



7 County Center Drive
Oroville, California 95965

T: 530.538.7601
F: 530.538.7785

buttecounty.net/dds

BUTTE COUNTY PLANNING COMMISSION AGENDA

February 23, 2017

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, Kennedy, and Chair John.

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. General Plan Amendment, Rezone and Specific Plan Amendment GPA16-0001/REZ16-0002/SPA16-0001](#)

Applicant: Courtesy Automotive Center

Planner: Mark Michelena

APN: 006-400-061, - 063, -064, -065 & -066

General Plan: Industrial

Zoning: GI-NCSP (General Industrial/Light Industrial - North Chico Specific Plan Overlay)

Location: East side of Garner Lane, approximately 0.25 miles south of the intersection of Garner Lane and State Route 99, north of Chico.

Request: A request to amend the General Plan Land Use Map to change the project site's designation from Industrial (I) to Retail and Office (RTL); to amend the Zoning Map to change the zoning of the site from GI (General Industrial) to G-C (General Commercial), to amend the North Chico Specific Plan land use designation from Light Industrial (M-1) to General Commercial (C-2); and amend the North Chico Specific Plan to allow Service Stations as a permitted use in the General Commercial designation. The proposed amendments would allow the development of an Automotive Sales Center with five automobile dealerships, service and collision repair, car wash/detail shop, convenience store and a service station. Onsite improvements would consist of buildings, vehicle display, employee and customer parking, landscaping, walkways, lighting, stormwater measures, and wastewater treatment. The applicant proposes abandonment of right-of-way along the east side of Garner Lane near State Route 99.

CEQA Determination: Initial Study/Mitigated Negative Declaration

Staff Recommendation: Adopt the Resolution making findings and recommending adoption of the Initial Study/Mitigated Negative Declaration and approval of the General Plan Amendment, Rezone and Specific Plan Amendment to the Board of Supervisors.

Staff Report

- 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
 - B. General Plan Follow-up and Implementation Program
 - C. Update on Recent Board of Supervisors' Actions
 - D. Legislative Case Law Update
 - E. Planning Commission Concerns
- VII. COMMUNICATIONS** - Communications received and referred. (Copies of all communications are available in the Planning Division Office.)
- VIII. MINUTES**
- A. None
- IX. ADJOURNMENT**