



Department of Development Services

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**BUTTE COUNTY PLANNING COMMISSION
AGENDA**

December 14, 2023

TIME:

PLACE:

9:00 a.m.

Board of Supervisors' Room
County Administration Center
25 County Center Drive Oroville, CA, 95965

BUTTE COUNTY PLANNING COMMISSION

December 14, 2023

Public comments will be accepted in-person at the meeting or may be submitted prior to the meeting. Use the following information to remotely view, or listen to, the Planning Commission meeting, including the Public Hearing portions online.

Link: <http://bcdds.net/PlanningCommission>

Event (Meeting) Number: 2553 458 5950

Event Password: Planning

You may also call in: 1-844-992-4726

I. CALL TO ORDER

Pledge of Allegiance

II. ROLL CALL - Commissioners Parrott, Schleiger, Donati, Roethler, and Chair Flicker.

III. DISCLOSURE OF EX PARTE COMMUNICATIONS

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

V. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA – This is an opportunity for any person to address the Planning Commission. Presentations will be limited to five minutes. The Commission is prohibited by State law from taking action on any item presented if it is not listed on the Agenda.

VI. 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. Persons wishing to address the Planning Commission may sign up prior to the meeting by emailing PCClerk@buttecounty.net or by providing written comments via email or mail. 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. The hearing will then be closed to the public and discussion confined to the members of the Commission and staff. The Commission will then make a motion and vote on the item.

A. Conditional Use Permit (UP23-0006/SAC Wireless) Proposed Conditional Use Permit to construct a new wireless telecommunications monopole, 90' in height, with twelve (12) wireless antennas and a microwave antenna. The project includes (3) ground-mounted cabinets and a 30 KW backup generator with a 134-gallon diesel fuel tank within a 30' x 22' (660 sq. ft.) lease area contained by an 8-foot tall chain link fence and screening slats. Two additional carriers could co-locate on the monopole under separate permitting actions. The project site is at 6029 State Hwy 99 E, at the Nelson Avenue intersection, 2 miles north of State Highway 162, 3 miles northeast of Richvale; Assessor Parcel Number: 029-070-060. (Rowland Hickel, AICP, Senior Planner)

Agenda Report 

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B. Tentative Subdivision Map (TSM22-0003/Equity, Corp.) The project is a 9-lot tentative subdivision map (TSM22-0003) of a 9.25-acre parcel zoned Very Low Density Residential (VLDR). The site is located on the southwest side of Nord Avenue, southeast of Foxfield Court and northeast of Rodeo Avenue. The 9 residential lots will range from 1-acre to 1.14 acres in size. The new lots will access directly off a new public road connection from Nord Avenue on the northeast side of the site. Individual, onsite septic systems will provide wastewater disposal and potable water will be served by CalWater, a public water provider. An orchard and two small structures are currently located on the site. Both the orchard and structures will be removed prior to construction. A single-family residence and outbuildings are located adjacent to the northwest corner of the site. These improvements are not part of the project site. (Mark Michelena, Principal Planner)

Agenda Report 

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- C. **Tentative Parcel Map Extension (MEXT23-0003/Phiasy)** This is a 6-year map extension request to extend the Zoning Administrator Approved Tentative Parcel Map (TPM20-0010) on APN 078-270-040. Per the request of the applicant, the Department of Public Works, Land Development Division has reviewed certain conditions and made modifications from the initially approved condition set. In addition, the Department of Development Services, Planning Division has approved a modification from the original approved Plat to allow an existing mobile home to remain. (Mark Michelena, Principal Planner)

Agenda Report 

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- D. **Residential Care Homes Zoning Code Amendment (ZCA23-0005)** Continued from October 26, 2023, to allow Large Residential Care Homes by right in the Low Density and Medium Density Residential Zones. This Amendment would also modify the glossary definition of Residential Care Homes to include more descriptive language on Sober Living Environments (SLEs) and Board and Care Facilities. This item is a continuation from the October 26, 2023 Planning Commission hearing, where Planning Staff was directed to provide further context regarding this amendment, including spatial exhibits of the MDR and LDR zoning district parcel locations in the County and also provide a list and location of existing facilities within the Cities and County. (Dan Breedon, Planning Manager)

Memo 

Addendum to Memorandum 

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- VII. **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. **Planning Manager's Report**
- B. **Planning Commission Concerns**

VIII. **MINUTES**

- A. **November 9, 2023**

Minutes 

IX. ADJOURNMENT