

BUTTE COUNTY PLANNING COMMISSION

AGENDA

APRIL 22, 2004

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 Marin, Lambert, Evans, Nelson, and Chairman Leland.

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

IV. 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

V. 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)

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. TPM 03-14 – Continued from March 25, 2004

Kathleen Parker, Tentative Parcel Map This is an application for a Tentative Parcel Map to divide a 6.35-acre parcel into four 1 acre parcels and a 2.35 acre remainder. A lot line adjustment is also being processed to transfer a 31 foot wide strip along the northerly property line. The property is zoned SR-1 (Suburban Residential – 1 acre parcels) and is located on the east side of Goodspeed St. approximately 450 feet north of Hutton Way, Durham. APN 040-280-045 and 070 (DB) (TPM 03-14)

B. TPM 04-01 – staff recommends approval

Gary Baland, proposed Negative Declaration with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 6.03 acre parcel into three lots of 1.63, 1.92, and 2.48 acres at the east end of Vista Estates Court, on property zoned A-R (Agricultural – Residential). The property is located east of 16th Street, Thermalito area, west of Oroville. APN 030-038-007 (SB) (TPM 04-01)

C. TPM 03-29 – staff recommends approval

Russell Koehn, proposed Negative Declaration with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 17.37± acre parcel into two parcels; one of 5.5± acres and one of 11.82± acres on property zoned AR-5 (Agricultural Residential – 5 acre parcels). The property is located on the north side of Foothill Boulevard, approximately 2,300 feet west of Dunstone Drive, southeast Oroville, at 4439 Foothill Boulevard. APN 036-330-004 (SB) (TPM 03-29)

D. TPM 03-21 – staff recommends denial

Karen Starkey, Tentative Parcel Map to divide a 41.16 acre parcel into two 20 plus acre parcels on property zoned TM-20 (Timber Mountain – 20 acre parcels). The property is located approximately 1,500 feet west of Cohasset Road, at 156 Laughing Fox Lane, about 14 miles northeast of Chico. APN 056-120-044 (MM) (TPM 03-21)

E. UP 03-15 – staff recommends denial

Dawn Arsanis, Use Permit to allow a dog kennel for up to 15 dogs on property zoned AR-1 (Agricultural – Residential – 1 acre parcels). The property is located on the southwest corner of Highway 70 and Bob Way, at 7 Bob Way, south of Oroville. APN 025-030-066 (SB) (UP 03-15)

F. TPM 04-07 - staff recommends denial

Brent and Debbie Sobrero, 1. Request for an exception to the requirements of Butte County Code Section 20-133 to allow more than 20 parcels on a cul-de-sac road. **2.** Tentative Parcel Map/ Flexible Lot Provision request to divide a 40-acre parcel into two 20-acre parcels on property zoned "U" (Unclassified). The property is located on a private no-name road north of Clear Creek Cemetery Road, approximately one mile east of Clark Road, south of Paradise. APN 041-110-135 (MM) (TPM 04-07)

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

VIII. MINUTES - Approval of the Minutes for March 25, 2004

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

X. ADJOURNMENT

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