Subject: Request for Direction for General Plan Amendment and Rezone for Table Mountain Boulevard and Garden Drive Parcels

Department: Development Services

Contact: Tim Snellings

Phone: 530.552.3700

Meeting Date Requested: May 21, 2019

Regular Agenda ☑ Consent Agenda ☐

Department Summary: (Information provided in this section will be included on the agenda. Attach explanatory memorandum and other background as necessary).

The Department of Development Services requests direction from the Board of Supervisors to initiate a General Plan Amendment and Rezone concerning seven parcels (APNs: 031-010-046, -067, -068, -080, -081, -084, -085) ranging from 0.5 to 1.0 acres in size, each located east of, and adjacent to, Table Mountain Boulevard, approximately 500 feet north of Garden Drive north of the City of Oroville. These parcels are currently designated Retail and Office by the General Plan and zoned GC (General Commercial). A General Plan designation and zone of MDR (Medium Density Residential) is recommended by staff to match the existing residential land uses. This amendment is considered a correction to the General Plan designation and zoning map. The subject property owners have submitted a petition in support of this amendment.

Fiscal Impact:

Does not apply.

Personnel Impact:

Does not apply.

Action Requested:

Direct staff to prepare an amendment to the Zoning Ordinance and General Plan.

Administrative Office Review: Casey Hatcher, Deputy Chief Administrative Officer

Revised: April, 2019
Table Mountain Blvd. County-Initiated GPA/RZ - GC (General Commercial) to MDR (Medium Density Residential)
APNs: 031-010-046, -067, -068, -080, -081, -084, -085
Table Mountain Blvd. County-Initiated GPA/RZ - GC (General Commercial) to MDR (Medium Density Residential)
APNs: 031-010-046, -067, -068, -080, -081, -084, -085
Petition For General Plan Amendment

RE: Reclassify Properties and Parcel # 031-010-046 at Table Mountain Blvd.

The parcel indicated above and all (6) of the surrounding properties are in a residential area located on the west side of Table Mountain Blvd. in Oroville CA. Butte County currently designates these parcels as Zone GC - General Commercial. This means, except for the homes and structures that have been “Grandfathered” in, the property can only be used for commercial business such as an auto repair shop, warehouse or similar business.

The Permitted uses include general retail, personal services, professional offices, restaurants, gas and service stations, hotels and motels, and other similar commercial uses. Multiple-family dwellings, vehicle repair, light manufacturing, and warehousing and storage are permitted in the GC zone with the approval of a Conditional Use Permit.

Single-family homes or residential structures are not permitted in the GC zone. A family of two, displaced by the Paradise Fire, is interested in placing a single family home on the parcel indicated. Under the current zoning restriction, this is not permitted. This petition by the surrounding home owners is to amend the zoning code to more accurately reflect this area as MDR - Medium Density Residence, should they feel it is appropriate, and to reclassify this area to include building or renovation of single family homes and similar structures suitable to residential property.

Questions concerning the County Zoning ordinance can be directed to the Butte County Department of Development Services, Dan Breedon at (530) 552-3682.

Thank you for your support in this matter.

Julio Santiago

(530) 228-9269
Name: D. Richard Justus
Address: 599 Table Mountain, Oroville, CA 95965
Phone: 530-534-7464

Name: Michelle Turner
Address: 603 Table Mountain, Oroville, CA 95965
Phone: 513-277-1588

Name: Nathan Mayo
Address: 620 Table Mountain, Oroville, CA 95965
Phone: 530-682-5907

Name: 
Address: 627 Table Mountain, Oroville, CA 95965
Phone: 

Name: Kacey E. Jones
Address: 600 Garden Dr, Oroville, CA 05065
Phone: 530 863 4225

APN: 031-010-085  No Address Available - No Buildings On Property