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ADMINISTRATION \* BUILDING \* PLANNING

## **BUTTE COUNTY PLANNING COMMISSION AGENDA**

**February 28, 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. [DET07-0012](#)** –staff recommends approval

**Name:** Ante Zanetich

**Project:** Legal Lot Determination

**Planner:** Carl Durling

**APN:** 026-080-079 **Zoning:** AR-1

**Location:** The project is located on the west side of Fulton Avenue, 300' north of North Villa Avenue, Palermo.

**Proposal:** A Legal Lot Determination/Conditional Certificate of Compliance.

There is a 15-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. [TSM 06-04](#)** – continued from 2/14/08 closed with Motion of Intent to approve

**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.

**B. [TPM06-0034](#)** –previously heard December 13, 2007 and renoticed; staff recommends denial

**Name:** Furry, previously Gregory

**Project:** Tentative Parcel Map

**Planner:** Steve Troester

**APN:** 042-130-016 **Zoning:** A-5

**Location:** The parcel is located on the northeast corner of the Muir Avenue and Oak Way intersection (2816 Oak Way and 1579 Muir Avenue), approximately one mile west of the City of Chico.

**Proposal:** A Tentative Parcel Map to divide a 10-acre parcel into two 5-acre parcels.

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

**C. [TPM06-0029](#)** – continued from 2/14/08; 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. [M UP07-0002](#) - staff recommends a continuance to March 13, 2008  
**Name:** Verizon Wireless      **Project:** Minor Use Permit  
**Planner:** Chris Tolley **APN:** 038-250-025      **Zoning:** A-40  
**Location:** The parcel is located at 2003 Nelson Road, Oroville (west of the Community of Nelson, at the intersection of Nelson Road and the Western Canal).  
**Proposal:** A request to collocate on an existing 194.2 foot tower (197.8 foot overall height).

E. [TPM06-0020](#) - staff recommends approval  
**Name:** Steve & Sheila St. Cin **Project:** Tentative Parcel Map  
**Planner:** Chris Tolley      **APN:** 043-690-007      **Zoning:** SR-1  
**Location:** The parcel is located at 1936 Webb Avenue (on the north side of Webb Avenue, approximately 0.15 mile east of the Webb Avenue and Rose Avenue intersection), near to the City of Chico.  
**Proposal:** A request for a Tentative Parcel Map to divide an approximately two acre parcel into 2 one acre lots.

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

F. [TPM 06-13](#) - staff recommends approval of project  
**Name:** William Sittman      **Project:** Tentative Parcel Map  
**Planner:** Mark Michelena      **APN:** 071-300-002      **Zoning:** FR-10  
**Location:** The parcel is located approximately 18 miles east of Oroville, at #231 Quail Point Lane, west of Lumpkin Road (over Enterprise & Rocky Point Road), about a mile and a half beyond the Lumpkin Road-Enterprise intersection, 450 feet north of Lake Oroville.  
**Proposal:** 1.) A tentative parcel map to divide the approximately 114.28 acres property into two parcels, one 74.27-acre and one 40.01-acre parcel. The FR-10 zone allows for development of one primary residence and one second residence (with proof of usable septic disposal area). 2.) An exception to Butte County Road Improvement Standard RS-8-LDI (Condition #15).

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

G. [REZ 05-01](#) - staff recommends forwarding a recommendation of approval to the Board of Supervisors  
**Name:** North Valley Business Systems      **Project:** Rezone  
**Planner:** Mark Michelena      **APN:** 040-310-087      **Zoning:** U & M-1  
**Location:** The project site is located on the east side of the Midway/Hagen Lane intersection, at 11128 Midway, Chico.  
**Proposal:** This is an application for a Rezone which would change the zoning of a portion (1.02 acres) of the 4.47-acre project site from Unclassified (U) to Light Industrial (M-1). Such a change in zoning would place the entire project site within the Light Industrial zone.

**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

1.) Staff will provide additional information regarding agricultural worker housing, including the County's current policies and procedures for allowing agricultural worker housing and potential changes.

2.) Review of past and present Planning Commission By-laws.

**VIII. CLOSED SESSION**

**IX. MINUTES** – February 14, 2008

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

**XI. ADJOURNMENT**