



SUTTER COUNTY

DEVELOPMENT SERVICES DEPARTMENT

Building Inspection
Code Enforcement

Planning
Environmental Health

Fire Services
Engineering

Road Maintenance
Water Resources

February 13, 2018

To: Board of Supervisors

Re: Report on Actions of Planning Commission

Recommendation: Informational only. No action is required by the Board of Supervisors at this time

During the regular meeting held on January 17, 2018, the Sutter County Planning Commission considered the following items and took action as indicated:

Project #17-026 - A use permit for the conversion of a nonconforming attached residential garage into habitable living space; AG (Agriculture) District; 2528 Pacific Avenue, Trowbridge, CA 95659; APN: 33-192-014; Applicant/Owner: Scott and Ashley Anderson (project is exempt from CEQA) **Approved with conditions**

Project #17-029 - To reestablish a use permit for an existing secondary manufactured home as an agricultural caretaker unit; AG (Agriculture) District; 10452 Township Road, Live Oak, CA 95953; APN: 08-110-031; Applicant/Owner: Perminder Bains (project is exempt from CEQA) **Approved with conditions**

Sutter County Planning Commission:

Possible cancellation of the first meeting in February (February 7, 2018). The meeting of February 7, 2018 was cancelled.

Sincerely,

Doug Libby, AICP
Interim Deputy Director of Planning and Building

DL:km

Enclosure

ecc: Development Services Director
Building Inspection
Environmental Health
Engineering

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FEB 13 2018

Conditions of Approval
Project #17-026 (Anderson)

Approved by Planning Commission 01-17-2018

A use permit for the conversion of a nonconforming attached residential garage into habitable living space. The existing 488 square foot attached garage will be converted to provide for a new laundry room and bonus room. An existing garage door will be removed and replaced with a new exterior wall and windows. Two 9' x 18' onsite tandem parking spaces and a 9' x 25' driveway will be located south of the existing residence. Parking spaces and the driveway will be paved. The project is located at 2528 Pacific Avenue, Trowbridge, CA 95659.

Condition Signoff	Timing	Conditions of Approval
1.		This use permit shall be effectuated within 24 months (2 years) from the date of its approval, or an extension request received. If the use permit has not been effectuated or extended within 24 months, it shall become null and void without further action. (DS)
2.		A Notice of Exemption shall be filed in the Office of the County Clerk within 5 days of approval. (DS)
3.		Applicant shall be responsible for paying any outstanding account balance. (DS)
4.		The property shall be developed and maintained in substantial accord with the submitted application, project description, and site plan except as may be modified in the project conditions. (DS)
5.	Prior to Certificate of Occupancy	The two proposed parking spaces and driveway as shown on the site plan shall be paved in accordance with Zoning Code Section 1500-20-080(B)(1)(a). Both the parking spaces and portion of the driveway located outside the right-of-way shall be surfaced with either 4 inches of Class 2 aggregate base or 7 inches of Butte Rock base with a ¾ inch maximum grading requirement and such areas shall be paved with 2 inches of asphalt concrete with ½ inch grade requirement. (DS)
6.	Prior to Certificate of Occupancy	Parking spaces shall not be less than 9' x 18' in size and shall be setback a minimum of 25 feet from the edge of the right-of-way as shown on the site plan. (DS)
7.	Prior to Certificate of Occupancy	DRIVEWAY. A paved driveway entrance is required and shall be constructed per Sutter County Standard Detail H-12. (DS)
8.	Prior to Certificate of Occupancy	FLOOD ZONE. The parcel is within Zone X (Shaded) as designated by the FEMA Flood Insurance Rate Map Panel 0603940720E, but is still within a Local Flood Hazard Area with a base flood elevation of 46.0 feet (NGVD 29). The finished floor elevation of the garage conversion must either be raised to match the existing dwelling area

