



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION AGENDA

February 27, 2025

TIME: 9:00 AM

PLACE: 25 County Center Drive, Suite 201, Oroville, CA

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://bcds.net/PlanningCommission>

Event (Meeting) Number: 2558 416 3706

Event Password: Planning

You may also call in: 408-418-9388

- I. **CALL TO ORDER**
 - A. **Pledge of Allegiance**
- II. **ROLL CALL** - Commissioners Flicker, Parrott, Donati, Roethler, and Chair Schleiger
- 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 CClerk@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. BUTTE COUNTY ENVIRONMENTAL REVIEW GUIDELINES UPDATE (MISC23-0022) – CONTINUED FROM JANUARY 23

County-initiated update of the Butte County Environmental Review Guidelines to align with the latest version of the California Environmental Quality Act (CEQA) and to reflect the County's current environmental review procedures and practices. These Guidelines are applicable to the unincorporated area of Butte County. (Rowland Hickel, AICP, Senior Planner)

B. MAGALIA GENERAL PLAN AMENDMENT AND ZONE CHANGE (GPA23-0002/REZ23-0002)

County-initiated General Plan Amendment and Zone Change for multiple parcels in Magalia, along Lakeridge Circle (Magalia Center) and Old Magalia. The General Plan Amendment changes the land use designation of two parcels totaling 4.39 acres located off Lakeridge Circle from Retail-Office (RTL) to Mixed Use (MU). The Zone Change amends the zoning map from GC (General Commercial) to (MU-2) Mixed Use-2 and involves 16 parcels totaling 36.33 acres along Lakeridge Circle and 14 parcels totaling 9.74 acres in the Old Magalia neighborhood. These changes are being made to support land uses anticipated under the Upper Ridge Community Plan, including commercial and residential uses as set forth under Plan Strategy's LU-2.5 and LU-2.6. (Rowland Hickel, AICP, Senior Planner)

C. ZONING CODE AMENDMENT (ZCA25-0001)

A County-initiated zoning code amendment to the Butte County Zoning Ordinance (Butte County Code Chapter 24, Article III, Division 3, Walls and Fences and Article VII, Division 1 Definitions) to update the Wall and Fence regulations and Glossary to include golf ball safety nets. This amendment will provide an administrative permit process to allow the installation of safety netting to address errant golf balls, where determined to be appropriate. The amendment will also ensure compatibility with the applicable zone, surrounding land uses, and the application of appropriate design standards. (Mark Michelena, Principal Planner)

D. Butte County General Plan 2040 and Housing Element Annual Progress Reports (APR) for Calendar Year 2024

California Government Code 65400 mandates that counties submit Annual Progress Reports to the Board of Supervisors, the Governor's Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development (HCD) by April 1 of each year for both the General Plan and the Housing Element of the General Plan. Both APRs are provided for the Planning Commission's information. The APRs will be provided to the Board of Supervisors prior to submitting to HCD and LCI. The APR's are presented to the Planning Commission for information only, no action is required (Mark Michelena, Principal Planner).

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. January 23, 2025

IX. ADJOURNMENT