

**BUTTE COUNTY PLANNING COMMISSION**  
**AGENDA**  
**SEPTEMBER 23, 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.

**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 September 9, 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)

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

**B. MUP 04-04** – staff recommends approval

**JoAnna Lang,** (Item determined to be categorically exempt from environmental review), **Minor Use Permit** to allow a large family day care facility for up to 12 children. The property is zoned A-5 (Agricultural, 5-acre minimum parcel size), and is located on the south side of Dakota Avenue, approximately 0.78 miles west of SR-99, at 331 Dakota Avenue, Biggs. APN 022-180-110 (SB) (MUP 04-04)

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

**C. MUP 0N-08** - Staff recommends approval

**Coreen Lautin-Davis,** (Item determined to be categorically exempt from environmental review), **Minor Use Permit** to allow a Bed and Breakfast Home. The property is zoned A-20 (Agricultural, 20-acre minimum parcel size), located on the south side of Nord Highway, approximately 0.25 miles east of Meridian Road, at 4673 Nord Highway, northwest of Chico. APN 006-670-003 (SB) (MUP 04N-08)

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

**D. TPM 04-14** - staff recommends approval

**Frank Lazarich,** proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 0.51-acre parcel into two parcels: one parcel of 9,800 square feet (0.22 acres) and one parcel of 12,600 square feet (0.29 acres). The property is zoned AR (Agricultural Residential), and is located on the north side of Rice Avenue, approximately 950 feet west of Midway, at 1254 Rice Avenue, Richvale. APN 029-132-006 (SB) (TPM 04-14)

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

**E. TPM 04-02** – staff recommends approval

**Joel Hall, Tentative Parcel Map:** This is a proposal for a single parcel Amending Tentative Parcel Map to modify a mitigation measure of a recorded Parcel Map. The

property is zoned A-40 (Agricultural, 40-acre minimum parcel size), located on the south side of Cana Highway, approximately 2,600 feet west of Highway 99, north of Chico. APN 047-100-182 (CD) (TPM 04-02)

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

**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** - None

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

**X. ADJOURNMENT**

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