



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

May 23, 2024
SPECIAL MEETING
OPEN SESSION 6:00 PM
AGENDA

CITY OF OROVILLE PLANNING COMMISSION

CHAIR: Vacant
VICE-CHAIR: Wyatt Jenkins
MEMBERS: Glenn Arace, Marissa Hallen, Natalie Sheard, Warren Jensen, Terry Smith

ALL MEETINGS ARE RECORDED AND BROADCAST LIVE

*This meeting may be broadcast remotely via audio and/or video conference at the following address:
Cota Cole, LLP, 2261 Lava Ridge Court, Roseville, California 95661.
Meeting is streamed live at cityoforoville.org and on YouTube*

CALL TO ORDER / ROLL CALL

Commissioners: Glenn Arace, Marissa Hallen, Natalie Sheard, Warren Jensen, Terry Smith, Vice Chairperson Wyatt Jenkins

PLEDGE OF ALLEGIANCE

INSTRUCTIONS TO INDIVIDUALS WHO WISH TO SPEAK

If you would like to address the Commission at this meeting, you are requested to complete the blue speaker request form (located on the wall by the agendas) and hand it to the City Clerk, who is seated on the right of the Council Chamber. The form assists the Clerk with minute taking and assists the Chair in conducting an orderly meeting. Providing personal information on the form is voluntary. For scheduled agenda items, please submit the form prior to the conclusion of the staff presentation for that item. The Commission has established time limitations of three (3) minutes per speaker on all items and an overall time limit of thirty minutes for non-agenda items. If more than 10 speaker cards are submitted for non-agenda items, the time limitation would be reduced to two minutes per speaker. If more than 15 speaker cards are submitted for non-agenda items, the first 15 speakers will be randomly selected to speak at the beginning of the meeting, with the remaining speakers given an opportunity at the end. **(California Government Code §54954.3(b))**. Pursuant to Government Code Section 54954.2, the Commission is prohibited from taking action except for a brief response from the Commission or staff to statements or questions relating to a non-agenda item

PUBLIC HEARING

The Public Hearing Procedure is as follows:

- Chairperson opens the public hearing.
- Staff and Property Owner introduce item.
- Hearing is opened for public comment limited to three (3) minutes. In the event of more than ten (10) speakers, time will be limited to one and a half (1.5) minutes. Under Government Code 54954.3. the time for each presentation may be limited.
- Speakers are requested to provide a speaker card to the City Clerk
- Public comment session is closed
- Commissioners, discuss, debate and action.

1. **RE: Use Permit UP24-06**

Use Permit UP24-06 is an amendment to an existing use permit (UP98-13) for the expansion of an existing structure for the Oroville Animal Health Center, located at 2420 Myers Street (APN 013-160-010).

The Oroville Animal Health Center has requested a 1,225-sf expansion to their existing 3,159 sf facility. Use Permit UP98-13 permitted a veterinary clinic at 2420 Myers Street in September 1998. A condition of approval stated that a significant expansion to the structure would require approval from the Planning Commission. Use Permit UP24-06 is to request this expansion.

RECOMMENDATION:

- CONDUCT A PUBLIC HEARING ON THE PROPOSED LAND USE.
- ADOPT THE NOTICE OF EXEMPTION AS THE APPROPRIATE LEVEL OF ENVIRONMENTAL REVIEW FOR THE PROJECT.
- APPROVE USE PERMIT UP24-06 WITH THE RECOMMENDED FINDINGS AND PROPOSED CONDITIONS.
- ADOPT RESOLUTION NO. P2024-08

2. **RE: General Plan Circulation Element revision and adoption of an Interim Transportation Threshold**

The Planning Commission will consider recommending a General Plan amendment that meets the requirements of Senate Bill 743, which requires Vehicle Miles Traveled (VMT) to be the new analytical emphasis for improving air quality.

Senate Bill 743 changed the metrics that local agencies utilize to determine transportation environmental impacts. Previously, level of service (LOS) was the threshold used for development projects, whereas vehicle miles traveled (VMT) is the current threshold.

RECOMMENDATION:

- CONDUCT A PUBLIC HEARING ON THE PROPOSED AMENDMENT.
- DIRECT STAFF TO PRESENT THE PLANNING COMMISSION RECOMMENDATION THAT THE CITY COUNCIL ADOPT THE ATTACHED RESOLUTION: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OROVILLE AMENDING THE CIRCULATION ELEMENT OF THE GENERAL PLAN.

- DIRECT STAFF TO PRESENT THE PLANNING COMMISSION RECOMMENDATION THAT THE CITY COUNCIL ADOPT THE ATTACHED RESOLUTION: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OROVILLE ADOPTING AN INTERIM TRANSPORTATION THRESHOLD FOR THE PURPOSES OF IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR VEHICLE MILES TRAVELED (VMT).

REGULAR BUSINESS

3. **RE: Discussion of Revisions to Chapter 17.20 “Sign Regulations” of the Oroville Municipal Code**

The Planning Commission will discuss and provide direction pertaining to potential revisions to the Oroville Municipal Code (OMC) Chapter 17.20 relating to the City’s current regulations for freestanding signs.

RECOMMENDATION:

- RECEIVE STAFF’S PRESENTATION
- CONDUCT A DISCUSSION ON PROPOSED CHANGES TO CHAPTER 17.20 AND PROVIDE DIRECTION TO STAFF

ADJOURNMENT

The Planning Commission will adjourn until their next regularly scheduled meeting on June 27, 2024 at 6PM.

***** NOTICE *****

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

***** NOTICE *****

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the City Council by filing with the Zoning Administrator within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the City of Oroville must be submitted at the time of filing. The Oroville City Council may sustain, modify or overrule this decision.