

**BUTTE COUNTY PLANNING COMMISSION
AGENDA
JANUARY 12, 2006**

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, Wilson, Lambert, Nelson, and Chairman Marin
- III. SELECTION** - Selection of Chairman, Vice Chairman, and Second Vice Chairman for 2006.
- IV. ACCEPTANCE OF AGENDA** - Commission members and staff may request additions, deletions, or changes in the Agenda order.
- 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.

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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-25 – Continued with a Motion of Intent to approve from December 22, 2005.

Name: Bruce Claflin Project: Tentative Parcel Map TPM 04N-25

Planner: Mark Michelena **APN:** 047-320-057 **Zoning:** SR-1

Location: on the south side of Keefer Road, approximately 155 feet east of Gideon Lane, north Chico area

Proposal: Tentative Parcel Map to divide a 3.18-acre parcel into two lots of 1.96 and 1.22 acres with a request of two exceptions. Exception to Butte County Code Section 20-122 (Lot shapes and configurations). Exception to Butte County Code Section 20-136 (Minimum widths)

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

B. TPM 04N-27

Name: James Berglund

Project: Tentative Parcel Map TPM 04N-

27

Planner: Carl Durling

APN: 042-340-104 **Zoning:** SR-1

Location: on the northeast side of Bay Avenue, approximately 300 feet north of Carmack Drive, at 3682 Bay Avenue, northwest Chico area.

Proposal: Tentative Parcel Map to divide a 2.33-acre parcel into one parcel of 1.12 acres and one parcel of 1.21 acres

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

C. MUP 06-01 – staff recommends approval

Name: Serena Diane Webb Project: Minor Use Permit MUP 06-01

Planner: Carl Durling **APN:** 031-281-120 **Zoning:** A-R

Location: south side of Thermalito Avenue approximately 250 feet east of 10th Street at 955 Thermalito Avenue, Thermalito area, Oroville.

Proposal: provide a large family day care facility for up to 12 children.

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

D. REZ 04-02 – staff recommends approval

Name: Monty A. Vanderbeek Project: RZ 04-02

Planner: Carl Durling **APN:** 073-300-027 **Zoning:** A-R

Location: on both sides of Forbestown Road, approximately 915 feet north of Bamford Way, approximately 1.8 miles east of Forbestown, east Butte County area.

Proposal: Rezone from “U” (Unclassified, 20-acre minimum parcel size) to TM-5 (Timber Mountain, 5-acre minimum parcel size).

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

E. DET 06-04 – staff recommends approval

Name: Lou Ann Mueller (Rupp) Project: DET 06-04

Planner: Carl Durling **APN:** 062-720-003 **Zoning:** U
Location: on Simpson Ranch Road, one-half mile south of Bald Rock Road via Bay Ranch Road, Berry Creek.
Proposal: Legal Lot Determination/Conditional Certificate of Compliance

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

F. DET 05-12 – staff recommends approval

Name: Roberta Fisher **Project:** DET 05-12
Planner: Carl Durling **APN:** 061-440-029 **Zoning:** U
Location: on the west side of Bonnie Meadow Lane, approximately 300 feet south of Stephen’s Ridge Road, two miles west of Oro Quincy Highway, Berry Creek.
Proposal: Legal Lot Determination/Conditional Certificate of Compliance

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

VIII. 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

IX. MINUTES – November 10, 2005, (Continued), December 8, 2005, and December 22, 2005.

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

XI. ADJOURNMENT

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