

Butte County Department of Development Services

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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

APRIL 13, 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, Marin, and Chairman Nelson

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. DET 06-15 - staff recommends approval

Name: Doug and Denise Hopper
Planner: Carl Durling

Project: Legal Lot Determination
APN: 027-060-039 **Zoning:** AR-5

Location: on a private access easement, approximately 700 feet north of Oro Garden Ranch road, Oroville;

Proposal: Legal Lot Determination/Conditional Certificate of Compliance.

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

B. GRD 05-03 - staff recommends this be continued to May 11, 2006

Name: Chris Sommers

Project: Grading Permit **GRD 05-03**

Planner: Carl Durling

APN: 028-210-022 **Zoning:** A-5

Location: on La Porte Road, approximately two miles northeast of Oro Bangor Highway (6193 La Prte Road) Bangor

Proposal: grading permit to cut a new road and building site on his property

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

C. TPM 05-14 - staff recommends approval

Name: Brian Merrell

Project: Tentative Parcel Map **TPM 05-14**

Planner: Dan Breedon

APN: 036-111-047 **Zoning:** A-R

Location: on the corner of V-E Avenue and Oroville Bangor Highway, at 3389 Oroville Bangor Highway, in the south Oroville area.

Proposal: Tentative Parcel Map to divide a 0.48 acre parcel into two parcels of 0.24 acres each. Sanitary sewer service to the property is available through the Lake Oroville Area Public Utility District. Water service would be provided by South Feather River Water and Power. Access for the parcel would be provided by driveway frontage on V-E Avenue.

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

D. [UP 05-15](#) – staff recommends approval

Name: Pam Jawad

Project: Use Permit **UP 05-15**

Planner: Mark Michelena **APN:** 78-040-023 (036-840-023 old) **Zoning:** M-1

Location: located on the southwest corner of Lincoln Boulevard and Nelsier Place, south of Oroville.

Proposal: To establish a residential use and structures on a property zoned to allow light industrial uses on a parcel zoned Light Industrial

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

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

1. Discussion General Plan Program 2.2, the Agricultural Element.

C. Legislative Case Law update

D. Planning Commission Concerns

VII. MINUTES – March 23, 2006

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

IX. ADJOURNMENT

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