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ZONING ADMINISTRATOR HEARING AGENDA

Wednesday, October 14, 2020, 10:00 a.m.

***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. Use the following information to remotely view and participate in the Zoning Administrator meeting, including the Public Hearing portions, online:

Link: https://bcdds.net/ZA_14OCT20

Event Password: Zoning

OR:

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

Event (Meeting) Number: 126 352 4726

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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
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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. Tentative Parcel Map TPM20-0003

Applicant: Sue Zarubin

Owners: Nelvin & Dorothy Jackson

Project: Tentative Parcel Map TPM20-0003

Planner: Tiffany Lightle

APN: 002-050-253

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

Zoning: Very Low Density Country Residential (VLDCR)

Location: The project parcel fronts on El Monte Avenue, a publicly maintained paved road, approximately 1,600 feet south of the City of Chico city limits via El Monte Avenue.

Project Description: The project proposes to divide a 2.0-acre parcel, in the VLDCR (Very Low Density Country Residential – 1.0-acre minimum) zone and VLDR (Very Low Density Residential) General Plan designation, into two lots (1.0 acres each). The project parcel is developed with a residence, garage, sheds totaling approximately 5,900 square feet, these structures will be encompassed by proposed Parcel 1 of this map. The project parcel fronts on El Monte Avenue, a publicly maintained paved road. The parcel frontage is unimproved without curb, gutter, and sidewalk. Parcel 1 and 2 will have primary access from the proposed access utility easement which runs along the southern portion of Parcel 2 and onto Parcel 1. Future residences will be served by onsite well and septic systems.

CEQA Determination: Staff recommends finding the project exempt from CEQA through the “Common Sense” exemption – Section 15061(b)(3).

Staff Recommendation: Staff recommends the Zoning Administrator find the project exempt pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3), and approve Tentative Parcel Map TPM20-0003, subject to the findings and conditions in Attachment A.

Appeal Period: 10 calendar days

[STAFF REPORT](#)

III. Adjournment