

**BUTTE COUNTY PLANNING COMMISSION
AGENDA
OCTOBER 28, 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 04-21** – continued open from August 26, 2004

Linda Russell, Tentative Parcel Map to divide a 38.78-acre parcel into two parcels of 10-acres each and an 18.78-acre remainder on property zoned TM-10 (Timber Mountain – 10 acre parcels). The property is located on the west side of Doe Mill Road, just south of the south intersection of Doe Mill Road and Schott Road, east of Forest Ranch. APN 063-040-057 (DB) (TPM 04-21)

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

B. **MVAR 04-01** – Continued from August 26, 2004

Craig and Margaret Fry, (Item not subject to environmental review) Minor Variance to allow a 543 sq. ft. addition to an existing dwelling to encroach three (3) feet into a fifteen (15) foot rear yard building setback on property zoned R-1 (Residential). The property is located on the northeast side of Concord Court, off of Adrian Drive, at 6435 Concord Court, Magalia. APN 066-140-018 (SB) (MVAR 04-01)

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

C. **UP 04-23** – Staff recommends approval

Cingular Wireless, proposed Negative Declaration with mitigation measures regarding environmental impacts and **Use Permit** to add a 30-foot vertical extension to an existing 100-foot tall monopole and to collocate twelve panel antennas at the 127-foot level on the modified monopole on property zoned “U” (Unclassified). The property is located on the southeast corner of SR-149 and Openshaw Road, at 408 Openshaw Road, approximately 1.5 miles southeast of the intersection of SR-99 and SR-149. APN 041-190-024 (SB) (UP 04-23)

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

D. **TSM 03-04** – Staff recommends approval

Dave Snow/Palomino Ridge Subdivision, proposed Negative Declaration with mitigation measures regarding environmental impacts and **Tentative Subdivision Map** dividing three parcels containing 82.64 acres into 304 residential lots on property zoned A-R (Agricultural Residential). The property is located on the south side of Nelson Avenue and on the north side of Plumas Avenue, between 16th Street and 20th Street, in the Thermalito area of Oroville. APN 030-032-002; 030-033-001, 002 (CD) (TSM 03-04)

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

E. TSM 04-10 – Staff recommends approval

MIK Associates, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Subdivision Map** for Phase 3 of the Rocky Bluffs Subdivision, which will divide a 15 +/- acre parcel into twelve parcels ranging in size from 0.8 to 1.1 acres on property zoned R-1 (Residential). The property is located on the north side of Lava Rock Drive, east and west of Red Hawk Drive, east of Chico, on the north side of Skyway. APN 011-680-024 (CD) (TSM 04-10)

There is a 10-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

- 1. Parker Tentative Parcel Map Remand from Board of Supervisors. Information only.

VIII. MINUTES - October 14, 2004

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

X. ADJOURNMENT

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