



PLANNING COMMISSION STAFF REPORT

PLANNING COMMISSION HEARING, February 18, 2004
Agenda Item #7

Request: Zoning Code and Subdivision Ordinance text amendments affecting the appeal code sections.

Location: Countywide

APN: N/A

File: Project #04-004

Planner: Lisa Wilson

Applicant	Property Owner
Sutter County Board of Supervisors	Countywide

Staff Recommendation

Staff recommends the Planning Commission forward a recommendation to adopt the proposed text changes.

Project Description

The project consists of minor text changes to Zoning Code Sections 1500-310 and 1500-312 Appeals and to Subdivision Ordinance Section 1400-850, Appeal provisions. The text changes are intended to clarify when the appeal period closes following Planning Commission action, who may appeal the project on the County's behalf and that if there are multiple applications involved in the appeal, all of the actions shall be considered in the appeal. See Attachment "A" for proposed text changes.

Environmental Analysis

In accordance with the California Environmental Quality Act and the Guidelines, this project is Exempt, pursuant to CEQA Guidelines Section 15061(b)(3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Findings

Based upon information contained in the staff report and/or testimony received at the public hearing, the Planning Commission recommends the following findings:

- A. The project is covered by the general rule exemption 15061(b)(3).
- B. The Planning Commission has reviewed, analyzed, and considered the request and public testimony prior to making its recommendation and finds that the code changes will not be detrimental or injurious to property and improvements or to the general welfare of the County.

Recommended Action

Should the Planning Commission agree with staff's recommendation, the following motion would be appropriate:

"I move the Planning Commission recommend to the Board of Supervisors adopt the proposed text amendments with findings as contained in this report."

Attachments

- A. Text marked to indicate the proposed changes

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