

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

**PUBLIC HEARING AND REGULAR MEETING
MINUTES – September 11, 2006, 7:00 P.M.**

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

ROLL CALL

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

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

PLEDGE OF ALLEGIANCE

Vice Chairperson Howard led the pledge.

MINUTES

Commissioner Robison made a motion, seconded by Commissioner Gordon, to approve the minutes of August 14, 2006.

AYES: Dan Gordon, Michael Howard, Damon Robison, Janel Tarczy, Thil Wilcox
NOES:
ABSTAIN:
EXCUSED: Rochelle Frazier
ABSENT: Ronda Brunson

PUBLIC HEARING

1. **TSM 02-01** (Cal Oak): applicant seeks to extend their approved tentative subdivision map for one year while they finish the infrastructure improvement. The project site is located at the east end of Cal Oak Road. (APNs 035-400-004, 005, 017)
CEQA Determination: Categorical Exemption.

Assistant Planner Morley reported that the applicant is requesting a 1-year extension to

enable them to finish the frontage improvements.

The public hearing was opened & closed with no persons wishing to speak.

After a brief discussion, Commissioner Robison made a motion, seconded by Commissioner Wilcox, to extend the deadline for filing a Final Subdivision Map for TSM 02-01 for one year to September 11, 2007, with the stipulation that approval of the Final Map shall remain subject to all other conditions of approval identified in Resolution No. P 2002-18.

AYES: Gordon, Howard, Robison, Tarczy, Wilcox

NOES:

ABSTAIN:

EXCUSED: Frazier

ABSENT: Brunson

Motion carried.

2. UP 06-12 (Hupp Neon) – Historically the site was issued variances to have more than one pole sign. Currently the site contains three (3) pole signs totaling 320 sq. ft. of sign face for each side (640 sq. ft. total). Two (2) of the pole signs are within the the required twelve (12) foot setback from Oro Dam Boulevard. Applicant is proposing to consolidate all existing pole signs into a single structure that will be 172 total sq. ft. per side, which is 72' over current City code for a pole sign, which presently only allows a pole sign totaling no more than 100 sq. ft. per side. Currently the City is in the process of revising its sign ordinance to allow larger signs that advertise more than one business or product, thereby reducing the number of signs needed for a site. The Land Use element of the General Plan states as one of its Objectives (3.42c): "Improve the appearance of Oroville Dam Boulevard" with a supporting example of *sign clutter*. CEQA Determination: Categorical Exemption.

Assistant Planner Morley reported that 2 sign variances have been approved in the past.

The public hearing was opened and closed.

A brief discussion was held about the new codes for signs. Director Teitelman reported that the Steering Committee and the City Council will hold a joint meeting later this month to discuss revising sign regulations. There was also a discussion about billboards in the City, and phasing them out eventually.

Commissioner Robison made a motion to approve Use Permit 06-12 subject to the conditions of approval described in the staff report. Motion was seconded by Commissioner Tarczy.

AYES: Gordon, Howard, Robison, Tarczy, Wilcox
NOES:
ABSTAIN:
EXCUSED: Frazier
ABSENT: Brunson
Motion carried.

3. MODIFIED UP 06-10 (Barnes) Applicant is wishing to convert an empty structure into a drive-thru coffee hut located at 980 Oro Dam Boulevard (APN 035-250-025), just east of South 5th Avenue. In 1987 the site received a use permit for a drive-thru 1-hour photo to be installed in the 1400 square foot structure. Currently the site is zoned C2 (Heavy Commercial) and is general planned RBS (Retail Business Services). CEQA Determination: Categorical Exemption.

Assistant Planner Morley reported the site is presently vacant. The applicant will enter into a parking agreement with the neighbor for employee parking & cross access. Landscaping will be added, & the site will be upgraded on a voluntary basis.

The public hearing was opened & closed.

Commissioner Wilcox made a motion, seconded by Commissioner Robison, to approve Use Permit 06-10 subject to the conditions of approval described in the staff report.

AYES: Gordon, Howard, Robison, Tarczy, Wilcox
NOES:
ABSTAIN:
EXCUSED: Frazier
ABSENT: Brunson
Motion carried.

4. TSM 05-02 / VAR 06-02 (Baker Estates Subdivision [Baker I & II]) –Applicant seeks approval to create 31 building lots from a portion of three adjoining properties that total 9.1 acres. Two of the properties abut Table Mountain Boulevard, one southeast and one northeast of Jasmine Court. The adjoining property abuts the Power Canal to the north. The proposed subdivision is seeking approval of a variance for lot depth on lots 1 to 5. (APNs 031-052-005, 031-030-033 & 031) CEQA Determination: Mitigated Negative Declaration.

Assistant Planner Morley reported that this applicant is requesting another extension for the public hearing. He is re-submitting the map without Phase 1 & Phase 2 categories. The whole subdivision will be combined into one map application.

The public hearing was opened & closed without any comments from those present.

Commissioner Robison made a motion, seconded by Commissioner Gordon, to continue this item, at applicant's request, to the 10-09-06 meeting to allow time for environmental and public review.

AYES: Gordon, Howard, Robison, Tarczy, Wilcox

NOES:

ABSTAIN:

EXCUSED: Frazier

ABSENT: Brunson

Motion carried.

ITEMS FOR CONSIDERATION – none

STAFF / COMMISSION COMMUNICATIONS – none

HEARING OF INDIVIDUALS ON NON-AGENDA ITEMS B none

ADJOURN–The meeting was adjourned at 7:21 to Monday, October 9, 2006.