

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

**PUBLIC HEARING AND REGULAR MEETING  
MINUTES – July 10, 2006, 7:00 P.M.**

City Administrator Atteberry administered the oath of office to Ronda Brunson, Dan Gordon, & incoming commissioner Janel Tarczy

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

**ROLL CALL**

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

Excused:

Absent:

Others Present: Eric Teitelman, Community Development & Public Works Director  
Jake Morley, Assistant Planner  
Sandy Ostrander, Admin Assistant

**PLEDGE OF ALLEGIANCE**

Chairperson Frazier led the pledge.

**MINUTES**

The minutes for the meeting of June 12, 2006 were not ready for approval.

**PUBLIC HEARING**

- 1. Enterprise Zone Tentative Parcel Map (TPM) No. 06-02** (Parsons) – a proposal to subdivide into 2 lots a partially developed 2.1-acre property located at 1020 10<sup>th</sup> Street, approximately 70 feet north of the intersection of 10<sup>th</sup> Street and Oro Dam Blvd (APN 030-170-082; County C-2 zone). Both proposed lots would abut 10<sup>th</sup> Street, with Lot 1 being 0.39 acres and encompassing the existing ambulance facility, and Lot 2 being 1.45 acres. No development is proposed for Lot 2 at this time. The property is located in Airport Area of Influence Zone D. CEQA Determination: Categorical

Exemption.

Assistant Planner Morley summarized the staff report. He stated he had omitted a frontage improvement requirement from the resolution, item F. Frontage improvements along the smaller portion of the front of the parcel will be done with the completion of the ambulance facility. The missing wording will be added to the resolution.

The public hearing was opened.

1. Craig Sanders, representing the applicant, reported that they find the conditions acceptable.

The public hearing was closed.

After a brief discussion, Commissioner Robison made a motion, seconded by Commissioner Gordon, to adopt Resolution No. P 2006-15, "A RESOLUTION OF THE OROVILLE PLANNING COMMISSION ADOPTING A NEGATIVE DECLARATION FOR, AND CONDITIONALLY APPROVING, TENTATIVE PARCEL MAP (TPM) NO. 06-02 FOR THE SUBDIVIDING OF THE 2.1 ACRE PROPERTY, LOCATED 70' NORTH OF THE INTERSECTION OF 10<sup>TH</sup> STREET AND ORO DAM BOULEVARD, INTO TWO PARCELS, with the changes as stated.

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

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Motion carried.

**2. Tentative Subdivision Map (TPM) No. 04-01** (Linkside II) – applicant is wishing to rescind the approved Linkside II subdivision map which would have created 59 building lots on approximately 21 acres of land. It is located south of Oro Dam Boulevard and behind Linkside Phase I.

Community Development & Public Works Director Teitelman reported on this application. The developer has sold Phase I to another builder, and they have turned around & sold to yet another builder. Both phases were tied together in regards to drainage, so the applicant is requesting that the resolution approving Phase II be rescinded.

The public hearing was opened, & since there were no persons wishing to speak, the public hearing was closed.

A discussion was held about this project. Commissioner Wilcox made a motion to adopt

Resolution No. P 2006-16, "A RESOLUTION OF THE OROVILLE PLANNING COMMISSION TO RESCIND RESOLUTION NO. P 2005-17, A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING PROGRAM FOR, AND CONDITIONALLY APPROVING, TENTATIVE SUBDIVISION MAP NO. 04-01 TO CREATE 59 BUILDING LOTS FROM APPROXIMATELY 21 ACRES OF LAND THAT ABUTS THE WESTERN BOUNDARY OF THE OROVILLE MUNICIPAL GOLF COURSE, APPROXIMATELY 600 FEET SOUTH OF SR 162 (LINKSIDE PLACE SUBDIVISION PHASE 2)." Motion was seconded by Commissioner Robison.

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

NOES:

ABSTAIN:

EXCUSED:

ABSENT:

Motion carried.

3. **Draft Agenda** -- There was no draft agenda available for distribution.

**ITEMS FOR CONSIDERATION** – none

**STAFF / COMMISSION COMMUNICATIONS** –

Commissioner Robison asked if the agenda packets will be prepared in a more timely manner when the Planning Manager returns from leave.

Commissioner Howard commented on the General Plan that is being updated. He stated that the City is doing a good job on it.

Commissioner Wilcox reported that the wording on the staff recommendation for Item 1 is incorrect on the agenda. Some words from a previous agenda had not been edited.

Commissioner Robison asked about the upcoming project for the Lineman College in the airport area. Director Teitelman responded that the applicant will have to work with the FAA on the height of the poles, and has submitted an air space analysis to the FAA.

**HEARING OF INDIVIDUALS ON NON-AGENDA ITEMS** B

- A. Jana Wilson, 151 Valley View Drive – reported that the County of Marin has included in their General Plan a socio-economic element that addresses youth education & prevention programs. She wondered if the City of Oroville would be interested in including such an element in the General Plan.

Director Teitelman responded that Marin has a unique General Plan for a unique area. He would want to review their General Plan to see if it would fit ours. Oroville has not budgeted funds to add any elements at this time, only to revise the existing elements. This would have to be added at a later date.

Commissioner Gordon reported that the unemployment rate has vastly improved in recent years. This is a great beginning, & new programs that have been added, such as the restaurant program, are very beneficial to the City of Oroville.

**ADJOURN**—The meeting was adjourned at 7:43 to Monday, August 14, 2006.