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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

May 10, 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 Chair 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.

A. DET06-0036 – staff recommends approval

Name: Scott Jeffers

Project: Legal Lot Determination

Planner: Stacey Jolliffe

APN: 066-370-022 **Zoning:** AR 2 1/2

Location: The parcel is located at 13481 Nimshew Rd., about half a mile south of Pine Canyon Drive in the community of Magalia.

Proposal: A request to determine the legal status of a 4.49-acre parcel. The parcel was created by deed on March 1, 1972 and needs an access easement to the County-maintained portion of Nimshew Rd..

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

B. DET07-0002 – staff recommends approval

Name: Sam Waddell **Project:** Legal Lot Determination
Planner: Stacey Jolliffe **APNs:** 072-570-007 and 008 **Zoning:** U
Location: The parcel is located at the end of Lothrop Lane, one-half mile south of Lake Oroville.

Proposal: A request by Sam Waddell to determine the legal status of two parcels (containing 7.08-acres and 7.62-acres each) created by deed in 1987.. The legal lot determination is required in order to consider a proposed Lot Line Adjustment between the two properties (LLA06-0048).

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

C. DET07-0003 – staff recommends approval

Name: Vernell Ingle **Project:** Legal Lot Determination
Planner: Stacey Jolliffe **APN:** 026-080-080 **Zoning:** AR-1
Location: The parcel is located at the northeast corner of Fulton Ave. and North Villa Avenue in the community of Palermo.

Proposal: A request by Vernell Ingle on behalf of the Pentecostal Church of God to determine the legal status of a 3.17-acre parcel created by deed in 1974.

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

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. TPM06-0021 – staff recommends approval

Name: Mark Solis **Project:** Tentative Parcel Map
Planner: Chris Tolley **APN:** 079-390-050 **Zoning:** AR-5
Location: The parcel is located at 4391 Foothill Boulevard (on the east side of Foothill Boulevard, approximately 0.13 miles southeast of the Foothill Boulevard and Lower Wyandotte Road intersection), southeast of the City of Oroville.

Proposal: A request by Mark Solis for a Tentative Parcel Map to divide a 20.4± acre parcel zoned AR-5 into two parcels, each approximately ten acres in size.

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

B. TSM 06-05 - staff recommends approval

Name: Marcon, Inc.

Project: Tentative Subdivision Map

Planner: Mark Michelena

APN: 047-350-062 Zoning: SR-1

Location: The parcel is located on the east side of Ganer Lane, across from Tuliyani Drive, in the north Chico Specific Plan Area.

Proposal: A request by Donn Marshall and Pat Conroy on behalf of Marcon, Inc. to divide a 13.77-acre parcel into 12 residential (1.0 acre) parcels, a community septic lot, a detention pond lot.

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

C. UP 06-12 - staff recommends approval

Name: Richard Huffman

Project: Use Permit

Planner: Mark Michelena

APN: 021-170-052 Zoning: M-2

Location: Located at the corner of State Highway 99 and West Liberty Road, south of the City of Gridley.

Proposal: A request by Richard E. Huffman for a use permit for the development of a mini storage facility with a manager's dwelling unit.

There is a 10-day appeal period on 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. Butte County General Plan 2030 Progress Report
- C. Update of Board of Supervisors' Actions
- D. Legislative Case Law update
- E. Planning Commission Concerns

VIII. CLOSED SESSION

IX. MINUTES - March 22, 2007

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

XI. ADJOURNMENT