

BUTTE COUNTY PLANNING COMMISSION
AGENDA
MAY 22, 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 -

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. MVAR 03-03 – Planning Manager’s recommendation – Approval

John Starr, Better Builders Construction, Inc., (Item determined to be categorically exempt from environmental review), **Minor Variance** to allow a structure to encroach 3 feet into the 15-foot rear yard setback on property zoned R-1 (Residential – 6,500 square foot minimum parcel size). The property is located at the end of Fowler Court, approximately 400 feet southwest from the intersection of Royal Oaks Drive and Oman Drive, and approximately four-tenths of a mile northeast from the intersection of Canyon Drive and Royal Oaks Drive, Kelly Ridge, Oroville. APN 069-530-043 (MM) (MVAR 03-03)

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. GPA/RZ 03-01, Continued open from April 24, 2003.

Development Services Department, proposed **Negative Declaration** regarding environmental impacts, and **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.

B. REZ 03-01, Continued open from May 8, 2003.

Ray Johnson, 14 Mile House, proposed **Negative Declaration** regarding environmental impacts and **Rezone** for 43.2 acres on the east side of State Route 32, across from Woodland Park Road. The requested zone is Foothill Recreation – 2 acre minimum parcel size. The property is currently configured in four individual parcels for residential development. The parcels are 5.41, 7.24, 17.79, and 12.79 acres in size. Sewage disposal for the project would be provided by individual septic tank, and water would be obtained from a well on the site. The property was rezoned as a part of the Fourteen Mile House PUD rezone, and residential development has been completed in the first two “units” of that development. The subject property is the third “unit” of that residential development but is subject to a separate homeowners association. An environmental analysis was conducted prior to the approval of said rezone and another environmental review was prepared for the subdivision map approval that created the four parcels. APN 063-360-018 (CS) (REZ 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