

**CITY OF OROVILLE PLANNING COMMISSION  
1735 MONTGOMERY STREET, OROVILLE, CA 95965-4897**

**PUBLIC HEARING AND REGULAR MEETING  
MINUTES – January 10, 2005, 7:00 P.M.**

The meeting was called to order at 7:00 p.m. by Chairperson Robison.

**ROLL CALL**

Present: Ronda Brunson, Rochelle Frazier, Dan Gordon, Michael Howard, Damon Robison, Thil Wilcox

Excused: Joyce Gaza

Absent:

Others Present: Jo Sherman, Planning Manager  
David Lusk, Associate Planner  
Sandy Ostrander, Executive Assistant  
Eric Teitelman, Director Community Services & Public Works

**PLEDGE OF ALLEGIANCE**

Chairperson Robison led the pledge.

**MINUTES**

Commissioner Wilcox made a motion, seconded by Commissioner Gordon, to approve the minutes for October 27, 2004.

AYES: Frazier, Gordon, Howard, Wilcox

NOES:

ABSTAIN: Brunson, Robison

EXCUSED: Gaza

ABSENT:

Motion carried.

Commissioner Wilcox made a motion, seconded by Commissioner Gordon, to approve the minutes for December 13, 2004.

AYES: Gordon, Howard, Robison, Wilcox

NOES:

ABSTAIN: Brunson, Frazier

EXCUSED: Gaza

ABSENT:

Motion carried.

## **PUBLIC HEARING**

1. **TPM 04-06** (Jasco) – a proposal to split a 2.77-acre property into 3 lots, and make a minor shift in the common boundary with an adjacent 0.71-acre site. The 2.77-acre property abuts Grand Avenue and La Palma Drive (APN 031-340-059). The proposed split will create a 2.3-acre parcel that abuts Grand Avenue and two 6,000 square-foot parcels that abut La Palma Drive. The 2.3-acre parcel is zoned to allow commercial uses including mini-storage facilities, while the two small La Palma Drive parcels are zoned for single-family residential use. The 0.71-acre property is located on the southeast corner of Table Mountain Boulevard and La Palma Drive (APN 031-340-055). It is zoned to allow commercial uses. The proposed boundary shift would enlarge the corner parcel to 0.81 acres.

CEQA Determination: Categorical Exemption.

Planning Manager Sherman summarized the information regarding the alley, while Associate Planner Lusk showed pictures of the alley-way proposals. The project would also divide the frontage on La Palma into three different lots. The trees and streetlight intrude several feet into the right-of-way. City staff recommends that the palm trees be moved, and the curb, gutter, & sidewalks be aligned properly with existing improvements. The applicant is willing to reserve excess capacity (for two new homes) in the stormwater detention facilities that are going to be built for the commercial developments.

The public hearing was opened.

1. Steve Jasco, applicant – stated his only concern about the alley is to have a secure facility. He is willing to work with the City with whatever they decide to do about the alley. He was unsure if he would be required to underground the existing power line on the property. He was assured that he would only be required to underground new utilities. Another concern he had was about keeping the palm trees along La Palma in the neighborhood, if possible. He asked about the time frame for the six-month wait for the City Council to close the alleyway. Planning Manager Sherman answered that this can be done concurrently with the approval process, & would give Council time to take action. He also had a question about which water company he will be able to use, because both Cal Water and TID serve the property. Director Teitelman responded that he would have to annex into one of the water districts.

The public hearing was closed, since there were no others present who wished to speak.

During the discussion that followed, Planning Manager Sherman explained that Parks & Trees Manager Miller wants the palm trees left in the neighborhood of La Palma.

Commissioner Frazier made a motion, seconded by Commissioner Gordon, to approve

TPM 04-06 by adoption of Resolution No. P 2005-01, A RESOLUTION OF THE OROVILLE PLANNING COMMISSION CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 04-06 FOR THE 2.77-ACRE PROPERTY THAT ABUTS LA PALMA DRIVE AND GRAND AVENUE, AND FOR THE ADJACENT 0.71-ACRE PROPERTY LOCATED AT THE INTERSECTION OF LA PALMA DRIVE AND TABLE MOUNTAIN BOULEVARD.

