



# BUTTE COUNTY PLANNING COMMISSION AGENDA

March 24, 2016

**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 Chase, Donati, Grundmann, John and Chair Kennedy.

**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 AND OTHER MATTERS FOR DISCUSSION** – The Chair will call for a presentation of the report of staff. The hearing will then be opened to the public for proponents, opponents, comments, and rebuttals. The hearing will be then be closed to the public and discussion confined to the members of the Planning Commission and staff. The Commission will then make a motion and vote on the item. It is requested that individual public comments be addressed to the Chair and 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.

**[A. Tentative Parcel Map TPM14-0005/Brian Airehart \(Kromer\) \(Continued from Planning Commission Meeting of November 13, 2014\)](#)**

**Applicant:** Brian Airehart

**Property Owner:** Robert and Leeanne Kromer

**Project:** Tentative Parcel Map TPM14-0005

**Planner:** Rowland Hickel

**APN:** 042-770-032

**General Plan:** Very Low Density Residential

**Zoning:** VLDR-2.5 (Very Low Density Residential, 2.5-ac minimum)

**Location:** The project site is located at the intersection of Bell Road and Alamo Avenue, approximately ¼ mile west from the City of Chico city limits.

**Project:** A Tentative Parcel Map to divide a 12.69 acre parcel into four lots: 5.19 acres, 2.5 acres, 2.5 acres, and 2.5 acres.

Pursuant to the requirements of Butte County Code §24-56.1 (Residential Setback

from Orchards and Vineyards), the Department of Development Services in conjunction with the Agricultural Commissioner's Office is recommending a residential dwelling setback from adjacent active orchards of 50 feet from the western property line.

**B. Appeal of Zoning Administrator's Approval of Tentative Parcel Map TPM14-0006/Dacy**

**Applicant:** Ralph Dacy

**Owner:** Ralph and Victoria Dacy

**Project:** Tentative Parcel Map TPM14-0006/Dacy

**Planner:** Rowland Hickel

**APN:** 040-120-033

**General Plan:** Foothill Residential

**Zoning:** FR-40 (Foothill Residential, 40-acre minimum parcel size)

**Location:** The project site is located east side of Cohasset Road, at 6556 Cohasset Road, northeast of Chico. The project site is located approximately five miles southeast of Chico, westerly of Highway 99 and 1.8 miles north of the Durham-Pentz Road exit to Highway 99.

**Project:** Appeal of the Zoning Administrator's approval of a request to divide a 95.25±-acre property into 2 parcels containing 54.33± acres and 40.92± acres.

**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 have been directed to do research and bring back to the Commission. Items may not always be addressed at every hearing, but will always be listed as part of the agenda.

A. Directors' Report

B. General Plan Follow-up and Implementation Program

[Butte County Climate Action Plan 2015 Annual Report](#)

C. Update on Recent Board of Supervisors' Actions

D. Legislative Case Law Update

E. Planning Commission Concerns

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

**VIII. MINUTES**

[October 22, 2015](#)

[November 12, 2015](#)

[February 25, 2016](#)

**IX. ADJOURNMENT**