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## BUTTE COUNTY PLANNING COMMISSION ACTION MINUTES

June 29, 2017

**TIME:** 9:00 a.m.

*Chair John called the meeting to order at 9:14 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, Grundmann, Kennedy and Chair John*

*Absent: Commissioner Donati*

*Others present*

*County Counsel: Felix Wannemacher, Chief County Counsel*

*Land Development: Tom Fossum, Deputy Director*

*Environmental Health: Doug Danz, Manager, Program Development*

*Development Services: Chuck Thistlethwaite, Manager, Planning Division*

*Claudia Stuart, Planner, Principal*

*Rowland Hickel, Planner, Senior*

*Kim McMillan, Administrative Assistant, Senior*

*Jesse Hudson*

*Gabriel Strelecki*

### 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).

*None*

### 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.**

*A motion was made by Commissioner Grundmann and seconded by Commissioner Chase to adopt the attached resolution adopting the revised Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act; denying the Exception Request for the road improvements as recommended by the Public Works Department because a new condition of approval presents options that the permittee may choose from; and approve the Minor Use Permit MUP15-0002, subject to the findings and conditions in Attachment A with a modification to Condition 17 to change "may" to "must" in the first sentence, and to change "recommended" to "required" in the second sentence, and to add "on a routine basis" after "tested."*

Vote  
Ayes: Commissioner Chase, Grundmann, Kennedy and Chair John  
Noes: None  
Absent: Commissioner Donati  
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**

*Chuck Thistlethwaite advised the Commission that amendments to the Zoning Ordinance to address Accessory Dwelling Units will be brought forward to the Commission in the August 2017 meeting.*

**B. General Plan Follow-up and Implementation Program**

*Development Services will be bringing the General Plan Action Plan to the Board of Supervisors in early August 2017 for review and adoption.*

**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

*John Scott addressed the Commission requesting that they continue to support the 300 foot Agriculture buffer in Butte County.*

**D. Legislative Case Law Update**

*None*

**E. Update on the Butte County Sustainable Agricultural Lands Conservation (SALC) Strategy (Staff Presentation)**

*Claudia Stuart and SALC team 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:**

A. March 23, 2017

*Chuck Thistlethwaite made a correction to strike the word "will" and replace with the word "could" to the March 23, 2017 minutes Item B TSM16-0002. See corrected motion below:*

*A motion to deny TSM16-0002 based on findings that there could ~~will~~ be an impact of the adjoining agricultural operations which does not allow for modification for the 300 foot agricultural buffer to 150 foot as an exception request to this application was made by Commissioner Donati and seconded by Commissioner Chase.*

*A motion to approve the March 23, 2017 minutes with the corrections listed above was made by Chair John and seconded by Commissioner Grundmann.*

*Vote*

*Ayes: Commissioner Chase, Grundmann and Chair John  
Noes: None  
Absent: Commissioner Donati  
Abstain: Commissioner Kennedy*

B. April 27, 2017

*Felix Wannemacher made the following corrections to the April 27, 2017 minutes:*

- 1) *Page 3 Item V-B fourth line – change the word "Declarations" to "Declaration" and add "into the Use Permit" following Declaration.*

*The amended minutes should read:*

*A motion to adopt the Resolution amending the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), and approving Conditional Use Permit UP16-0004 with findings and conditions and inserting the project description from the Initial Study Mitigated Negative Declaration into the Use Permit was made by Commissioner Donati and seconded by Commissioner Kennedy.*

- 2) *Page 16 Item VI C – first line – capitalize "Commission";  
Page 16 Item VI C – second line – remove "parcel" and replace with "sub-division"; remove the words "by the Board of Supervisors"; –third line–change the word "to" to "at"*
- 3) *Page 16 Item VI E – first line – remove "Commissioner" and replace with "Chair John"*
- 4) *Page 16 Item VI E – third line – remove the word "go";*
- 5) *Page 16 Item VI E – fourth line – insert "time it" following "this"*

*Commissioner Kennedy noted that there was no vote indicated on Page 4 Item V C. The vote was added to reflect;*

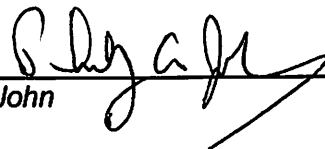
**Vote**  
**Ayes:** Commissioners Chase, Grundmann, Kennedy and Chair John  
**Noes:** None  
**Absent:** Commissioner Donati  
**Abstain:** None

*A motion to approve the April 27, 2017 minutes with the corrections listed above was made by Commissioner John and seconded by Commissioner Grundmann.*

**Vote**  
**Ayes:** Commissioners Chase, Grundmann, Kennedy and Chair John  
**Noes:** None  
**Absent:** Commissioner Donati  
**Abstain:** None

**IX. ADJOURNMENT**

*Chair John adjourned the meeting*

  
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Chair John