

Butte County Department of Development Services

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ADMINISTRATION * BUILDING * PLANNING

**BUTTE COUNTY PLANNING COMMISSION
AGENDA**

FEBRUARY 8, 2007

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, Marin, Nelson, Wilson and Chairman Lambert

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. CONSENT AGENDA Consent items are set for approval in one motion. These items are considered non-controversial. No presentations will be made unless the item is pulled from the Consent Agenda for discussion. Any person may pull an item from the consent agenda.

None

VI. ACTION ITEMS (NOT A PUBLIC HEARING)

A. MEXT06-0002(Salerno) - Staff recommends approval

Name: Margaret Salerno **Project:** Extension of Time

Planner: Chris Thomas **APN:** 072-210-025

Location: on the east side of John Mardon Lane, approximately 1,000 feet south of Old Olive Highway.

Proposal: Tentative Parcel Map to divide a 10.48-acre parcel into two (2) parcels (one at 5.48 acres with a house and garage, and one at 5.00 acres which is undeveloped)

Map extension requested because road conditions of approval with TPM 04-22 are taking longer than expected to comply with.

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

VII. 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 05-22 – Continued from 12/14/06 Planning Commission meeting. Staff recommends continuance off-calendar.

Name: Terry and Ruth Smith **Project:** Tentative Parcel Map TPM 05-22
Planner: Mark Michelena **APN:** 041-260-059 **Zoning:** U
Location: On the north and south sides of Oregon City Trail, approximately 1600 feet east of Oregon Gulch Road, at 142 Oregon City Trail, Oroville.
Proposal: Application to divide a 74 acre parcel into 3 parcels (21.46 acres, 20.06 acres and 32.73 acres)

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

B. UP 06-03 – Mt. Joy Bible Fellowship. Staff recommends approval

Name: Evergreen Development **Project:** Use Permit UP06-03
Planner: Carl Durling **APN:** 063-150-022
Location: 15522 Nopel Avenue, Forest Ranch, CA 95942
Proposal: Change of use from lawyer and dentist office to church building.

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

C. SPA 06-01 - Butte County. Staff recommends that the Planning Commission adopts a resolution recommending SPA 06-01 to the Board of Supervisors

Name: County of Butte **Project:** Specific Plan Amendment, SPA 06-01
Planner: Stacey Jolliffe
Location: North Chico Specific Plan Area
Proposal: A Specific Plan Amendment to the M-1 zone of the North Chico Specific Plan to allow as conditional uses, substantially similar uses to those specified in Chapter 7, Pages 7-19 and 7-20 of the North Chico Specific Plan.

There is a 10-day appeal period on 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. Update of Board of Supervisors' Actions
- D. Legislative Case Law update
- E. Planning Commission Concerns

IX. CLOSED SESSION

X. MINUTES - None

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

XII. ADJOURNMENT