



7 County Center Drive  
Oroville, California 95965

T: 530.538.7601  
F: 530.538.7785

[buttecounty.net/dds](http://buttecounty.net/dds)

## BUTTE COUNTY PLANNING COMMISSION AGENDA

June 29, 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. Minor Use Permit MUP15-0002 \(Continued from the meeting of May 11, 2017\)](#)**

**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 attached resolution adopting the Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act; denying the Exception Request for road improvements; and approving Minor Use Permit MUP15-0002, subject to the findings and conditions in Attachment A.

[Staff Memorandum for the June 29, 2017 Meeting](#)

[Staff Report from the May 11, 2017 Meeting.](#)

**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:

1. [May 23, 2017 Update on Special Events Facilities Ordinance](#)

2. [June 13, 2017 Appeal of Planning Commission's Denial of Tentative Subdivision Map TSM16-0002](#)

D. Legislative Case Law Update

E. [Update on the Butte County Sustainable Agricultural Lands Conservation \(SALC\) Strategy \(Staff Presentation\)](#)

F. Planning Commission Concerns

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

**VIII. MINUTES:**

A. [March 23, 2017](#)

B. April 27, 2017

**IX. ADJOURNMENT**