



Department of Development Services

Paula M. Daneluk AICP, Director

Curtis Johnson, Assistant Director

7 County Center Drive
Oroville, California 95965

T: 530.552.3700

F: 530.538.7785

buttecounty.net/dds

**BUTTE COUNTY PLANNING COMMISSION
AGENDA**

March 23, 2023

TIME:

PLACE:

9:00 a.m.

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

Public comment 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 (pursuant to recent changes to the Brown Act Teleconferencing Rules, no online/phone call public comments will be taken):

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

Event (Meeting) Number: 2551 362 1197

Event Password: Planning

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

I. CALL TO ORDER

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 UP22-0004 Maranatha Church Expansion

Agenda Report 

Powerpoint 

B. Tentative Parcel Map (TPM22-0015/Anderson)

Project Description: The applicant, Dave Anderson, is requesting a Tentative Parcel Map to subdivide two parcels (523.91 acres), APNs: 041-030-153 & 154 and 041-320-025, into three parcels (200.05 acres, 161.51 acres and 162.35 acres). The project site encompasses 523.91 acres located on the east side of Pentz Road, approximately 0.6 miles north of Durham-Pentz Road, north of Oroville city limits. The parcels are zoned AG-40 & AG-160-DH-SH (Agriculture – 40 and 160-acre minimum-Deer Herd Migration-Scenic Highway). The application is a resubmittal of approved Tentative Parcel Map TSM18-0001. An Addendum to the adopted Mitigated Negative Declaration for Tentative Parcel Map TPM18-0001 has been prepared in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines §15164. (Project Planner: Austin Forde, Assistant Planner)

Agenda Report 

Powerpoint 

C. Zoning Code Amendment (ZCA22-0004) to Butte County Code, Chapter 24, Article III, Division 12 – Nonconforming Uses and Structures. A County-initiated zoning code amendment to expand the designation of nonconforming uses and structures to include unpermitted single-family residences constructed before January 1, 1978. The amendment will allow existing single-family residences built without County approval and contrary to past County zoning regulations to be considered legally established but nonconforming with current zoning regulations, subject to the approval of an administrative permit and development standards. The zoning code amendment is exempt from environmental review

pursuant to CEQA Guidelines Section 15061(b)(3), Common Sense Exemption, which exempts activities covered by the general rule that CEQA applies only to projects with the potential to cause a significant effect on the environment. (Project Planner: Rowland Hickel, AICP, Senior Planner)

Agenda Report 

Powerpoint 

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. March 9, 2023

Minutes 

IX. ADJOURNMENT