

BUTTE COUNTY PLANNING COMMISSION AGENDA

MAY 13, 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. MUP 04N-06 - Staff recommends approval

Cingular Wireless, (Item determined to be Categorically Exempt from Environmental review), **Minor Use Permit** to allow up to twelve (12) 1.7 square foot panel antennas on the top of an existing PG&E power transmission tower. A 7-foot tall "top hat" would be added to the existing tower, for an overall height of 135.5 feet above ground level. A 10-foot by 16-foot equipment shelter is also proposed, which would be placed inside the legs of the tower on property zoned A-R (Agricultural Residential). The property is located on a PG&E utility tower, which is approximately 260 feet north of Oroville Quincy Highway, approximately 0.27 miles west of the intersection of SR-162 and Oroville Quincy Highway, east of Oroville. APN 068-150-051 (SB) (MUP 04N-06)

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

B. TSM 04-01 - Staff recommends approval

Darrel Parsley, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Subdivision Map** to create fourteen (14), 1-acre residential parcels from a 14.11-acre parcel on property zoned SR-1 (Suburban Residential – 1 acre parcels). The property is located on the south side of Speedway Avenue, approximately 1,800 feet east of the Midway, in the south Chico area. APN 040-640-010, 013 (DB) (TSM 04-01)

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

C. DET 04-06 - Staff recommends approval

Connie Parks, proposed Legal Lot Determination/Conditional Certificate of Compliance on property zoned AR-5 (Agricultural Residential – 5 acre minimum). The property is located on the east side of Stageline Road at the southeast corner of Stageline Road and Ardeth Court, southeast of Oroville. APN 027-040-066 (I) (MM) (DET 04-06)

There is a 15-day appeal period on all decisions with the Clerk of the Board

D. GPA 04-01 - Staff recommends approval

Department of Development Services – Housing Element General Plan Amendment

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 April 22, 2004

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

X. ADJOURNMENT

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