



BUTTE COUNTY PLANNING COMMISSION AGENDA

April 28, 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 \(Kromer\) \(Continued from Planning Commission Meeting of March 24, 2016\)](#)

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. Conditional Use Permits UP15-0005 and UP14-0002 / Old Durham Wood, Inc. – Status Report on Compliance with Conditions of Approval

Applicant: Old Durham Wood, Inc.

Project: Conditional Use Permit UP15-0005 – Approved February 25, 2016
Conditional Use Permit UP14-0002 – Approved May 22, 2014

Planner: Rowland Hickel

APN: 040-120-033

General Plan: Agriculture

Zoning: AG-40 (Agriculture, 40-acre minimum parcel size)

Location: The project site is located at 1156 Oroville-Chico Highway. 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.

Request: At the February 25, 2016 meeting, the Planning Commission approved Conditional Use Permit UP15-0005 for Old Durham Wood, Inc. amending Conditional Use Permit UP14-0002 to establish a security employee unit; permit temporary use of a recreational vehicle during construction; construct permanent sanitation facilities; and relocate the hazardous materials depot. In approving UP15-0005, the Planning Commission reviewed the applicant's progress in complying with conditions of approval for Conditional Use Permit UP14-0002. Staff requests Planning Commission receive the written update regarding the applicant's progress towards compliance with the conditions of approval.

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

- Proposed Amendment to Zoning Ordinance for Short Term Vacation Rentals
- [PowerButte Renewable Energy Overlay Update](#)

B. General Plan Follow-up and Implementation Program

C. Update on Recent Board of Supervisors' Actions

D. Legislative and Case Law Update

E. Subdivision Map Act: Basic Overview

F. Planning Commission Concerns

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

VIII. MINUTES

None

IX. ADJOURNMENT