ZONING ADMINISTRATOR HEARING AGENDA

Wednesday, November 4, 2015, 10:00 a.m.  Development Services Conference Room 7 County Center Drive, Oroville

- 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.
- Applicants/Agents are expected to be present to represent their items when they come up on the agenda. In the absence of representation, the Zoning Administrator will decide whether to act on the item or continue it to a future date.
- 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) 538-6571 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. Following your presentation, please print your name and address on the speaker’s sheet, in order to obtain correct spelling and maintain accurate records.
- 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 $400 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.
- Materials related to an item on this agenda submitted to the Zoning Administrator after distribution of the agenda packet are available for public inspection in the Development Services Department at 7 County Center Drive, Oroville, CA 95965 Monday, Tuesday, Thursday and Friday from 8:00 a.m. to 4:00 pm and Wednesday 8:00 a.m. to 3:00 p.m.
- Meetings are recorded and the audio file will be placed on the Department website: www.buttecounty.net/dds

I. 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.

II. Public Hearings

A. Minor Use Permit MUP15-0008

Applicant: Executive Homes
Owner: MWB Properties, LLC.
Project: Minor Use Permit
Planner: Rowland Hickel
G.P.: Retail and Office (RTL)
Zoning: General Commercial (GC)
Location: 3449 Highway 32, at the intersection with Muir Avenue, west of Chico.
Project Description: Request to construct a caretaker quarters accessory to an existing animal hospital, permitted with Conditional Use Permit (UP 87-58).
quarters would provide for permanent residency on the property for around-the-clock animal care and on-call emergency services.

**CEQA Determination:** Categorically exempt under Section 15303 (Class 3) and 15311 (Class 11) of the CEQA Guidelines.

**Staff Recommendation:** Approve

**Appeal Period:** 10 calendar days

### B. Legal Lot Determination DET15-0006

**Applicant:** Arthur J. and Jeannie M. Gross

**Owner:** Arthur J. and Jeannie M. Gross

**Project:** Legal Lot Determination (Conditional Certificate of Compliance)

**Planner:** Tristan Weems

**APNs:** 061-320-021, -022

**G.P.:** Foothill Residential

**Zoning:** FR-5 (Foothill Residential 5-acre minimum)

**Location:** The parcels are located approximately 3,500 feet north east of Bald Rock road, 14 miles northwest of the City of Oroville.

**Project Description:** This is a legal lot determination for two parcels, APN 061-320-021 is approximately 4 acres and APN 061-320-022 is approximately 4.9 acres. The conditions from Public Works stipulate that two way traversable access is required to a County maintained roadway and either provide approved access to the County maintained road or verified approved access to Forest Service Road 21N51Y (Special Use Permit FEA1108) is obtained, it is also noted that the location of access road and northerly property lines are unknown.

**CEQA Determination:** Categorically exempt under Section 15305 of the CEQA guidelines (Class 5 Exemption).

**Staff Recommendation:** Approve the legal lot determination through a conditional certificate of compliance.

**Appeal period:** 15 calendar days

### III. Adjournment