

BUTTE COUNTY PLANNING COMMISSION
AGENDA
FEBRUARY 10, 2005

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 Leland, Lambert, Nelson, Wilson, and Chairman Marin

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

IV. 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)

V. 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 04N-26 – staff recommends approval

Ron and Alice Reed, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 5.07-acre parcel into four parcels. The property is zoned C-2 (General Commercial) and is

located on the north side of Highway 32, at the intersection of Jordan's Place and Highway 32, Chico. APN 042-090-005 (MM) (TPM 04N-26)

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

B. TPM 02-16 – staff recommends approval

Neale and Margaret Dietz, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 42.67-acre parcel into two parcels: one of 20+/- acres and one of 22.67+/- acres. Both of the proposed parcels would front on Lott Road. The property is zoned A-10 (Agricultural – 10 acre parcels) and is located on the south and west sides of Lott Road, approximately 0.28 miles west of the intersection of Lott Road and Esquon Road, at 9185 Lott Road, east of Durham. APN 040-290-024, 025 (SB) (TPM 02-16)

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

C. ZCA 05-01 - staff recommends approval

Butte County Department of Development Services, Amendment to Section 24-280 regarding second dwelling units and amending Sections 24-82, 24-95, 24-105, 24-110, 24-115, 24-120, 24-125, 24-130, 24-135, 24-155, 24-160, 24-165, 24-190, 24-210, 24-225, 24-235.10 & 24-295.10 in Chapter 24, entitled “Zoning”, of the Butte County Code: This ordinance amendment will incorporate state laws that permit second units without a minor use permit requirement in zones where residential uses are permitted by right. (YC) (ZCA 05-01)

D. ZCA05-02 - staff recommends approval

Butte County Department of Development Services, Amendment to the text of Chapter 24, Section 24-35.40 regarding nonconforming parcels: This ordinance amendment would allow rear yard setbacks to be reduced by five-foot increments with a minimum rear yard setback of ten feet and revise the building envelope to fifty feet in width. (YC) (ZCA 05-02)

E. ZCA 05-04 - staff recommends approval

Butte County Department of Development Services, Amendment to the text of Chapter 24, Sections 24-140, 24-145, 24-150, 24-155, and 24-225 regarding commercial signage, entitled “Zoning”, of the Butte County Code: This ordinance amendment would amend the commercial zones of the County so that where commercially-zoned property is adjacent to residentially-zoned property, the standards for allowable signs would be the sign standards in the N-C (Neighborhood Commercial) zoning district. (YC) (ZCA 05-04)

VI. 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. Resolution of appreciation for Michael Evans

VII. MINUTES – January 27, 2005

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

IX. ADJOURNMENT

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