

**BUTTE COUNTY PLANNING COMMISSION**  
**AGENDA**  
**APRIL 24, 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, Evans, and Chairman Lambert.

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

**IV. MINUTES** - April 10, 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.

**A. MUP 03-08** - Planning Manager's recommendation - Approval

**Tim Wall**, (Item determined to be categorically exempt from environmental review), **Minor Use Permit** to allow a permanent second dwelling on a 5.06 acre parcel in a non-urban area on property zoned A-R (Agricultural Residential). The property is located at the northerly end of Hawkridge Lane, approximately 800 feet north of Oakdale Avenue Oroville. APN 068-150-112 (MM) (MUP 03-08)

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

**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. UP 00-03**, Continued open from January 23, 2003

**Robyn Kissler**, (Item not subject to environmental review), **Revocation of a Use Permit, UP 00-03(revision of UP 99-22)**, to allow a private kennel to be used for show dogs on property zoned AR-1 (Agricultural Residential – 1 acre parcels). The property is located on the north side of Brown Boulevard, approximately 900 feet west of Palermo Honcut Highway in Honcut. APN 028-062-016 (CS) (UP 00-03)

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

**B. UP 03-05**, Continued closed from April 10, 2003, Motion of Intent to Approved.

**Greg Hunter**, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Use Permit** to establish a Charter School on a 1.15 acre parcel. The parcel currently has a General Plan designation of Low Density Residential and is zoned SR-5 (Suburban Residential 5-acre minimum). The property is located on the east side of Oregon Street, at the intersection of Scarlet Oak Drive, 1446 Oregon Street, Gridley. APN 021-100-047 (MM) (UP 03-05)

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

**C. GPA/RZ 03-01**, staff recommends approval.

**Development Services Department**, proposed **Negative Declaration** regarding environmental, **General Plan Amendment** and **Rezone**. The project applicant is applying for a change in the **General Plan** designation and **zoning** of the property (1.4 acres in size). The current zoning on the property is Heavy Commercial (C-2) and the current General Plan designation is Commercial. The proposed zoning is Public, Quasi-Public and the proposed General Plan designation is Public. These changes are being requested to accommodate development of Butte County Fire Station #42 facility, which is currently located on Cohasset Road. This Fire Station is to be staffed with 3 to 5 full time onsite firefighters and volunteer firefighters. APN 007-240-078 (MM) (GPA/RZ 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. 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**