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BUTTE COUNTY PLANNING COMMISSION ACTION MINUTES

May 11, 2017

TIME: 9:00 a.m.

Chair John called the meeting to order at 9:00 am.

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.

Present: Commissioners Chase, Donati, Grundmann, Kennedy and Chair John
Absent: None

Others present

County Counsel: Felix Wannemacher, Chief County Counsel
Land Development: Tom Fossum, Deputy Director
Environmental Health: Doug Danz, Manager, Program Development
Cal-Fire: Chris Boyd, Captain/Deputy Fire Marshall
Development Services: Chuck Thistlethwaite, Manager, Planning Division
Rowland Hickel, Planner, Senior
Kim McMillan, Administrative Assistant, Senior

III. ACCEPTANCE OF AGENDA – Commission members and staff may request additions, deletions or changes in the Agenda order.

The agenda was accepted as presented. No vote was taken.

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).

Chuck Thistlethwaite introduced Captain/Fire Marshall Chris Boyd from Cal-Fire and Doug Danz, Manager, Program Development

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

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. Minor Use Permit MUP15-0002

Applicant: John and Lauri Goddard

Planner: Rowland Hickel **APN:** 042-050-074

General Plan: Very Low Density Residential

Zoning: VLDR-1.0 (Very Low Density Residential – 1.0 acre minimum parcel size)

Location: 2947 Nord Avenue, ½ mile northwest from W. East Avenue, in the unincorporated area of the City of Chico.

Request: A request for a Minor Use Permit to bring an existing, unpermitted event facility known as 'The Palms' into compliance with Butte County Code §24.175.2 (Special Event Facilities). The site is currently used as a venue for special events including weddings, receptions, and other large gatherings. The facility will host no more than 250 attendees for each event, including vendors and staff, for no more than 12 hours per day, seven days per week. The majority of events occur on weekends, with the number of events varying throughout the year. The duration of the event is limited to the hours between 7:00 a.m. and 10:00 p.m. on weekdays, and between 9:00 a.m. and 10:00 p.m. on Saturdays and Sundays.

Pursuant to County Code §24-193(d), Exceptions to Butte County Improvement Standards, the applicant is requesting an exception to the road improvement standards for Nord Avenue requiring the construction of a one-half street section to the RS-3B County standard.

CEQA Determination: A draft Initial Study and Mitigated Negative Declaration has been prepared for the project.

Staff Recommendation: Adopt the Initial Study and Mitigated Negative Declaration pursuant to CEQA; deny the exception request to the recommended road improvements; and approve Minor Use Permit MUP15-0002, subject to the findings and conditions

Staff Report

Rowland Hickel presented this item to the Commission.

Chuck Thistlethwaite restated the discussion as a potential motion:

A motion to continue this item open to the June 29, 2017 Planning Commission meeting and directing staff to come back with conditions of approval that were discussed regarding the septic systems and the July 2016 Wes Gilbert Engineering report; the water system being brought into conformance with the requirements of the California Public Drinking Water Standard and the language addressing the exception request to develop an agreement with the County for deferral of improvements prior to issuance of the building permit for the events hall. Commissioner Grundmann made a motion to accept Chuck Thistlethwaite's statement as a motion and the motion was seconded by Commissioner Kennedy

Vote

Ayes: Commissioner Chase, Donati, Grundmann, Kennedy and Chair John

Noes: None

Absent: None

Abstain: None

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.

None

B. General Plan Follow-up and Implementation Program

None

C. Update on Recent Board of Supervisors' Actions

May 23, 2017 Development Services will provide the Board of Supervisors an update as to the status of the Special Events Ordinance.

Appeal for TSM16-0002 Nels Leen will go to Board of Supervisors June 13, 2017.

C. Legislative Case Law Update

None

E. Staff Presentation on Legal Lot Determinations and Certificates of Compliance

Tristan Weems presented this item to the Commission.

F. Planning Commission Concerns

None

VII. COMMUNICATIONS - Communications received and referred. (Copies of all communications are available in the Planning Division Office.)

VIII. MINUTES: None

IX. ADJOURNMENT

Chair John

