



Department of Development Services

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ZONING ADMINISTRATOR HEARING AGENDA

Wednesday, March 15, 2023, 10:00 a.m.

Public comment will be accepted in-person at the meeting or may be submitted prior to the meeting. Use the following information to remotely view the Zoning Administrator meeting, including the Public Hearing portions online (pursuant to recent changes to the Brown Act Teleconferencing Rules, no online public comments will be taken):

Link: <http://bccdds.net/ZoningAdministration>

Event Password: Zoning

Event (Meeting) Number: 2556 182 7747

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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 \$761.43 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 (TPM22-0010/Johnson)**

Applicant: Elizabeth Johnson

Project: Tentative Parcel Map (TPM22-0010)

Planner: Rowland Hickel, Senior Planner **APN:** 042-050-073

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

Zoning: Very Low Density Residential (VLDR)

Location: The project site is at 3003 and 3031 Nord Avenue, 3500 feet northwest of W. East Avenue, northwest of the City of Chico.

CEQA Determination: Exempt from the California Environmental Quality Act (CEQA) under Section 15061 (Common Sense Exemption) of CEQA Guidelines.

Project Description: Tentative Parcel Map to subdivide a single 5-acre property situated in the VLDR (Very Low Density Residential, 1-acre minimum) zone into four parcels of 1 acre (Lot 1 and 2) and 1.5 acres (Lot 3 and 4).

Staff Recommendation: The Zoning Administrator find the project exempt from an environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) and approve Tentative Parcel Map TPM22-0010, subject to the findings and conditions.

[STAFF REPORT](#)

Appeal Period: 10 calendar days

B. **Legal Lot Determination (DET20-0004)**

Applicant: Anthony Kinser

Project: Legal Lot Determination / Conditional Certificate of Compliance (DET20-0004)

Planner: Austin Forde, Assistant Planner **APN:** 031-272-022

G.P.: Very Low Density (VLDR)

Zoning: Very Low Density (VLDR)

Location: The parcel is located at 1044 Nevada Street, Oroville CA 95965, north of Nevada Street, approximately 1 mile east of Oroville city limits via Feather Avenue.

Project Description: This application is a request for a Legal Lot Determination/Conditional Certificate of Compliance for a parcel, APN: 031-272-022, of approximately 0.15 acres. The zoning at time of creation was Agricultural Residential (A-R) with a 6,500 sq. ft. parcel minimum area standard.

CEQA Determination: This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) provisions under Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines (Class 5 Exemption). Under this exemption, projects that do not result in any changes to land use or density may be considered exempt from CEQA.

Staff Recommendation: Staff recommends the Zoning Administrator find the proposed project to be categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15305 of the CEQA Guidelines (Minor Alterations in Land Use Limitations - Class 5 Exemption), and approve Legal Lot Determination DET20-0004 through a Conditional Certificate of Compliance with the findings and conditions identified below in Exhibit B.

[STAFF REPORT](#)

Appeal Period: 15 calendar days

III. Adjournment