

# **Butte County Department of Development Services**

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ADMINISTRATION \* BUILDING \* PLANNING

## **BUTTE COUNTY PLANNING COMMISSION AGENDA**

**APRIL 27, 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. UP 05-15** – continued open from April 13, 2006

**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

**B. TSM 04-02** – continued open from March 23, 2006

**Name: William & Kathryn Chance Project: Tentative Subdivision Map TSM 04-02**

**Planner:** Mark Michelena **APN:** 040-310-086 **Zoning:** M-1

**Location:** on Sandhill Court, off of Midway, approximately 1,000 feet north of Speedway Avenue, south Chico

**Proposal:** Tentative Subdivision Map to divide an 8.76-acre parcel into four lots; three lots ranging in size from 1.04 to 1.18 acres and one lot of 5.1 acres

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

**C. UP 06-09** - staff recommends approval

**Name: c/o Cindy Santulli, President Rotary Club of Chico, Sunrise, Inc.**

**Project: Use Permit UP 06-09**

**Planner:** Steve Troester **APN:** 039-600-008 **ZONING:** A-40

**Location:** adjacent to south side of Highway 32 west of Chico, 3/4 mile west of Meridian Road and 1/5 mile east of Seth Lane, 3 miles west of the Chico City limits.

**Proposal:** construct "Welcome to Chico" service clubs entry sign on 20' x 20' ground site.

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

**D. Thermalito Irrigation District** – General Plan Conformity in accordance with California Government Code Section 65402 for the Thermalito Irrigation District's construction of a water storage tank on a site identified as APN 041-300-019.

**E. Butte County General Plan Update/Zoning Ordinance/EIR Process**

1. Draft Request for Proposal
2. Working Draft Framework of Guiding Principles
3. Formation of General Plan Steering Committee

**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

**VII. MINUTES – April 13, 2006**

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

**IX. ADJOURNMENT**

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