



**CITY OF OROVILLE
PLANNING COMMISSION MEETING MINUTES
APRIL 27, 2017 – 7:00 PM**

These minutes detail the action which was taken related to each particular agenda item and do not reflect any discussion that may have occurred. For information regarding what was discussed related to a particular item, if anything, you can obtain a copy of the audio recording for this meeting by sending an email to cityclerk@cityoforoville.org or by calling the Clerk's office at 530-538-2535.

The agenda for the April 27, 2017 special meeting of the Oroville Planning Commission was posted on the bulletin board at the front of City Hall and in the City Council Chambers, and on the City of Oroville's website located at www.cityoforoville.org, on Wednesday, April 26, 2016, at 10:15 a.m.

1. CALL TO ORDER

The April 27, 2017 special meeting of the Oroville Planning Commission was called to order by Chairperson Robison at 7:00 p.m.

2. ROLL CALL

Present: Commissioners Brand, Britton, Chapman, Jenkins, McDavitt, Chairperson Robison
Absent: Vice Chairperson Durling (e)

Staff Present:

Donald Rust, Acting City Administrator
Dawn Nevers, Assistant Planner
Marnie Gedney, Oroville Fire Department

Luis Topete, Associate Planner
Evan Burt, City Intern

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson Robison.

4. RECOGNITION OF INDIVIDUALS WISHING TO SPEAK ON AGENDA ITEMS

5. PUBLIC COMMENT - None

6. CORRESPONDENCE - None

7. APPROVAL OF MINUTES

A motion was made by Commissioner Brand, seconded by Commissioner McDavitt, to:

Approve the minutes of the March 16, 2017 regular Planning Commission meeting.

The motion was passed by the following vote:

Ayes: Commissioners Brand, Britton, Chapman, Jenkins, McDavitt, Chairperson
Robison
Noes: None
Abstain: None
Absent: Vice Chairperson Durling

REGULAR AGENDA

8. PUBLIC HEARINGS

8.1 TPM 17-01: Pacifica Country Crest – staff report

The Planning Commission conducted a public hearing to consider approving Tentative Parcel Map No. 17-01 to separate an existing three-story congregate care senior living facility and one-story skilled nursing facility with a partial basement so each is located on its own parcel. (**Luis A. Topete, Associate Planner**)

Chairperson Robison opened the Public Hearing.

Hearing no public comment, Chairperson Robison closed the public hearing.

Carey Algaze, applicant, gave a brief description of the project and answered questions for the Commission

Michael Mays, Northstar Engineering and project engineer, answered questions for the Commission.

Following discussion, a motion was made by Commissioner Chapman, seconded by Commissioner Brand, to:

Adopt Resolution No. P2017-08 – A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 17-01 TO SUBDIVIDE THE PARCEL IDENTIFIED AS APN: 068-344-026 TO SEPARATE AN EXISTING CONGREGATE CARE SENIOR LIVING FACILITY AND SKILLED NURSING FACILITY SO EACH IS LOCATED ON ITS OWN PARCEL

The motion was passed by the following vote:

Ayes: Commissioners Brand, Britton, Chapman, Jenkins, McDavitt, Chairperson
Robison
Noes: Commissioner Britton
Abstain: None
Absent: Vice Chairperson Durling

8.2 ZC 17-02: Minor Variance and Minor Use Permit Regulations – staff report

The Planning Commission conducted a public hearing to consider amendments to the Zoning Ordinance to include the addition of provisions regarding Minor Variances and Minor Use Permits. **(Evan Burt, City Intern)**

Chairperson Robison opened the Public Hearing.

Hearing no public comment, Chairperson Robison closed the public hearing.

Following discussion, a motion was made by Commissioner Chapman, seconded by Commissioner Britton, to:

Adopt Resolution No. P2017-09 – **A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT AMENDMENTS TO TITLE 17 OF THE OROVILLE MUNICIPAL CODE TO ADD REGULATIONS REGARDING MINOR USE PERMITS AND MINOR VARIANCES WITH THE ADDITION OF THE FOLLOWING AMENDMENTS:**

- **Property owners within 300 ft. of subject parcel are to be noticed.**
- **Presented at the Development Review Committee prior to the Zoning Administrative Hearing**
- **Not more than 15% variance**

The motion was passed by the following vote:

Ayes: Commissioners Brand, Britton, Chapman, Jenkins, Chairperson Robison
Noes: Commissioner McDavitt
Abstain: None
Absent: Vice Chairperson Durling

9. REGULAR BUSINESS

9.1 TSM 05-04 (Riverview Subdivision): One Year Extension – staff report

The Oroville Planning Commission reviewed and considered approving a one-year extension to Tentative Subdivision Map No. 05-04, also known as the Riverview Subdivision. **(Luis A. Topete, Associate Planner)**

Following discussion, a motion was made by Commissioner Britton, seconded by Commissioner McDavitt, to:

Adopt Resolution No. P2017-07 – **A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING A ONE YEAR EXTENSION OF TENTATIVE SUBDIVISION MAP NO. 05-04, ALSO KNOWN AS THE RIVERVIEW SUBDIVISION**

The motion was passed by the following vote:

Ayes: Commissioners Brand, Britton, Chapman, Jenkins, McDavitt Chairperson Robison
Noes: None
Abstain: None
Absent: Vice Chairperson Durling

9.2 Planning Commission Review of Public Works Projects – staff report

The Oroville Planning Commission reviewed and considered sending a recommendation to the City Council for the Planning Commission to review and comment on certain public works projects. **(Luis A. Topete, Associate Planner)**

Following discussion, a motion was made by Commissioner Jenkins, seconded by Commissioner Chapman, to:

Continue the item until the next regular meeting of the Planning Commission when the City Engineer is available to answer questions for the Commission.

The motion was passed by the following vote:

Ayes: Commissioners Brand, Britton, Chapman, Jenkins, McDavitt Chairperson Robison
Noes: None
Abstain: None
Absent: Vice Chairperson Durling

10. DISCUSSION ITEMS - None

- Development Review Committee rotation
 - Commissioner Chapman
 - Commissioner Britton
 - Commissioner Brand, Alternate
- Establish bi-monthly meeting dates/times for Sign Code Updates - Ad Hoc Subcommittee
 - 2nd and 4th Tuesday of each month at 1:00 p.m.
- APA California 2017 Conference at the Sacramento Convention Center
Date/Times: September 23-16, 2017 (All Day)
 - All Commissioners wished to attend the conference

11. DIRECTOR'S REPORT

Community Development Director, Don Rust, reported on the following:

- Walmart Super Center to open June 7, 2017
- PG&E updates

- Carl's Jr. and Kentucky Fried Chicken
- Drive-thru on Feather River Blvd.
- Round-a-bout
- Lineman College: expansion of pole farm and Planning Commission request to tour Oroville Inn

12. CHAIRPERSON/COMMISSIONERS REPORTS

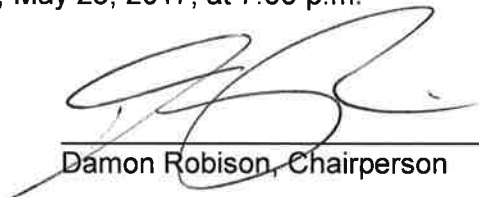
- Commissioner Chapman reported on recent Development Review Committees

14. ADJOURNMENT

The meeting was adjourned at 8:43 p.m. A regular meeting of the Oroville Planning Commission will be held on Thursday, May 25, 2017, at 7:00 p.m.



Donald Rust, Secretary



Damon Robison, Chairperson