



Department of Development Services

Paula M. Daneluk, AICP, Director
Curtis Johnson, Assistant Director

7 County Center Drive
Oroville, California 95965

T: 530.552.3700

www.buttecounty.net/dds

BUTTE COUNTY PLANNING COMMISSION

February 27, 2025

TIME: 9:00 a.m.

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

I. CALL TO ORDER

Chair Schleiger called the meeting to order at 9:00 a.m.

Pledge of Allegiance

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

Present: Commissioner Donati, Commissioner Flicker, Commissioner Parrott, Chair Schleiger.

Absent: Commissioner Roethler

Others Present:

County Counsel: Roger Wilson, Chief Deputy County Counsel

Kim Hunter, Public Works, Deputy Director of Land Development

Development Services:

Dan Breedon, AICP, Planning Division Manager

Mark Michelena, Principal Planner

Rowland Hickel, Senior Planner

Cortney Kingsley, Office Assistant

Dylan Eagles, Moderator

III. DISCLOSURE OF EX PARTE COMMUNICATIONS

Chair Schleiger asked all commissioners if there were any ex parte communications to disclose. All Commissioners stated that they had no ex parte communications to report.

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

A motion was made by Commissioner Donati to accept the agenda.

Commissioner Parrot seconded the motion.

Vote:

Ayes: Chair Schleiger, Commissioner Donati, Commissioner Flicker, Commissioner Parrott.

Nays:

Abstain:

Absent: Commissioner Roethler

Accepted 4:0:1

- 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.

None.

- 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. 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)

AGENDA REPORT

POWERPOINT

The project was presented by Senior Planner, Rowland Hickel.

Commissioner Flicker commented on the updated guidelines.

Public Speakers:

John Stonebraker

Kim Hunter, Public Works

John Stonebraker made a public comment.

Kim Hunter, Public Works, made a comment.

Chair Schleiger closed public comment.

A motion was made by Commissioner Donati, to make a recommended approval to find the project exempt from the California Environmental Quality Act (CEQA) and approve the Environmental Review Guidelines in Attachment A.

Commissioner Flicker seconded the motion.

Vote:

Ayes: Chair Schleiger, Commissioner Donati, Commissioner Parrott, Commissioner Flicker

Nays:

Abstain:

Absent: Commissioner Roethler

Accepted 4:0:1

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)

AGENDA REPORT

POWERPOINT

The project was presented by Senior Planner, Rowland Hickel.

Public Speakers:

Kristi Sweeney

John Stonebraker

Al McGreehan

Kristi Sweeney made a public comment.

John Stonebraker made a public comment.

Al McGreehan made a public comment.

Chair Schleiger closed public comment.

Commissioner Donati asked additional questions for clarification.

Planning Manager, Dan Breedon, provided further information.

A motion was made by Commissioner Parrot, to adopt the Resolution, making findings and recommending the Board of Supervisors adoption of the Addendum and approval of the General Plan Amendment and Zone Change.

Commissioner Flicker seconded the motion.

Vote:

Ayes: Chair Schleiger, Commissioner Parrott, Commissioner Flicker

Nays: Commissioner Donati

Abstain:

Absent: Commissioner Roethler

Accepted 3:1:1

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)

AGENDA REPORT

POWERPOINT

The project was presented by Principal Planner, Mark Michelena.

Commissioner Flicker asked additional questions for clarification.

Principal Planner, Mark Michelena, provided further information.

Chari Schleiger asked additional questions for clarification.

Principal Planner, Mark Michelena, provided further information.

Planning Manager, Dan Breedon, provided further information.

Public Speakers:

John Ross

John Ross made a public comment.

Chair Schleiger closed public comment.

A motion was made by Commissioner Parrot, to adopt the Resolution making findings and recommending the amendment of Butte County Zoning Ordinance (Butte County Code Chapter 24, Article III, Division 3, Walls and Fences and Article VII, Division 1 Definitions)

to the Board of Supervisors, and find the project exempt from CEQA pursuant to Section 15303.

Commissioner Flicker seconded the motion.

Vote:

Ayes: Chair Schleiger, Commissioner Donati, Commissioner Parrott, Commissioner Flicker

Nays:

Abstain:

Absent: Commissioner Roethler

Approved 4:0:1

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).

ANNUAL PROGRESS REPORT MEMO

ANNUAL GENERAL PLAN PROGRESS REPORT

ANNUAL HOUSING ELEMENT PROGRESS REPORT

POWERPOINT

The information was presented by Mark Michelena, Principal Planner.

Chari Schleiger asked additional questions for clarification.

Principal Planner, Mark Michelena, provided further information.

Planning Manager, Dan Breedon, provided further information.

Commissioner Donati asked additional questions for clarification.

Principal Planner, Mark Michelena, provided further information.

Public Speakers:

John Stonebraker

John Stonebraker made a public comment.

Chair Schleiger closed public comment.

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

None.

B. Planning Commission Concerns

None.

VIII. MINUTES

A. January 23, 2025

A motion was made by Commissioner Flicker to accept the January 23, 2025 Minutes.

The motion was seconded by Commissioner Donati.

Vote:

Ayes: Chair Schleiger, Commissioner Donati, Commissioner Parrott, Commissioner Flicker

Nays:

Abstain:

Absent: Commissioner Roethler

Accepted 4:0:1

IX. ADJOURNMENT

Chair Schleiger adjourned the meeting at 09:47 a.m.

x  _____ Date: 3 / 27 / 25

Planning Commission
County of Butte, State of California