

BUTTE COUNTY PLANNING COMMISSION
AGENDA
JUNE 10, 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 04-07 - continued open from April 22, 2004

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)

B. DET 04-06 – Continued open from May 13, 2004

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)

C. MUP 04N-06 - staff recommends approval

Mark and Henrietta Johnson, (Item determined to be Categorically Exempt from environmental review), **Minor Use Permit** to enlarge a small day care to a large day care for up to 12 children on property zoned A-R (Agricultural Residential). The property is located on the east side of 14th Street, approximately 175 feet south of Tehama Avenue, at 1772 14th Street, Oroville. APN 030-043-032 (MM) (MUP 04-05)

D. Determination of General Plan Conformity in accordance with California Government Code Section 65402 for the sale of property by Butte County to the City of Chico at 874 east 20th Street, Chico. (APN 005-450-015) (DB)

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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