Condition Signoff	Timing	Conditions of Approval
		finished floor elevation or be raised to a minimum elevation of 47.0 feet (NGVD 29), whichever is lower. Applicant shall comply with all provisions of the Sutter County – Floodplain Management Ordinance and FEMA regulations. (DS)
9.	Prior to Certificate of Occupancy	ENCROACHMENT. Applicant shall obtain an encroachment permit from the Development Services Department for the proposed new driveway connection to be made to Pacific Avenue. The applicant is required to pave the driveway section that is in the County Right of Way with a minimum of 3 ½ inches of Hot Mix Asphalt over 8 inches of Class 2 Aggregate Base. The right-of-way line is 22 feet from the existing paved edge of Pacific Avenue. (DS)
10.	Ongoing	GRADING, DRAINAGE, AND CONSTRUCTION. No grading or alteration of the existing terrain that would direct runoff towards Pacific Avenue or adjacent parcels shall be done. All drainage must enter and leave the project area at its existing line and grade, unless otherwise approved by the Director. No net increase of peak flow is allowed. No net adverse impact for volume, quality or duration is allowed. Additional surface water runoff created by the project must be retained on-site or detained and discharged so as to not adversely impact downstream facilities or properties. All Grading and Site Improvements shall be completed per the approved plans and in accordance with Sutter County Development Standards. All requirements of Federal, State and County permits need to be complied with for the duration of the project. (DS)
11.	Ongoing	The site shall be maintained in a neat and orderly fashion, free of debris, salvage materials, and equipment. (DS)

