



7 County Center Drive  
Oroville, CA 95965  
(530) 538-7601 Telephone  
(530) 538-7785 Facsimile

ADMINISTRATION \* BUILDING \* PLANNING

## **BUTTE COUNTY PLANNING COMMISSION AGENDA**

**February 14, 2008**

**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, Lambert and Chair Wilson

**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. [MEXT07-0011](#)** – continued from 1/10/08; staff recommends approval

**Name: Timothy Giordano (Burton) Project:** Map Extension

**Planner:** Mark Michelena **APN:** 069-440-001 **Zoning:** AR-1

**Location:** The project is located off of La Mirada, approximately 700 feet south of Skyline Blvd. at 90 La Mirada Avenue, Oroville.

**Proposal:** A request for a map extension for TPM 05-20 to December 8, 2012.

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. [UP06-0024](#) - staff recommends approval**

**Name:** John Marlow **Project:** Use Permit

**Planner:** Carl Durling **APN:** 030-200-092 **Zoning:** C-1 & C-2

**Location:** The parcel is located on the west side of 14<sup>th</sup> Street, approximately 300 feet north of Oroville Dam Blvd West, at 1023 & 1047 14<sup>th</sup> Street, Thermalito (with frontage on but no access to Oroville Dam Blvd West).

**Proposal:** This is an application for a Use Permit to expand an existing 102 space mobile home park by adding 8 new spaces.

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

**B. [UP07-0005](#) - staff recommends approval**

**Name:** Marion Omut **Project:** Use Permit

**Planner:** Chris Tolley **APN:** 079-180-001 **Zoning:** C-2

**Location:** The parcel is located at 5589 Lower Wyandotte Road (on the east side of Lower Wyandotte Road, approximately 0.12 mile south of the Lower Wyandotte Road and Oro-Bangor Highway intersection), south of the City of Oroville.

**Proposal:** A request for a Use Permit to establish a second residential unit on a parcel zoned C-2 (General Commercial).

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

**C. [TPM06-0029](#) - staff recommends approval**

**Name:** Michael & Elizabeth McCrady **Project:** Tentative Parcel Map

**Planner:** Chris Tolley **APN:** 056-160-048 **Zoning:** TM-2

**Location:** The parcel is located at 9106 Cohasset Road (on the east side of Cohasset Road, 0.05 mile south of the Cohasset Road and Villas Road intersection), north of the City of Chico and in the community of Cohasset.

**Proposal:** A request for a Tentative Parcel Map to divide an 11.6 acre parcel into four parcels of 3.2, 2.5, 2.8 and 3.1 acres, served by individual sewage disposal systems and wells.

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

**D. [TPM 06-16](#) - staff recommends approval**

**Name:** Dawn Meyer

**Project:** Tentative Parcel Map

**Planner:** Steve Troester      **APN:** 072-120-028      **Zoning:** AR-2 ½

**Location:** The parcel is located at the south end of John Mardon Lane (on the east side), off of Old Olive Highway, southeast side of Oroville.

**Proposal:** A request for a Tentative Parcel Map to divide 10.12 acre parcel into two five- acre parcels.

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

**E. [TSM 06-04](#) - staff recommends approval**

**Name:** Robert Van Zile

**Project:** Tentative Subdivision Map

**Planner:** Steve Troester      **APN:** 030-020-104      **Zoning:** AR

**Location:** The parcel is located on the north side of Nelson Avenue just east of the intersection with 16<sup>th</sup> Street. The project is approximately 2.6 miles northwest of the center of downtown Oroville and 0.33 mile west of the City limits.

**Proposal:** A request for a Tentative Subdivision Map to divide ± 1.78 acre parcel into eight parcels.

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. General Plan/Zoning Ordinance Update
- C. Update of Board of Supervisors' Actions
- D. Legislative Case Law Update
- E. Planning Commission Concerns

**VIII. CLOSED SESSION**

**IX. MINUTES** – November 29, 2007, December 13, 2007 and January 10, 2008

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

**XI. ADJOURNMENT**