

BUTTE COUNTY PLANNING COMMISSION
AGENDA
DECEMBER 12, 2002

TIME: 9:30 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 Marin, Leland, Nelson, Evans, and Vice Chairman Lambert.

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

IV. MINUTES - November 14, 2002

V. CONSENT Consent items are set for approval in one motion. These items are considered non-controversial. No presentations will be made, however, some questions may be asked.

The Chair will ask if any commissioner or member of the public wishes to pull a consent item for discussion. Brief questions may be asked on any item.

A. Planning Manager Recommendation - Approval

Sherrie Allard, (Item determined to be statutorily exempt from environmental review), Minor Use Permit to allow a Large Family Day Care Facility for 12 or fewer children on property zoned A-R (Agricultural – Residential). The property is located at 2567 Oak Knoll Way, Oroville. APN 036-103-018 (MM) (MUP 03-05)

VI. 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)

VII. 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. Staff Recommendation - Approval

Clayton Gunn, proposed **Negative Declaration** regarding environmental impacts, **General Plan Amendment and Rezone**, This is a request to Amend the Butte County General Plan Land Use Element from a Grazing and Open Lands designation to an Agricultural Residential designation. There is also an accompanying rezone from A-160 (Agricultural 160 acre minimum parcel size) to AR-10 (Agricultural Residential 10 acre minimum parcel size). The property is located on the northeast corner of Durham Pentz Road and Clark Road (Hwy. 191), Butte Valley. APN 041-120-121 (CS) (GPA/RZ 02-04)

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

B. Staff Recommendation - Approval

Mary Ellen Miller, (Item Determined to be categorically exempt from environmental review), **Use Permit** to convert an existing temporary mobile home (ADM 01-06) into a permanent second dwelling on property zoned A-R (Agricultural Residential). The property is located on the west side of 16th Street, approximately 300 feet south of Biggs Avenue, at 1159 16th Street, Oroville. APN 030-200-094 (MM) (UP 03-03)

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

C. Staff Recommendation - Approval

Butte County Board of Supervisors, Item determined to be categorically exempt from environmental review), Zoning Code Amendment to amend Section 24 of the Butte County Code (Zoning Ordinance) by adding a requirement of a Use Permit for the conversion or abandonment of any existing use to a fishery, wildlife preserve, or other conservation purpose, County-wide. (CS) (ZCA 03-01)

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

VIII. 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. General Plan/Zoning Ordinance Update

B. Legislative Case Law update

C. Planning Commission Concerns

D. Director of Development Services Concerns

IX. COMMUNICATIONS: *Communications received and referred. (Copies of all communications are available in the Planning Division Office.)*

X. ADJOURNMENT

J:\WPDOCS\PLANNING\AGENDAS\PCA0523.01