AYES: Brunson, Frazier, Gordon, Howard, Robison, Wilcox

NOES:

ABSTAIN:

EXCUSED: Gaza

ABSENT:

Motion carried.

**2. UP 04-30** (Giannecchini) – a proposal to utilize approximately 32,800 square feet of the existing 65,750 square foot former Wards building for a cabinet shop. The site is located at 2450 Oro Dam Boulevard (APN 013-170-051; C-2 zone). No new construction is proposed for the 6.4-acre site. The cabinet shop will occupy almost 7,000 square feet of the upstairs area, and approximately 26,000 square feet of the downstairs area that abuts Spencer Avenue. There will be 65 employees on a maximum shift, and the cabinet shop will be open from 7:00 A.M. to 4:00 P.M. Prior to occupancy of the building, the parking lot will be improved to current standards (including shade requirements), with parking lot plans to be approved by the Development Review Board.

The public hearing was opened and closed. In accordance with the request of the applicant, Commissioner Gordon made a motion to continue the item to the February 14, 2005 meeting. Commissioner Brunson seconded the motion.

AYES: Brunson, Frazier, Gordon, Howard, Wilcox, Robison

NOES:

ABSTAIN:

EXCUSED: Gaza

ABSENT:

Motion carried.

**3. ZC 04-13** (City of Oroville) -a proposal to completely revise Oroville's Planned Unit Development zoning district regulations, in particular to provide alternatives to provision of open space and homeowners' associations. CEQA Determination; Categorically Exempt.

Planning Manager Sherman reviewed and explained the handout provided to Commissioners that summarizes the proposed changes for the Planned Unit Development.

The public hearing was opened and closed.

After a discussion, Commissioner Wilcox made a motion, seconded by Commissioner Brunson, to recommend that City Council should approve ZC 04-13 to amend Oroville's Planned Unit Development zoning district regulations in the manner described in the staff report.

AYES: Brunson, Frazier, Gordon, Howard, Wilcox, Robison

NOES:

ABSTAIN:

EXCUSED: Gaza

ABSENT:

Motion carried.

**4. ZC 04-14 (City of Oroville)** - a proposal to amend off-street parking requirements to exempt structures that are used for residential or non-residential uses and have been accepted for listing on a local, State, or federal register as a historic structure.

Planning Manager Sherman reported that this zone change is intended to assist existing single-family structures within the Historic Preservation District preserve the historic character of the property. Comment packets were distributed to City staff, and there were no additional comments.

The public hearing was opened & closed.

Commissioner Gordon thanked Planning Manager Sherman for bringing this item forward to the Planning Commission so rapidly, and doing such a great job on it.

Commissioner Howard made a motion, seconded by Commissioner Gordon, to recommend that City Council approve ZC 04-14 to amend Oroville's parking requirements for non-conforming historic single-family residential structures in the manner described in the staff report.

AYES: Brunson, Frazier, Gordon, Howard, Wilcox, Robison

NOES:

ABSTAIN:

EXCUSED: Gaza

ABSENT:

Motion carried.

**5. Discussion regarding preservation of oak trees.**

Commissioner Gordon reported that Commissioner Gaza had asked that this item be presented to the Planning Commission, but that she was concerned about century trees & trees of significance, also.

Commissioners were all agreed that this issue should be continued to the next meeting.

**PENDING PLANNING DEPARTMENT AGENDAS/PROJECTS --**

**Draft Agenda for Future Meetings** – Planning Manager Sherman reported that upcoming projects on the draft agenda show that the meeting for February will be a very full one.

**STAFF / COMMISSION COMMUNICATIONS –**

Commissioner Gordon asked questions about how to expedite the City's plans for development in the Historic District. Community Development Manager Teitelman replied that the Redevelopment Committee will be addressing various signage projects in the Historic District. He stated that all projects take a lot of staff time that is not available presently.

Chairperson Robison announced that the handouts on upcoming training seminars describe very good classes, & new Commissioners should attend if possible.

**HEARING OF INDIVIDUALS ON NON-AGENDA ITEMS** – none

**ADJOURN** – At 8:01 p.m. the meeting was adjourned to the regular meeting of February 14, 2005.