

BUTTE COUNTY PLANNING COMMISSION AGENDA

FEBRUARY 24, 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. 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.

1. Request for Determination of Public Convenience or Necessity for Ajit Atwal for Gas Mart Mini-Mart; Liquor License Upgrade from Beer and Wine to also include Distilled Sprits.
2. John Starr, Abandonment of a portion of a Drainage Easement (ED), ABN 262.056, within the Kelly ridge Subdivision on property zoned RT-1 (Residential – Mobile Home, 6,500 sq. ft. minimum parcel size). The property is located on the east side of Jack Hill Drive, approximately 1,550 feet north of royal Oaks Drive, Kelly Ridge, Oroville. (ABAN 05-01) (MM) APN 069-280-053.

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. TSM 03-04 – continued open from January 13, 2005; 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

B. TPM 04N-28 - staff recommends approval

Robert L. and Sandra L. Minton, proposed **Negative Declaration** with mitigation measures regarding environmental impacts and **Tentative Parcel Map** to divide a 4.9-acre parcel into one parcel of 1.03 acres and one parcel of 3.88 acres, in the North Chico Specific Plan (CSA87) area. Parcel 1 (3.88 acres) has an existing house, an agricultural building, corrals, and a potential second dwelling. The property is zoned SR-1 (Suburban Residential – 1 acre parcels) and is located at the east end of Parsley Drive off of Highway 99, approximately 750 feet north of Keefer Road, north of Chico. APN 047-460-025 (MM) (TPM 04N-28)

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

C. UP 04-25 - staff recommends approval

John and Debra Folsom, proposed **Negative Declaration** with mitigation measures regarding environmental impacts **Use Permit** to allow the expansion of an existing dog training kennel from 30 dogs to 120 dogs. Additional development includes an addition to the existing dog kennel structure and construction of a new dog kennel structure. The property is zoned A-5 (Agricultural – 5 acre parcels) and is located on the north side of Lower Honcut Road, approximately 2.5 miles east of SR-70, at 1021 Lower Honcut Road, south of Oroville. APN 028-030-028 and 028-030-027 (SB) (UP 04-25)

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

VIII. MINUTES – February 10, 2005

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

X. ADJOURNMENT

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