

BUTTE COUNTY PLANNING COMMISSION AGENDA

FEBRUARY 13, 2003

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, and Chairman Lambert.

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

IV. MINUTES - January 9, 2003, and January 23, 2003

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.

None

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. ZCA 03-01 – continued open from January 23, 2003

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)

B. VAR 03-01 – continued open from January 9, 2003

Stephen J. Schuster, (Item determined to be categorically exempt from environmental review), **Variance** to allow building coverage on a parcel to be 24%. The North Chico Specific Plan allows a maximum building coverage of 15% of the lot area. The property is zoned SR-1 (Suburban Residential – 1 acre parcels) and is located on the north side of Lindbergh Circle, approximately 1,100 feet north of Guntren Road, Chico area. APN 047-740-009 (SB)

C. UP 03-06 - staff recommends approval

California Water Service Company, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Use Permit** to install a 500,000 gallon, 57-foot diameter, 25-foot tall water storage tank at an existing water pumping/storage facility. The proposed tank would have the same dimensions as the existing tank, and would be situated approximately 27 feet northeast of the existing tank. The existing tank is painted an off-white color, and the proposed tank would be the same color. Approximately half of the area that the tank would be located on is already level, with the other half needing to be graded level. The property is zoned “U” (Unclassified) and is located on the north side of Shadybrook Lane, approximately 425 feet north of the intersection with Canyon Oaks Terrace, at 3252 Shadybrook Lane, California Park area, Chico. APN 011-030-064 (SB)

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. Directors’ Report
- B. General Plan/Zoning Ordinance Update
- C. Legislative Case Law update
- D. Planning Commission Concerns

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

X. ADJOURNMENT