



**CITY OF OROVILLE  
PLANNING COMMISSION MEETING MINUTES  
MAY 18, 2017 – 7:00 PM**

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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](mailto:cityclerk@cityoforoville.org) or by calling the Clerk's office at 530-538-2535.

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The agenda for the May 18, 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](http://www.cityoforoville.org), on Monday, May 15, 2016, at 9:15 a.m.

**1. CALL TO ORDER**

The May 18, 2017 special meeting of the Oroville Planning Commission was called to order by Vice Chairperson Durling at 7:07 p.m.

**2. ROLL CALL**

Present: Commissioners Brand, Britton, Chapman, Jenkins, McDavitt, Vice Chairperson Durling

Absent: Chairperson Robison (e)

**Staff Present:**

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Donald Rust, Acting City Administrator  
Dawn Nevers, Assistant Planner

Luis Topete, Associate Planner

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**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Chairperson Durling.

**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 Chapman, seconded by Commissioner Britton, to:

**Approve the minutes of the April 27, 2017 special Planning Commission meeting.**

The motion was passed by the following vote:

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

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**REGULAR AGENDA**

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**8. PUBLIC HEARINGS**

**8.1 TPM 17-02: 110 Mono Avenue – staff report**

The Planning Commission conducted a public hearing to consider approving Tentative Parcel Map No. 17-02 to separate a 0.67-acre (29,185 sf) lot with an existing 1,100 square foot single-family residence into two parcels. **(Luis A. Topete, Associate Planner)**

Vice Chairperson Durling opened the Public Hearing.

Hearing no public comment, Vice Chairperson Durling closed the public hearing.

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

**Adopt Resolution No. P2017-11 – A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 17-02 TO SUBDIVIDE THE PARCEL IDENTIFIED AS 110 MONO AVENUE (APN: 031-051-013) INTO TWO PARCELS**

The motion was passed by the following vote:

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

**9. REGULAR BUSINESS**

**9.1 Vallarta Grill: Finding of Public Convenience or Necessity (Type 41)– staff report**

The Oroville Planning Commission reviewed and considered adopting a Finding of Public Convenience or Necessity for a Type-41 “On Sale Beer and Wine – Eating Place” alcoholic

beverage license for the property identified as 2100 5th Avenue (APN: 035-430-069), the existing location of the Vallarta Grill restaurant. **(Luis A. Topete, Associate Planner)**

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

**Adopt Resolution No. P2017-10 – A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION FINDING AND DETERMINING THAT THE PUBLIC CONVENIENCE OR NECESSITY WOULD BE SERVED BY THE ISSUANCE OF AN ON SALE BEER & WINE – EATING PLACE (TYPE-41) ALCOHOLIC BEVERAGE LICENSE FOR THE PROPERTY IDENTIFIED AS 2100 5TH AVENUE, OROVILLE, CA 95965 (APN: 035-430-069)**

The motion was passed by the following vote:

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

### **9.2 TSM 05-05 (Highlands Estates Subdivision): One Year Extension – staff report**

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

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

**Adopt Resolution No. P2017-12: A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING A ONE YEAR EXTENSION OF TENTATIVE SUBDIVISION MAP NO. 05-05, ALSO KNOWN AS THE HIGHLANDS ESTATES SUBDIVISION**

The motion was passed by the following vote:

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

### **9.3 Planning Commission Review of Public Works Projects – staff report**

The Oroville Planning Commission will review and consider 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 recommendation was provided to staff, to:

Prepare a staff report with attached letter to City Council from the Planning Commission requesting input relating to roadway improvements.

10. DISCUSSION ITEMS - None

11. DIRECTOR'S REPORT

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

- Walmart Super Center to open June 7, 2017
- City Council Town Hall meeting to be held May 22, 2017 at 5:30 p.m. at the Historic State Theater.
- Gateway Project

12. CHAIRPERSON/COMMISSIONERS REPORTS - None

14. ADJOURNMENT

The meeting was adjourned at 9:00 p.m. A regular meeting of the Oroville Planning Commission will be held on Thursday, June 22, 2017, at 7:00 p.m.



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Donald Rust, Secretary



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Carl Durling, Vice Chairperson