENT