



## OROVILLE PLANNING COMMISSION/ HISTORICAL ADVISORY COMMITTEE

Council Chambers  
1735 Montgomery Street  
Oroville, CA. 95965

**July 25, 2024  
SPECIAL MEETING  
6:00 PM  
AGENDA**

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### PUBLIC ACCESS AND PARTICIPATION

To view the meeting or provide comment, please see the options below.

#### To Watch or Listen to the Meeting:

1. Watch live feed <https://www.youtube.com/channel/UCAoRW34swYI85UBfYqT7IbQ/>
2. Zoom <https://zoom.us/j/99508232402?pwd=aThZc1BsUG9sWnhNYnlwZHZZdFFrQT09>  
Meeting ID: 995 0823 2402 Passcode: 17351735
3. Listen via telephone: 1-669-900-9128  
Meeting ID: 995 0823 2402 Passcode: 17351735

#### To Provide Comments:

1. Email before the meeting by 2:00 PM your comments to [publiccomment@cityoforoville.org](mailto:publiccomment@cityoforoville.org)
2. Attend in person

**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 Mayor or presiding 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 one and a half minutes per speaker. **(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 Council or staff to statements or questions relating to a non-agenda item.**

### CALL TO ORDER / ROLL CALL

Commissioners: Glenn Arace, John Zilich II, Sor Thao, Natalie Sheard, Warren Jensen, Vice Chairperson Wyatt Jenkins

### OPEN SESSION

Pledge of Allegiance

## PUBLIC COMMUNICATION - HEARING OF NON-AGENDA ITEMS

This is the time to address the Commission about any item not listed on the agenda. If you wish to address the Commission on an item listed on the agenda, please follow the directions listed above.

## CONSENT CALENDAR

No Consent Calendar items.

## PUBLIC HEARINGS

[The Public Hearing Procedure is as follows:](#)

- [Mayor or Chairperson opens the public hearing.](#)
- [Staff presents and answers questions from Council](#)
- [The hearing is opened for public comment limited to two \(2\) minutes per speaker. 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.](#)
- [Public comment session is closed](#)
- [Commission debate and action](#)

- 1. RE: General Plan Amendment GPA24-01 and Zoning Code Amendment ZC24-01. The Planning Commission shall conduct a public hearing and may recommend to the City Council approval of Zoning Code Amendment ZC24-03 to rezone APNs 012-085-006 and 012-085-005 from Public or Quasi-Public Facilities (PQ) to Downtown Mixed Use (MXD). Includes General Plan Amendment GPA24-01 to change the land use designation from Public to Mixed Use**

The Community Development Department has initiated a General Plan amendment and rezone request for two YMCA properties so that they may be sold and utilized as downtown mixed-use developments instead of being reserved for public facilities.

### RECOMMENDATION:

1. **Conduct a Public Hearing on the proposed rezone and General Plan Amendment.**
2. **Recommend that the City Council:**
3. **Adopt the Notice of Exemption as the appropriate level of environmental review for the project.**
4. **Approve General Plan Amendment GPA24-01**
5. **Approve Zone Change ZC24-03**
6. **Adopt Resolution No. P2024-10**

**2. RE: Consideration of Zoning Code Amendment (ZC) 24-04 revising Chapter 17.20 “Sign Regulations” of the Oroville Municipal Code (OMC)**

**SUMMARY:** The Planning Commission will consider recommending that the City Council adopt ZC 24-04, revising the City’s Sign Code Regulations as it pertains to the City’s regulations of freestanding-signs, wall signs, and the processing of sign programs. ZC 24-04 would specifically amend Section 17.04.060 “Definitions”, Section 17.20.070 “Requirements for specific types of signs”, Section 17.20.080 “Sign programs”, Section 17.20.120 “Requirements for commercial and mixed-use districts”, Section 17.20.130 “Requirements for industrial districts”, and Section 17.20.140 “Requirements for special purpose districts”

**RECOMMENDATION:**

- 1. Conduct a Public Hearing on the proposed Zoning Code Amendment.**
- 2. Adopt Resolution No. P2024-11 Recommending that the City Council adopt an ordinance amending Sections 17.04.060, 17.20.070, 17.20.080, 17.20.120, 17.20.140, and 17.20.140 of the OMC**

**REGULAR BUSINESS**

**3. RE: Membership on the Development Review Committee**

**SUMMARY:** The Oroville Planning Commission will consider naming two new Commissioners to be on the Development Review Committee (DRC).

**RECOMMENDATION:**

- 1. Select new DRC members to replace Commissioners Smith and Hallen.**
- 4. Election of Chair of Planning Commission**

The Planning Commission will nominate someone to serve as Chair of the Commission.

**RECOMMENDATION:**

**NOMINATE CHAIR AND VOTE.**

**REPORTS / DISCUSSIONS / CORRESPONDENCE**

5. 1. Commissioner Reports
6. 2. Historical Advisory Commission Reports
7. 3. Staff Reports

**ADJOURN THE MEETING**

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on August 22, 2024 at 6:00 PM.

*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.

*Recordings* - All meetings are recorded and broadcast live on [cityoforoville.org](http://cityoforoville.org) and YouTube.

*Planning Commission Decisions* - 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.



# City of Oroville

Patrick Piatt  
Director

## COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2401 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

### PLANNING COMMISSION STAFF REPORT

Thursday, July 25, 2024

**RE: General Plan Amendment GPA24-01 and Zoning Code Amendment ZC24-01.** The Planning Commission shall conduct a public hearing and may recommend to the City Council approval of Zoning Code Amendment ZC24-03 to rezone APNs 012-085-006 and 012-085-005 from Public or Quasi-Public Facilities (PQ) to Downtown Mixed Use (MXD). Includes General Plan Amendment GPA24-01 to change the land use designation from Public to Mixed Use.

**SUMMARY:** The Community Development Department has initiated a General Plan amendment and rezone request for two YMCA properties so that they may be sold and utilized as downtown mixed-use developments instead of being reserved for public facilities.

**RECOMMENDATION: Staff recommends the following actions:**

1. Conduct a Public Hearing on the proposed rezone and General Plan Amendment.
2. Recommend that the City Council:
  - a. Adopt the Notice of Exemption as the appropriate level of environmental review for the project.
  - b. Approve General Plan Amendment GPA24-01
  - c. Approve Zone Change ZC24-03
3. Adopt Resolution No. P2024-10

**APPLICANTS:** City initiated

**LOCATION:**  
1650 & 1684 Robinson Street  
Oroville, CA 95965

**GENERAL PLAN:** Public  
**ZONING:** Public or Quasi-Public Facilities (PQ)  
& Downtown Historic Overlay District (DH-O)  
**FLOOD ZONE:** X

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt from CEQA as existing facilities, per Section 15301 of the California Code of Regulations.

**REPORT PREPARED BY:**

\_\_\_\_\_  
Kristina Heredia, Planner  
Community Development Department

**REVIEWED BY:**

\_\_\_\_\_  
Patrick Piatt, Director  
Community Development Director

## DISCUSSION:

The Community Development Department has initiated the General Plan Amendment (GPA) and rezone of two YMCA properties to facilitate development opportunities in the downtown area. Both properties are zoned for Public or Quasi-Public Facilities (PQ), in accordance with their General Plan (GP) Land Use Designation of “Public”. The GPA and rezone, if approved, will change the designations to Mixed-Use and Downtown Mixed-Use respectively, which is consistent with the zoning, land use designations and existing developments in the area.

The intent of the PQ zoning district and GP Designation is to “*accommodate government, public, public utility and educational facilities.*”<sup>1</sup> When the YMCA was operating out of the Robinson Street facilities, the zoning was appropriate. However, PQ zoning severely restricts what land uses can be developed. Rather than have properties that could remain vacant for a potentially long period of time, rezoning to MXD enables new development opportunities within the Historic Downtown Overlay.

The intent of the MXD is “*to strengthen Downtown Oroville as a pedestrian-oriented activity center with a diversity of commercial, employment, and residential uses,*”<sup>2</sup> and the Land Use Element of the General Plan states that the Mixed-Use designation “*allows and encourages different but compatible uses.*”<sup>3</sup>

Having available properties within the City that allow development that is varied yet compatible aligns with the GP Land Use Goal LU-2, to “*develop an economically vital, pedestrian-oriented Historic Downtown that includes retail, office, residential, civic, cultural, and recreational uses.*”

Since the YMCA is in operation at their new facility, GP Land Use Goal LU-6 (*providing adequate land for development of public/quasi-public uses*) is satisfied, as there is no reduction in public facilities available to residents. Furthermore, the YMCA has secured potential buyers for these two properties, and rezoning to MXD will facilitate their development.

## FISCAL IMPACT:

None.

## PUBLIC NOTICE:

The Planning Commission hearing for this project was publicly noticed in the local newspaper on **July 13, 2024**, and mailed to all property owners within 300 feet on July 3, 2024. As of publication, staff have not received any responses regarding the public notices.

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<sup>1</sup> OMC 17.40.020.A

<sup>2</sup> OMC 17.34.010.A

<sup>3</sup> Land Use Element of General Plan pg. 3-30

**Attachments:**

1. Draft Ordinance with Zoning Change
2. Draft Resolution No. P2024-10
3. Letters of Support from YMCA and Potential Developers
4. CEQA Notice of Exemption

**CITY OF OROVILLE  
ORDINANCE NO. XXXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OROVILLE APPROVING  
GENERAL PLAN AMENDMENT GPA24-001 AND ZONING CODE AMENDMENT  
ZC24-03 TO CHANGE THE LAND USE DESIGNATION OF TWO PARCELS ON  
ROBINSON STREET TO MIXED USE AND THE ZONING TO DOWNTOWN MIXED-  
USE (APN'S 012-085-005 and 012-085-006)**

**WHEREAS**, the City of Oroville has determined that these parcels are no longer utilized by the YMCA for non-profit/public facilities as outlined in the 2015 adopted General Plan; and

**WHEREAS**, the City has determined that the parcels are more suited to mixed use commercial and residential purposes; and

**WHEREAS**, the nearby areas are primarily zoned Downtown Mixed-Use; and

**WHEREAS**, the City is keenly interested in supporting revitalization of the area, and a rezone will encourage that revitalization; and

**WHEREAS**, the City has initiated this General Plan amendment and rezone to allow these properties to have the same rights and privileges as those afforded to other similarly zoned nearby properties in the downtown; and

**WHEREAS**, at a duly noticed public hearing, the City Council considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the changes described herein, and also considered the City's staff report regarding the change.

**The Council of the City of Oroville do ordain as follows:**

Section 1. Pursuant to section 17.08.040 of the Code of the City of Oroville, approximately 0.51 acres of land constituting 2 parcels on Robinson Street (APN's 012-085-005 and 012-085-006) are hereby rezoned to Downtown Mixed Use (MXD) with a General Plan Land Use Designation of Mixed-Use.

Section 2. This ordinance shall become effective on the 30th day after its adoption.

Section 3. The City Clerk shall attest to the adoption of this ordinance.



PASSED AND ADOPTED by the City Council of the City of Oroville at a regular meeting held on September 03, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

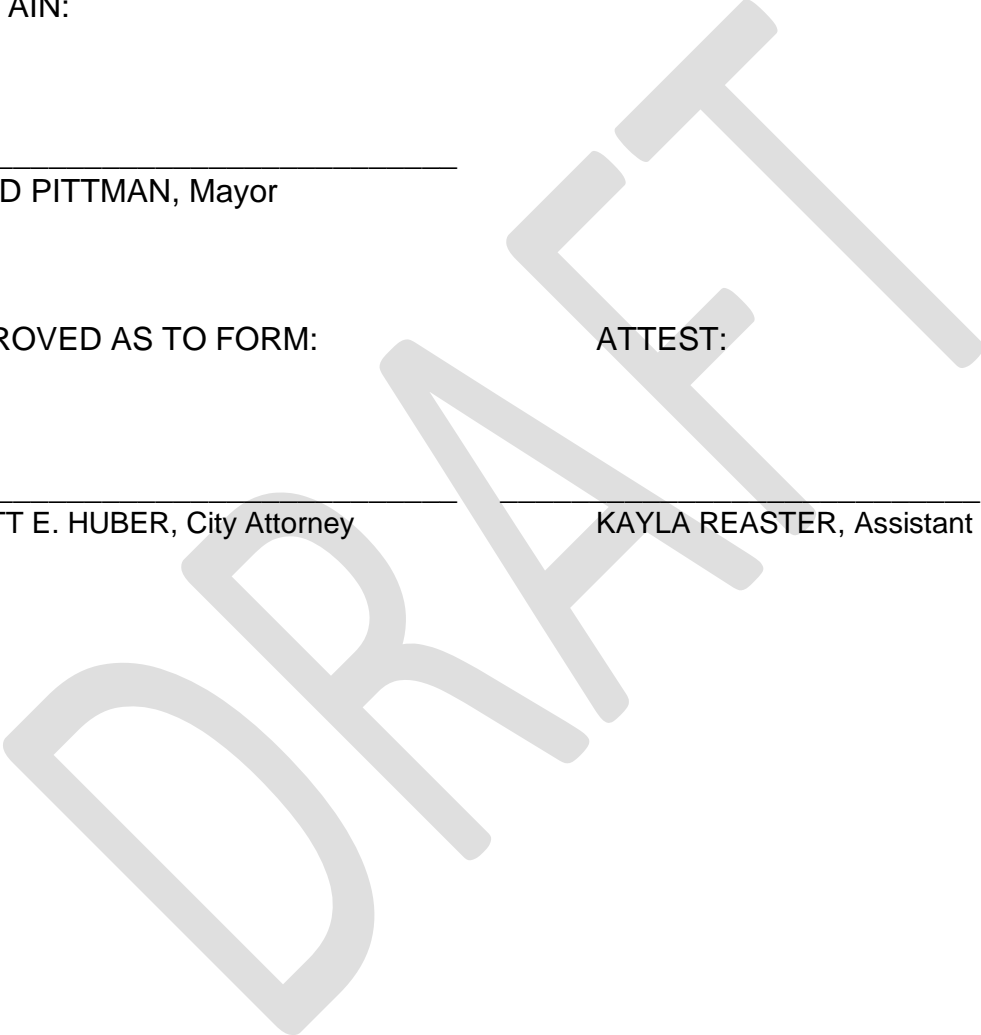
\_\_\_\_\_  
DAVID PITTMAN, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
SCOTT E. HUBER, City Attorney

\_\_\_\_\_  
KAYLA REASTER, Assistant City Clerk



**CITY OF OROVILLE****RESOLUTION NO. P2024-10****A RESOLUTION OF THE OROVILLE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT GPA24-001 AND ZONING CODE AMENDMENT ZC24-03 TO CHANGE THE LAND USE DESIGNATION OF TWO PARCELS ON ROBINSON STREET TO MIXED USE AND THE ZONING TO DOWNTOWN MIXED-USE (APN'S 012-085-005 and 012-085-006)**

**WHEREAS**, the City of Oroville has determined that these parcels are no longer utilized by the YMCA for non-profit/public facilities as outlined in the 2015 adopted General Plan; and

**WHEREAS**, the City has determined that the parcels are more suited to mixed use commercial and residential purposes;

**WHEREAS**, the nearby areas are primarily zoned Downtown Mixed-Use; and

**WHEREAS**, the City is keenly interested in supporting revitalization of the area, and a rezone will encourage that revitalization; and

**WHEREAS**, the City has initiated this General Plan amendment and rezone to allow these properties to have the same rights and privileges as those afforded to other similarly zoned nearby properties in the downtown; and

**WHEREAS**, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the changes described herein, and also considered the City's staff report regarding the change.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION** as follows:

This action has been determined to be exempt from California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15301 "Existing Facilities."

The Planning Commission recommends that the City Council adopt General Plan Amendment (GPA) 24-01 and Zoning Code Amendment (ZC) 24-03.

The Planning Commission recommends that the City Council direct the preparation and adoption of one or more ordinances as necessary to amend the City of Oroville Zoning Map to affect the necessary zoning changes.

For any new development, the property owner and any subsequent owners must obtain all required permits from the City and any responsible agencies and implement the conditions of those permits.

\*\*\*\*\*

**I HEREBY CERTIFY** that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 25<sup>th</sup> of July, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

\_\_\_\_\_  
KAYLA REASTER, ASSISTANT CITY CLERK

\_\_\_\_\_  
CARL DURLING, CHAIRPERSON

DRAFT

YMCA Of Superior California  
2021 W Street Sacramento CA  
916-452-9641  
[sbraucks@ymcasuperiorcal.org](mailto:sbraucks@ymcasuperiorcal.org)

June 11, 2024

Re: 1650 Robinson Street APN 012-085-006, 1684 Robinson Street APN 012-085-005.  
Rezone and General Plan Amendment Fee Waiver

To the Community Development Department:

We respectfully request that the city of Oroville waive the fees associated with the rezone and general plan amendment to 1650 Robinson Street APN 012-085-006, 1684 Robinson Street APN 012-085-005. The sale of the buildings is imperative to the YMCA moving forward with the YMCA's success in its new location, and particularly important, as the city of Oroville and YMCA have partnered together to provide the community with expanded programming in the Oroville Convention Center. The associated fees would hinder the sales, as well as impact the programming for our local programs.

The benefits of selling the two buildings, with the new zoning of MDX will help the city of Oroville fulfill the need for additional commercial buildings and meet the needs of the community. It opens the buildings up for use outside of the restrictive current zoning and fills a demand for commercial buildings.

Providing a fee waiver is imperative to the sale of these two buildings and it will generate future tax revenue for the city, by adding much needed mixed use commercial buildings to Oroville.

Respectfully submitted,

 06/15/24

Sharna Braucks-CEO/President

TYM Krishna Cultural Center  
9032 Marina Soleil Ct  
Sacramento, CA 95929  
Ronald Singh-President  
Phone: 916-430-0045  
Email: vedic916@gmail.com

June 8, 2024

RE: 1984 Robinson Street Business Plan and Activities

We are excited to have the opportunity to purchase the building at 1684 Robinson Street in Oroville. Our foundations are to provide a temple and cultural center for Krishna Consciousness.

**Daily Operations will include:**

1. Temple Daily Darshan with open hours to everyone who might be interested.
2. We will provide Weekly Classes on meditation, yoga and spiritual practices.
3. Meditation as a spiritual practice of everyday life, teachings of ancient Bhagavad-gita.
4. Teachings of cooking as a sacred experience based on principles of compassion, non-violence and balanced living.

Our offerings will have a calendar of events that allow us to provide our teachings, worship, meditation, yoga and gatherings. We will have onsite clergy that will rotate and will potentially provide onsite stays for traveling teachers and festivals related to our teachings and fellowships.

We are excited to bring out Krishna Cultural Center to Oroville and be able to provide our teachings, meditations, variety of yoga practices and “kitchen religion. the art of cooking in its sacred experience.

The location at 1684 Robinson Street provides the perfect opportunity for us, as the location was used for decades as the local YMCA, utilizing the space in a very similar way.

Respectfully submitted,

Ronald Singh, CEO

June 14, 2024

To whom it may concern:

We are a couple in our 50s. We have decided to relocate our activities to Northern CA. After years of being amidst the hustle and bustle of SoCal for so many years, the slower pace appeals to us. We are both artists and designers. Our priorities are now to have the time to enjoy our passions.

We have no kids, or pets. We have few contacts or friends in the area.

Our hope is that we can turn 1650 Robinson into a place where we can both work and reside. Ideally we would like to have a storefront open to the public three days a week (Friday, Saturday and Sunday), selling home accessories, women's accessories, art, books and the like.

In the past our focus has been on vintage goods, antiques and unique handcrafted pieces. Moving forward, the majority of our items are new items. These are all very unique and personally curated. We would like to use vintage pieces to display the new items.

Also, the other days of the week we would be focusing on our online businesses. We are fully aware that in that location we would be relying on local commerce, and that might not be sufficient. The retail store may not be opening in the near future as my wife is taking care of her elderly mother and has to travel a lot (but, we will be conducting the online business).

As for the property itself, we would like to make the front building/main room into a retail store environment, and the two other spaces/office areas into online businesses storage for items. Sometime in the future we might consider building a small one bedroom cottage in the back area. We will leave plenty of space for parking in front and on the side.

## **BIO**

### **Patrick.**

I was born in New Orleans LA and resided there through 1992. I joined the US NAVY and was overseas for 10 years. I met my wife in California in 2006. We have lived and worked together ever since then. I am an artist, an IT technician and have been self-employed since my wife and I have been together (2007).

### **Minoo.**

Following the revolution in Iran, Minoo relocated to the USA in 1985. With the exception of her first year here, she has been self-employed. Businesses she has owned/operated -

- A Cafeteria near Irvine University, CA.
  - A Spa (From 1991 thru 1999. She is a licensed esthetician/facialist in the state of CA.)
  - A manufacturer and distributor of a microdermabrasion machine (From 1999 thru 2007).
  - A storefront in Laguna Beach CA in 2007.
  - Online businesses across 4 eBay stores with a 25,000 item inventory, from 2010 to 2016.
  - Boutique/Home Decor storefront in Chico CA in 2016.
  - Since the year 2007 we have done a series of remodelings on properties, a few of those were major renovations.
- (we do have before and after pictures if you wish to see them)

Kind Regards,  
Patrick and Minoo

# Attachment 4

# Notice of Exemption

Appendix E

Item 1.

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Butte

155 Nelson Ave,

Oroville, CA 95965

**From:** (Public Agency): City of Oroville  
1735 Montgomery Street  
Oroville, CA 95965

(Address)

Project Title: Rezone of YMCA Facilities

Project Applicant: City of Oroville

Project Location - Specific:

1650 & 1680 Robinson Street, Oroville, CA, 95965

Project Location - City: Oroville Project Location - County: Butte

Description of Nature, Purpose and Beneficiaries of Project:

GPA 24-01 and ZC24-03 to change two vacant structures from Public Facilities to Downtown Mixed Use

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

Exempt Status: **(check one):**

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: Existing Facilities Section 15301

Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Existing structures in the downtown area.

Lead Agency

Contact Person: Kristina Heredia Area Code/Telephone/Extension: 530-538-2406

**If filed by applicant:**

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: \_\_\_\_\_ Date: 7-25-24 Title: Associate Planner

▪ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_





# City of Oroville

## COMMUNITY DEVELOPMENT DEPARTMENT

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### PLANNING COMMISSION STAFF REPORT

Thursday, July 25, 2024

**RE: Consideration of Zoning Code Amendment (ZC) 24-04 revising Chapter 17.20 “Sign Regulations” of the Oroville Municipal Code (OMC)**

**SUMMARY:** The Planning Commission will consider recommending that the City Council adopt ZC 24-04, revising the City’s Sign Code Regulations as it pertains to the City’s regulations of freestanding-signs, wall signs, and the processing of sign programs. ZC 24-04 would specifically amend Section 17.04.060 “Definitions”, Section 17.20.070 “Requirements for specific types of signs”, Section 17.20.080 “Sign programs”, Section 17.20.120 “Requirements for commercial and mixed-use districts”, Section 17.20.130 “Requirements for industrial districts”, and Section 17.20.140 “Requirements for special purpose districts”

**RECOMMENDATION: Staff recommends the following actions:**

1. **Conduct a Public Hearing** on the proposed Zoning Code Amendment.
2. **Adopt** Resolution No. P2024-11 Recommending that the City Council adopt an ordinance amending Sections 17.04.060, 17.20.070, 17.20.080, 17.20.120, 17.20.140, and 17.20.140 of the OMC

**APPLICANT:** City of Oroville

**LOCATION:** City-Wide

**GENERAL PLAN:** N/A

**ZONING:** N/A

**FLOOD ZONE:** N/A

**ENVIRONMENTAL DETERMINATION:** The discussion and proposed code amendment is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**REPORT PREPARED BY:**

\_\_\_\_\_  
Connor Musler, Contract Planner  
Community Development Department

**REVIEWED BY:**

\_\_\_\_\_  
Patrick Piatt, Director  
Community Development Department

## DISCUSSION

The Planning Commission has previously discussed in depth Chapter 17.20 “Sign Regulations” of the Oroville Municipal Code (OMC) (henceforth referred to as the “Sign Regulations” or “Sign Code”). The Sign Code at present that is enforced for all signage in the City was adopted by the City Council on June 16, 2021 (Ordinance 1849). This comprehensive update was a yearslong effort by the Planning Commission and City Staff that began in 2015. Due to staffing changes and constraints, the Sign Code update was placed on hold until being restarted in 2020. The Planning Commission conducted four workshops throughout 2020 on February 7, July 15, July 23, and August 27 before approving the final draft on October 22.

At their March 28, 2024, regular meeting, the Planning Commission received a presentation from Staff regarding potential amendments to the City’s Sign Code as it pertains to freeway-oriented freestanding signs. Staff returned to the Planning Commission on May 23, 2024, for an additional discussion and received a consensus from the Commission to finalize the proposed amendments and return for a public hearing. The amendments proposed under ZC 24-04 include:

- Modifying the definition of a freeway-oriented sign.
- Clarifying the placement of monument signs and freestanding signs on one parcel.
- Differentiating between freestanding signs and freeway-oriented freestanding signs and establishing new standards specific for freeway-oriented freestanding signs.
- Clarifying that freestanding signs, including monument signs and freeway-oriented freestanding signs do not count towards the maximum total area for all signs on a site.
- Establishing a maximum area for monument signs, similar to what is required for freestanding signs.
- Updating references for additional requirements for zoning districts and sign types which have Downtown Historic Overlay (DH-O) specific regulation.
- Establishing regulations for wall signs and banner signs that are consistent with other provisions of the Sign Code.
- Modifying the City’s Sign Program regulations for greater flexibility, including establishing the Sign Program process as the formal process for projects requesting to deviate from the City’s Sign Code, as opposed to a variance procedure.

## GENERAL PLAN CONSISTENCY

These following goals and policies of the City’s 2030 General Plan will need to be considered when drafting the proposed Sign Code revisions:

**General Plan Goals:**

Goal LU-1 “Provide for orderly, well-planned, and balanced growth consistent with the limits imposed by infrastructure and the City’s ability to assimilate new growth.”

Goal LU-4 “Provide adequate land for and promote the development of attractive commercial areas and uses that provide goods and services to Oroville residents, employees, and visitors.”

Goal CD-1 “As the community grows, maintain a coherent and distinctive physical form and structure that reflects Oroville’s unique qualities.”

Goal CD-2 “Maintain and enhance the quality of Oroville’s landscape, streetscape and gateways.”

Goal OPS-5 “Maintain and enhance the quality of Oroville’s scenic and visual resources.”

**General Plan Policies:**

P1.1 Require quality architectural and landscaping design as well as durable and efficient materials for all projects.

P1.3 Require compliance with the City of Oroville Design Guidelines as part of any project approval process.

P5.1 Maintain the appearance of Oroville, as seen from the freeway, as a city to be visited, enjoyed and admired.

P5.2 Limit freeway-oriented signs. Combine freeway signs listing available accommodations and services, and allow only small identity signs on buildings adjoining the freeway.

P5.3 Maintain the scenic view of the Feather River and Table Mountain.

**FISCAL IMPACT**

None.

**ATTACHMENTS**

- A. Resolution No. P2024-11
- B. Redline Sign Code Amendments

# Attachment 1

**RESOLUTION NO. P2024-XX**

**A RESOLUTION OF THE OROVILLE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT ZC 24-04, THE PROPOSED AMENDMENTS TO THE OROVILLE MUNICIPAL CODE SECTION 17.04.060 “DEFINITIONS,” SECTION 17.20.070 “REQUIREMENTS FOR SPECIFIC TYPES OF SIGNS,” SECTION 17.20.080 “SIGN PROGRAMS,” SECTION 17.20.120 “REQUIREMENTS FOR COMMERCIAL AND MIXED-USE DISTRICTS,” SECTION 17.20.130 “REQUIREMENTS FOR INDUSTRIAL DISTRICTS,” AND SECTION 17.20.140 “REQUIREMENTS FOR SPICAL PURPOSE DISTRICTS”**

**WHEREAS**, the City of Oroville sign regulations can be found in Chapter 17.20 of the Oroville Municipal Code; and

**WHEREAS**, City Staff identified challenges in implementing the current sign code as written and received direction from the Planning Commission to identify opportunities to address those challenges;

**WHEREAS**, amendments are proposed to differentiate between monument signs, freestanding signs, and freeway-oriented signage by way of establishing specific standards for freeway-oriented freestanding signs; and

**WHEREAS**, amendments are further proposed to Sections 17.20.120, 17.20.130, and 17.20.140 to establish a maximum size, number, and additional requirements for sign types; and

**WHEREAS**, amendments are also proposed to Section 17.20.080, modifying the applicability and processing requirements of sign programs; and

**WHEREAS**, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the code changes described herein and considered the City’s staff report regarding the project.

**NOW, THEREFORE, BE IT RESOLVED BY THE OROVILLE PLANNING COMMISSION AS FOLLOWS:**

SECTION 1. The Planning Commission determines:

- A. That the proposed amendments are consistent with the General Plan; and
- B. The proposed amendments are consistent with other applicable provisions of the Municipal Code and compatible with the uses authorized in the applicable zoning districts for which the revisions are proposed.

SECTION 2. The Planning Commission finds that Zoning Code Amendment ZC 24-04 is not subject to the provisions of the California Environmental Quality Act (“CEQA”)

pursuant to 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 3. The Planning Commission hereby recommends that the City Council adopt the Zoning Code Amendment ZC 24-04 to the Oroville Municipal Code as set forth in Attachment B, amending Section 17.04.060 (Definitions), Section 17.20.070 (Requirements for specific types of signs), Section 17.20.080 (Sign programs), Section 17.20.120 (Requirements for commercial and mixed-use districts), Section 17.20.130 (Requirements for industrial districts), and Section 17.20.140 (Requirements for special purpose districts).

\*\*\*\*\*

**PASSED AND ADOPTED** by the Planning Commission of the City of Oroville at a regular meeting on July 25, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

\_\_\_\_\_  
Kayla Reaster, Assistant City Clerk

\_\_\_\_\_  
Wyatt Jenkins, Vice Chairperson

# Attachment 2

### 17.04.060 Definitions.

**Sign, freeway-oriented.** Any sign for a ~~freeway-oriented~~ business or businesses that is designed to be visible from ~~the freeway on which the business depends~~ State Route 70 or any other freeway as designated in the Circulation Element of the General Plan.

### 17.20.070 Requirements for specific types of signs.

#### C. Monument Signs.

1. Monument signs shall not be placed on any lot frontage with a building setback of less than 20 feet.
2. A minimum distance of 50 feet shall separate any 2 monument signs.
3. A monument sign shall not be placed on a lot frontage that has a freestanding sign unless the two signs are separated by a minimum distance of 75 feet.

#### D. Freestanding Signs.

1. Freestanding signs shall not be placed on any lot frontage with a width of less than 75 feet, or with a building setback of less than 25 feet.
2. A minimum distance of 75 feet shall separate any 2 freestanding signs.
3. A freestanding sign shall not be placed on a lot frontage that has a monument sign unless the two signs are separated by a minimum distance of 75 feet.
4. The maximum height of a freestanding freeway-oriented sign for properties that abut State Route (SR) 162 shall be 40 shall be up to 25 feet. ~~Increased height, up to a maximum of 85 feet, may be permitted if the property is within a ¼ mile distance of SR 70. The maximum permitted height shall be specified in the sign permit.~~
4. ~~The planning commission can approve an increase in the allowed height of a freestanding sign if the need for this increase is demonstrated by means of a balloon test or other method approved by the zoning administrator.~~
5. The maximum freestanding sign area is based on the total linear street frontage of the front side of the site as follows:

Street Frontage	Sign Area
Up to 200 ft.	50 sq. ft. per side
200 to 400 ft.	75 sq. ft. per side
Over 400 ft.	100 sq. ft. per side



- 6. No portion of a freestanding sign shall project above a public right-of-way.
- 7. Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. For example, 30 square feet of sign area equates to 60 square feet of required landscaped area.

**E. Freeway-Oriented Freestanding Signs.**

- 1. A freeway-oriented freestanding sign may be approved on a nonresidential zoned parcel immediately abutting State Route 70 right-of-way, or separated by a road running parallel to State Route 70 where no parcels separate the road from State Route 70 right-of-way, so long as the property is within a ¼ mile distance from a State Route 70 right-of-way.
- 2. The maximum height and associated permitting requirements for freeway-oriented freestanding signs shall be as follows:

	<u>Height</u>	<u>Permit Requirements</u>
<u>Single Tenant or Multiple Tenants</u>	<u>40 feet</u>	<u>Sign Permit</u>
<u>Multiple Tenants</u>	<u>60 feet plus 5 additional feet per tenant, up to 85 feet</u>	<u>Use Permit</u>
<u>Property within ¼ mile of a State Route 70 off-ramp</u>	<u>85 feet</u>	<u>Use Permit</u>

- 3. The maximum freeway-oriented freestanding sign area is based on the total linear street frontage of the side of the site facing State Route 70 as follows:

<u>Street Frontage</u>	<u>Sign Area (Single Tenant)</u>	<u>Sign Area (Multi-Tenant Sign)</u>
<u>Up to 200 ft.</u>	<u>50 sq. ft. per side</u>	<u>150 sq. ft. per side</u>
<u>200 to 300 ft.</u>	<u>75 sq. ft. per side</u>	<u>250 sq. ft. per side</u>
<u>Over 400 ft.</u>	<u>100 sq. ft. per side</u>	<u>350 sq. ft. per side</u>

- 4. Two or more contiguous parcels, not located within a shopping center or similar cohesive development, may share a freeway-oriented freestanding sign subject to the height and square footage limits of this section. If two or more contiguous parcels share a freeway-oriented freestanding sign, the parcels shall not be allowed a separate freeway-oriented freestanding sign or other freestanding sign advertising their individual parcel.
- 5. Freeway-oriented freestanding signs shall not be placed on any frontage with a width of less than 75 feet, or with a building setback of less than 25 feet.

6. A minimum distance of 75 feet shall separate any 2 freeway-oriented freestanding signs.
7. No portion of the sign shall project above a public right-of-way.
8. The sign shall comply with the location, placement, and design criteria of Section 17.20.060.
9. Support structures for freeway-oriented freestanding signs containing four (4) or more tenant panels shall be cladded or skirted from the base/ground to the sign frame so as to not leave an exposed pole. Cladding or skirting materials shall be complementary in style and color to the building(s) of the subject property.
10. Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. For example, 30 square feet of sign area equates to 60 square feet of required landscaped area.
  - a. If the sign is located abutting State Route 70 at the rear of the property primarily used as a service area and not for regular customer access, decorative rock, gravel, bark, and other low-maintenance landscaping techniques and plantings may be utilized so long as the base area equal to twice the area of one face of the sign is not paved.

## 17.20.080 Sign programs.

A. **Purpose.** Sign programs are specifically intended to address the unique needs of certain uses and properties that include multiple uses on a site, or multiple signs for uses with special sign needs. Sign programs shall be used to achieve aesthetic compatibility between the signs within a project and provide flexibility in the number, size, location and type of signs.

B. **Applicability.** A sign program shall be required for the following:

1. Any new non-residential development with four (4) or more tenants.
2. Any requests for deviations from the regulations and standards of this chapter.
3. Shopping centers containing at least one (1) anchor tenant occupying at least 50,000 sq. ft. and at least three (3) other tenants who share common parking and pedestrian facilities.

