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## **ZONING ADMINISTRATOR HEARING AGENDA**

**Wednesday, June 10, 2020, 10:00 a.m.**

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***Due to protocols established under the Governor's Executive Orders for COVID 19 community response, this hearing will be held via an online format.***

Members of the public who wish to participate in public comment are encouraged to register in advance of the hearing by emailing [PCCLerk@buttecounty.net](mailto:PCCLerk@buttecounty.net). Use the following information to remotely view and participate in the Planning Commission meeting, including the Public Hearing portions, online:

**Link:** [https://bccdds.net/ZA\\_10JUN20](https://bccdds.net/ZA_10JUN20)

**Event (Meeting) Number:** 295 822 288

**OR:**

**Phone number:** United States Toll Free: 1-844-992-4726

**Event Password:** Zoning

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- Butte County Code Section 2-151(d) provides the Development Services Zoning Administrator the authority to act on applications.
  - Items will be heard in the order listed on the agenda unless the Zoning Administrator rearranges the order of the agenda or the item is to be continued.
  - Any questions pertaining to individual projects should be directed to the designated planner.
  - In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact Development Services at (530) 552-3662 at least 72 hours prior to the hearing.
  - Conduct of Public Hearings – the public is encouraged to participate in the hearing process. An agenda item is first introduced by the Zoning Administrator and then presented by a staff member. The Administrator then opens the public hearing and provides an opportunity for the proponent to address the item. Following the proponents statement, if any, the Zoning Administrator will invite any other interested party in support of the item to address the matter. Following the testimony of the proponent and supporters, opponents are given an opportunity to present testimony regarding the item. After the opponents have completed testifying, the proponent is given time to offer rebuttal. At the conclusion of testimony, the Administrator will close the hearing.
  - In the interest of everyone concerned, we request that you do not repeat what has already been discussed by someone prior to your turn. After a speaker has presented his/her views, if you are in agreement and wish to go on record, state your name and address and acknowledge your agreement with the speaker. This will enter your name into the record. Please limit presentations to a maximum of 3 minutes or other time limit as determined by the Zoning Administrator so that all interested parties will have opportunity to speak.
  - Any person or persons dissatisfied with a Zoning Administrator's decision may appeal that decision to the Planning Commission within 10 calendar days along with a fee of \$676 filed with Development Services. In accordance with Government Code 65009, if any person(s) challenges the action of the Zoning Administrator, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.
  - Meetings are recorded and the audio file will be placed on the Department website:  
[www.buttecounty.net/dds/Meetings/ZA.aspx](http://www.buttecounty.net/dds/Meetings/ZA.aspx)
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**I. Public Comment**

At this time, members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this item cannot be discussed or acted upon by the Zoning Administrator at this time.

**II. Public Hearings**

**A. MINOR USE PERMIT MUP19-0006**

**Applicant:** Sandy Masonek

**Owner:** Cana Ranch GST Trust, c/o Steven J. Masonek

**Project:** Minor Use Permit MUP19-0006

**Planner:** Rowland Hickel

**APN:** 047-030-008

**G.P.:** Agriculture (AG)

**Zoning:** AG-80 (Agriculture – 80-acre minimum)

**Location:** The project site is located at 7373 Cana Highway, 5.3 miles west of State Highway 99, and 7.6 miles northwest of the City of Chico.

**Project Description:** The applicant requests approval of a Minor Use Permit to establish a special event facility to host outdoor wedding ceremonies and receptions, intimate gatherings, corporate functions and similar events.

**CEQA Determination:** An Initial Study and Negative Declaration has been prepared for this application.

**Staff Recommendation:** Due to comments received, refer the project to the Planning Commission.

**B. Tentative Parcel Map TPM18-0006**

**Applicant:** Carole Kelly Lotti

**Owner:** Carole Kelly Lotti

**Project:** Tentative Parcel Map TPM18-0006

**Planner:** Rowland Hickel

**APN:** 047-230-060

**G.P.:** Foothill Residential (FR)

**Zoning:** FR-20/AC/DH (Foothill Residential – 20-acre minimum/Airport Compatibility Overlay/Deer Herd Migration Overlay)

**Location:** The project site is located at 6000 Cohasset Road, 1,000 feet south from the intersection of Cohasset Road and Keefer Road, and 1.5 miles north of the City of Chico.

**Project Description:** The applicant requests approval of a Tentative Parcel Map to subdivide a 40.59 acre property situated in the FR-20/AC/DH (Foothill Residential – 20-acre minimum/Airport Compatibility Overlay/Deer Herd Migration Overlay) zone into one parcel of 20.00 acres (Parcel 1) and a 20.59 acre Designated Remainder.

**CEQA Determination:** An Initial Study and Mitigated Negative Declaration has been prepared for this application.

**Staff Recommendation:** Staff recommends the Zoning Administrator adopt the Mitigated Negative Declaration prepared pursuant to the California Environmental

Quality Act (CEQA), and approve Tentative Parcel Map TPM18-0006, subject to the findings and conditions in Attachment A.

**Appeal Period:** 10 calendar days

### **STAFF REPORT**

#### **C. Tentative Parcel Map TPM19-0007**

**Applicant:** Michael Mann

**Owner:** Michael & Leslie Mann

**Project:** Tentative Parcel Map TPM19-0007

**Planner:** Rowland Hickel

**APN:** 047-250-195 & 047-250-196

**G.P.:** Very Low Density Residential (VLDR)

**Zoning:** VLDR/AC/NCSP-SR1 (Very Low Density Residential/Airport Compatibility Overlay/North Chico Specific Plan – Suburban Residential, 1-acre minimum parcel size Overlay)

**Location:** The project site encompasses 6.9 acres located at 4114 Keefer Road, 1 mile east from State Highway 99, and 2 miles north of the City of Chico.

**Project Description:** The applicant requests approval of a Tentative Parcel Map to create three new parcels of 3.45 acres (Parcel 1), 2.35 acres (Parcel 2) and 1.0 acres (Parcel 3) from two existing lots of 2.5 and 4.4 acres.

**CEQA Determination:** An Initial Study and Mitigated Negative Declaration has been prepared for this application.

**Staff Recommendation:** Continue Off-Calendar

#### **D. Tentative Parcel Map TPM19-0004**

**Applicant:** Wendell Sorenson

**Owner:** Sorenson Investment Properties, Inc.

**Project:** Tentative Parcel Map TPM19-0004

**Planner:** Mark Michelena

**APNs:** 016-220-099

**G.P.:** Industrial (I)

**Zoning:** GI-AOC (General Industrial and Airport Overlay Zone C)

**Location:** The project site encompasses 2.71 acres and is located on the east side of Cohasset Road, at 13464 Brown's Valley Drive, west of Chico.

**Project Description:** Tentative Parcel Map to divide 2.71 acres into two parcels (one at 0.62-acres and one at 2.09 acres). The parcels will have frontage on Brown's Valley Drive, a private road. Domestic water for each parcel would be provided by public water (California Water Service Company). Wastewater will be provided by onsite individual waste water systems (septic tank and leachfield).

**CEQA Determination:** An Initial Study and Mitigated Negative Declaration has been prepared for this application.

**Staff Recommendation:** Staff recommends the Zoning Administrator adopt the Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA), not approve the removal of Condition #9 and approve

Tentative Parcel Map TPM19-0004, subject to the findings and conditions in Attachment A.

**Appeal Period:** 10 calendar days

**[STAFF REPORT](#)**

**III. Adjournment**