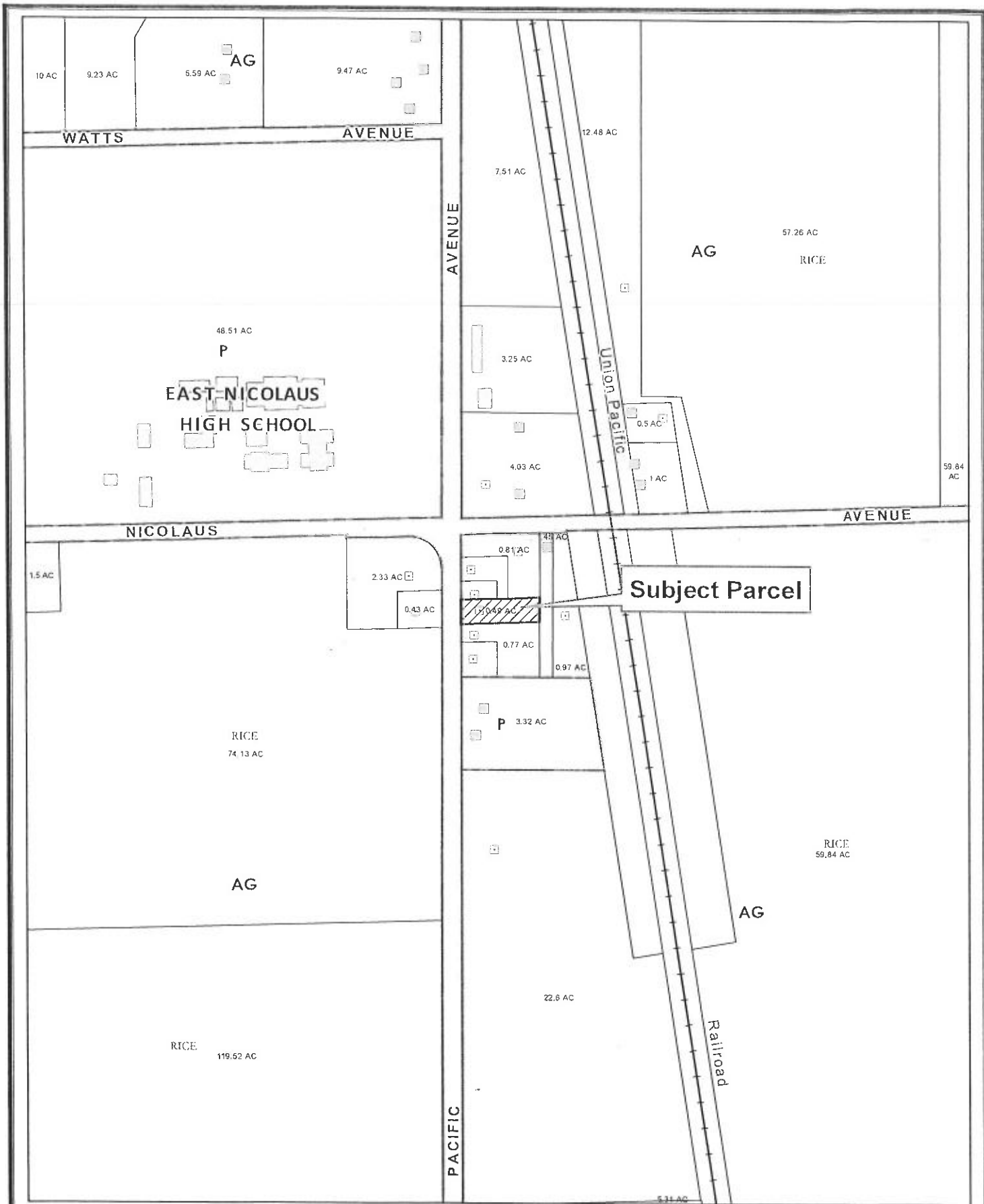
Acronyms

(DS) = Development Services

I hereby declare under penalty of perjury I have read the foregoing conditions, they are in fact the conditions which were imposed upon the granting of this use permit, and that I agree to abide fully by said conditions.

Dated: _____

Signed: _____



0 125 250 500 750 1,000 Feet

17-026

January 17, 2018

(not to scale)

□ Agricultural Building

⊙ House

⊠ Commercial/Industrial

prepared by
SUTTER COUNTY DEVELOPMENT SERVICES DEPARTMENT

Conditions of Approval

Project #17-029 (Bains)

Approved by Planning Commission 01-17-2018

A use permit for an existing temporary secondary manufactured home for an agricultural caretaker. This project is located at 10452 Township Road, Live Oak, CA 95953.

Condition Signoff	Timing	Conditions of Approval
1.		A Notice of Exemption shall be filed in the Office of the County Clerk within 5 days of approval. (DS)
2.		Applicant shall be responsible for paying any outstanding account balance. (DS)
3.		The property shall be developed and maintained in substantial accord with the submitted application, project description, and site plan except as may be modified in the project conditions. (DS)
4.		The use permit shall be issued for a term period of up to five years, subject to extension, or it shall expire at such time as the use or need for which it was granted ceases, whichever occurs first. An application for extension and payment of the adopted extension fee shall be made and include a written explanation of the continuing need for the caretaker unit. Upon expiration, or cessation of the use, the manufactured home shall be removed from the property within six (6) months. (DS)
5.		The manufactured home shall be occupied by a caretaker of agricultural property, improvements, or equipment. (DS)
6.	Ongoing	The applicant shall maintain the existing driveway in accordance with the requirements of Zoning Code Section 1500-20-080(B)(2)(a). This requires the parking and circulation areas to be surfaced with a minimum of four (4) inches of either Class 2 aggregate base or Butte Rock. (DS)
7.	Ongoing	The applicant shall maintain the existing skirting in accordance with the requirements of Zoning Code Section 1500-05-030(M)(4)(b). This requires the area between the bottom of the manufactured home and the ground to be fully enclosed on all sides with solid, nontransparent skirting that is of similar compatible material to the manufactured home. No storage of materials under the manufactured home is permitted except for appurtenances removed from the manufactured home and permitted to be stored under the manufactured home in accordance with the laws of the State of California. (DS)
8.	Ongoing	The site shall be maintained in a neat and orderly fashion, free of debris, salvage materials, and equipment. Any inoperable boats, vehicles, or similar items shall be removed from the site. (DS)

