

Butte County Department of Development Services

TIM SNELLINGS, DIRECTOR | PETE CALARCO, ASSISTANT DIRECTOR

7 County Center Drive
Oroville, CA 95965
(530) 538-7601 Telephone
(530) 538-7785 Facsimile

ADMINISTRATION * BUILDING * PLANNING

**BUTTE COUNTY PLANNING COMMISSION
AGENDA**

August 27, 2009

TIME: 9:00 a.m.

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL - Commissioners Becker, Moore, Nelson, Wilson and Chair Marin

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. CONSENT AGENDA Consent items are set for approval in one motion. These items are considered non-controversial. No presentations will be made unless the item is pulled from the Consent Agenda for discussion. Any person may pull an item from the consent agenda.

A. [MEXT08-0006](#) – staff recommends approval with additional conditions of approval

Name: Butte Vista Investment Group, LLC **Project:** Map Extension

Planner: Stacey Jolliffe **APN:** 031-190-034 **Zoning:** A-R

Location: The subject property is located at 942 Plumas Ave., Oroville, CA.

Proposal: Request for an extension of TSM 05-06, to divide a 9.7-acre parcel into 42 lots.

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

VI. PUBLIC HEARINGS The Chair will call for staff comments. The hearing will be opened to the public for proponents, opponents, comments, and rebuttals. The hearing will be closed to the public and discussion confined to the Commission. The Commission will then make a motion and vote on the item.

It is requested that public initiated presentations be 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.

The recommendation of County staff is indicated below. It is only a recommendation and has not yet been considered by the Planning Commission. Copies of the Staff Report are available at the Planning Division Office

- A. [UP07-0001](#) – continued open from June 25, 2009; staff recommends denial without prejudice.

Name: Arthur & Sharan Quigley **Project:** Use Permit

Planner: Steve Troester **APN:** 017-050-009 **Zoning:** FR-10

Location: The project is located at 13457 Centerville Road (on the west side of Centerville Road, just north of the bridge over Butte Creek), approximately 6.5-miles east of the City of Chico and 1.65-mile west of the Town of Paradise.

Proposal: A request for a Use Permit to operate an outdoor commercial recreational facility. The facility is proposed to host a variety of activities and events, including artist gatherings, birthday celebrations, business meetings, exercise/meditation classes, family gatherings/reunions, nature/wildlife watching, weddings and wedding receptions. This item was continued open from the February 26, 2009 Commission meeting.

Recommendation: Approve or deny based on consistency with Butte County Code Section 24-45.10, Criteria for Granting Use Permits.

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

- B. [TSM08-0007](#) and [GPA-REZ 04N-04](#)

Name: Mead Brothers Partnership

Project: Tentative Parcel Map, General Plan Amendment and Rezone.

Planner: Steve Troester **APN:** 039-260-058, 059, and 060

Location: South of the intersection of Ord Ferry Road and Reinemer Road, north and east of the unincorporated Town of Dayton.

Proposal: A request for a General Plan Amendment (GPA), Rezone (REZ), and Tentative Subdivision Map (TSM) to change land use designation from OFC to AR and rezone from A-40 to SR-1 on +/-4.43 acres and a TSM to divide two parcels into three (3) 40-acre minimum parcels and (3) on-acre minimum parcels. Exception is requested from some road improvements.

Recommendation: Approval.

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

- C. [UP07-0007](#)

Name: Michael & Scott Dillingham **Project:** Use Permit

Planner: Steve Troester **APN:** 078-030-013

Location: On the east side of Railroad Avenue, 0.14-mile south of the Rail Road Avenue and south of the Kusel Road intersection, +/-3 miles south of the City of Oroville.

Proposal: A request for a Use permit to develop a propane storage and delivery business on a +/-1.2-acre northernmost portion of a +/-6.3-acre property.

Recommendation: Approval.

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

D. [TPM07-0009](#)

Name: Prater, Ron & Rebecca

Project: Tentative Parcel Map

Planner: Mark Michelena

APN: 025-320-012

Location: On the east side of Power House Hill Road about 0.8 miles south of Palermo Road at 6129 Power House Hill Road.

Proposal: A request for a Tentative Parcel Map to divide a 28-acre parcel into four parcels ranging in size from 5.1 acres to 10.6 acres, with an existing dwelling and out buildings remaining on a 7.5 acre parcel.

Recommendation: Approval

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

E. [TPM08-0007](#)

Name: South Oroville Land Development

Project: Tentative Parcel Map

Planner: Mark Michelena

APN: 027-230-002 & 027-230-110

Location: On the east side of Power House Hill Road about 0.8 miles south of Palermo Road at 6129 Power House Hill Road.

Proposal: A request for a Tentative Parcel Map to divide two parcels (732 acres) into 28 parcels ranging in size from 20 to 52 acres with an exception request to the length of cul-de-sac (BCC 20-133).

Recommendation: Denial

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

F. [UP09-0003](#)

Name: Jack Smith

Project: Use Permit

Planner: Pete Calarco

APN: 030-340-043 and 030-340-035

Location: 1446 Farrar Lane, Oroville, nearest cross street is Larkin Road, east of the Thermalito Afterbay, approximately 2 miles south of Highway 162.

Proposal: A request for a Use Permit for an outdoor event facility for uses such as ceremonies and receptions including amplified music and a small winery facility for up to 200 people with 12 events annually between April and October.

Recommendation: Approval.

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

VII. 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 A, B, & C may not always be addressed at every hearing, but will always be listed as part of the agenda.

A. Directors' Report

- B. [Status Report on Butte County General Plan 2030](#)
- C. [Status Report on Interim Amendments to Butte County Code](#)
- D. Update on Recent Board of Supervisors' Actions
- D. Legislative Case Law Update
- E. Planning Commission Concerns

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

IX. MINUTES

There are no minutes ready for Commission review and approval.

X. ADJOURNMENT