



Department of Development Services

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ZONING ADMINISTRATOR HEARING AGENDA

Wednesday, February 8, 2023, 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 and in person format.

The Public Hearing will be held at 7 County Center Drive, Oroville, for those that choose to attend in person. 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: <http://bcdds.net/ZoningAdministration>

Event Password: Zoning

OR:

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

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. **Resolution Authorizing Alternative Standards for Teleconferencing Public Meetings Pursuant to the Ralph M. Brown Act (AB 361)**

STAFF REPORT AND RESOLUTION

II. **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.

III. **Public Hearings**

A. **Tentative Parcel Map (TPM22-0011/Thresher) – CONTINUED**

Applicant: Shirley Thresher

Project: Tentative Parcel Map (TPM22-0011)

Planner: Tiffany Gee

APN: 033-010-078

G.P.: Low Density Residential

Zoning: LDR (Low Density Residential)

Location: The parcel is located off Bo-Y-Le Lane, west of and adjacent to Perkins Street with the addresses of 10 and 12 Bo-Y-Le Lane, and is approximately 0.2 miles north of Oroville city limits.

CEQA Determination: In compliance with Section 15061 (b) (3) Common Sense Exemption, this project is exempt from CEQA review. The Common Sense Exemption stipulates that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Project Description: Shirley Thresher is proposing a two lot parcel split of a 5.01-acre parcel. The resulting parcel sizes are 2.90 acres for (Parcel 1) and 2.11 acres (Parcel 2). There are existing structures on the property, including two residential dwelling units and accessory structures. The parcels will be served by individual septic systems and individual wells.

Staff Recommendation: Staff recommends the Zoning Administrator find the project exempt pursuant to the California Environmental Quality Act (CEQA) Section 15061(b)(3) (Common Sense Exemption), and approve Tentative Parcel Map TPM22-0011, subject to the findings and conditions in staff report Attachment A.

STAFF REPORT

Appeal Period: 10 calendar days

IV. **Adjournment**