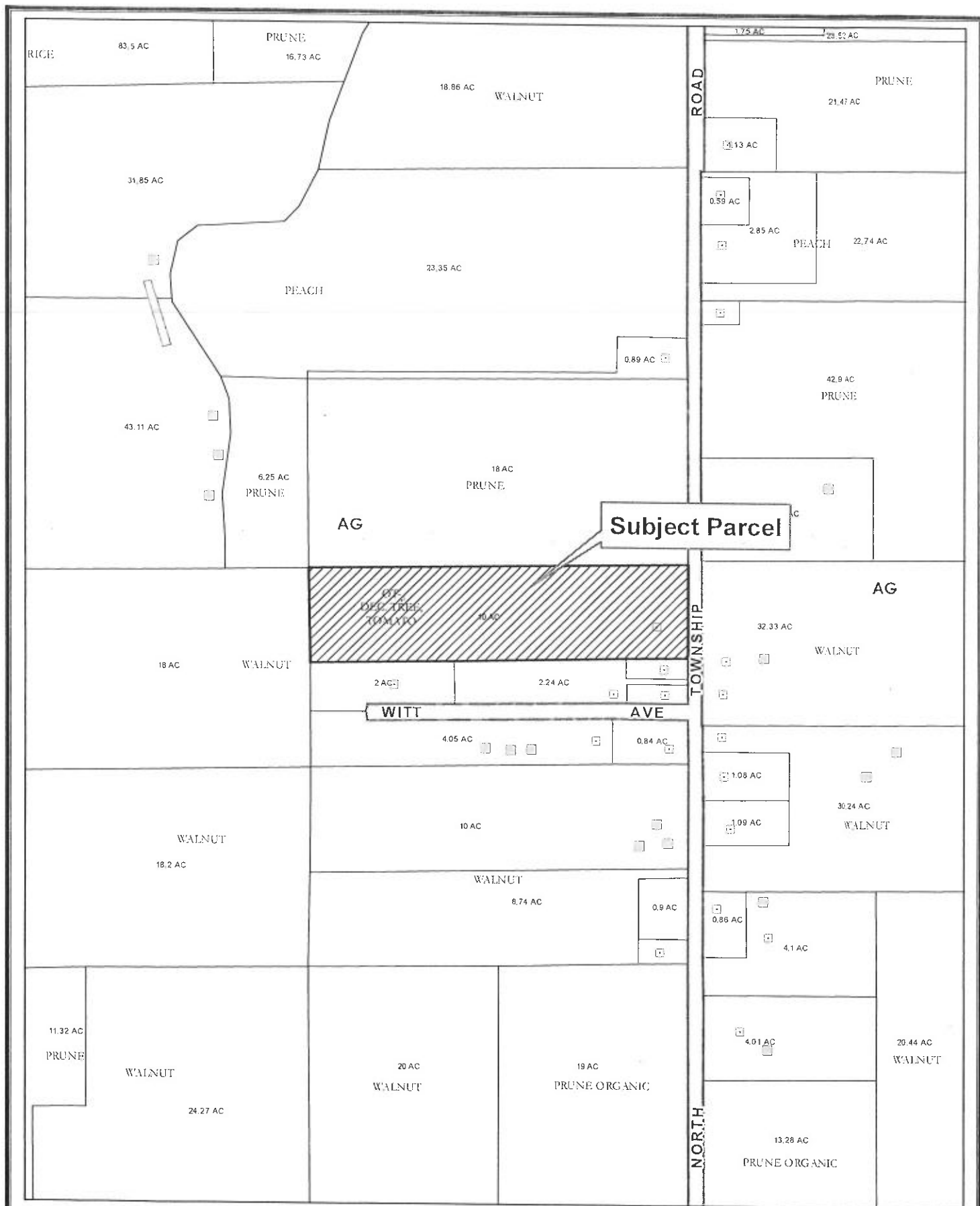
Acronyms

(DS) = Development Services

I hereby declare under penalty of perjury I have read the foregoing conditions, they are in fact the conditions which were imposed upon the granting of this use permit, and that I agree to abide fully by said conditions.

Dated: _____

Signed: _____



17-029

January 17, 2018

(not to scale)

- Agricultural Building
- House
- Commercial/Industrial

0 125 250 500 750 1,000 Feet

prepared by
SUTTER COUNTY DEVELOPMENT SERVICES DEPARTMENT