Sign programs may also be required as a condition of approval for a project requiring development review or a use permit, specifically for the following uses:

1. Multiple-tenant buildings.
2. Drive-through establishments.

3. Uses with freeway-oriented signs.
4. Automobile or other vehicle sales.
5. All uses within a planned development (PD-O) overlay district.

**C. Modification of Standards.** A sign program may modify any of the following standards of this section:

1. The number of signs allowed.
2. The size allowed for an individual sign; ~~provided, however, that the total area of all signs in the sign program shall not exceed the total area allowed by this section by more than 10%.~~
3. The maximum height of monument and freestanding signs that display information for multiple tenants; provided, however, as follows:
  - a. The height shall not exceed ~~20~~ 40 feet for establishments that are contiguous to Oroville Dam Boulevard, and ~~45~~ 25 feet for all other establishments.
  - b. The maximum height shall not be increased for signs in a residential district or the downtown historic overlay (DH-O).
4. The location and type of signs allowed; provided, however, as follows:
  - a. A sign program shall allow no more than one sign that is not located on the same site as its associated use, in addition to any such signs that may be allowed by this section.
  - b. A sign program shall not include a prohibited sign.

**D. Design Requirements.**

1. Sign programs shall be designed so that all signs have visually compatible themes and placement.
2. Signs shall draw from a common palette of materials, colors, shapes, lettering types and sizes, and illumination methods. This common palette shall be compatible with the architecture and scale of the site's buildings.
3. For developments with existing signs, the sign program shall include existing signage at the property and designate appropriate replacements, if any, which are consistent with the new signage.

C. Submittal Requirements. An application for a sign program shall consist of the following:

1. A copy of a site plan showing location of buildings, parking areas, driveways, landscaped areas, and adjacent streets.
2. A site plan indicating the location of all existing and proposed signs requiring a permit.
3. A matrix summarizing the total number of signs, sign area for individual signs, total sign area and height, for each existing and proposed sign type.
4. For each existing sign to remain or proposed sign in the sign program, the following shall be specified:
  - a. Location of each sign on the buildings and property;
  - b. Sign dimensions;
  - c. Color scheme;
  - d. Lettering or graphic style;
  - e. Lighting, if any;
  - f. Materials;
  - g. Landscaping quantities, types, sizes, and planter area dimensions if signs are to be located within landscaped planters;
  - h. Statement of justification for requests for deviations; and
  - i. Other information as deemed necessary for the adequate evaluation of the proposed sign program.

**E. Review of Sign Programs.** All sign programs shall be subject to development review, in accordance with the requirements of Chapter [17.52](#) (Development Review) and the requirements of this section. Any sign program requesting deviations from the provisions of this chapter shall be subject to Planning Commission action. The review authority for development review shall approve a sign program only upon determining that:

1. The signs included in the sign program have one or more common design elements, such as their placement, colors, materials, illumination, sign type, sign shape, letter size, and lettering type.
2. The colors, materials, size and placement of the signs included in the sign program are compatible with the materials, architecture and scale of the buildings and signs on the site. (Ord. 1749 § 4; Ord. 1849 § 2)

## 17.20.120 Requirements for commercial and mixed-use districts.

Table 17.20.120-1

### Allowed Signs in CN and MXN Districts

Permitted Sign Types	Max. Number of Signs	Max. Area	Max. Total Area for All Signs <sup>1</sup>	Max. Height	Lighting Allowed	Additional Requirements
Awning signs	No maximum	Determined by maximum total sign area permitted	1 square foot for each linear foot of building fronting a street, public way or public or customer parking area <sup>2</sup>	No maximum	Yes; internal illumination prohibited	§ <a href="#">17.20.070</a>
Banner signs	1 per frontage	Determined by maximum total sign area permitted		Below eave or below sill of second floor window	No	<u>Shall not be used as permanent copy and be displayed for no more than 30 consecutive days.</u>  <u>See Section 17.20.090 if the banner is for a special function.</u>
Canopy signs	No maximum	Determined by maximum total sign area permitted		Below eave or below sill of second floor window	Yes; internal illumination prohibited	—
Monument signs	1 per frontage	<u>30 sq. ft. per sign face</u>		6 feet	Yes	§ <a href="#">17.20.070</a>
Projecting signs	1 per tenant on each frontage	Determined by maximum total sign area permitted		Below eave or below sill of second floor window	Yes	§ <a href="#">17.20.070</a>
Wall signs	<del>No maximum</del> <u>1 per building frontage or tenant suite elevation facing a street or parking lot</u>	<u>1 sq. ft. per building lineal foot of building frontage not to exceed</u> 10% of wall area		Below eave	Yes	§ <a href="#">17.20.070</a>
Window signs	No maximum	25% of window area		No maximum	Yes	§ <a href="#">17.20.070</a>

1 The maximum total area applies to all signs on a site, including signs for all tenants of a multi-tenant building. This does not include freestanding signs, freeway-oriented freestanding signs, and monument signs, whose maximum area shall be as specified in Section 17.20.070 and not apply to the maximum total area for all signs on a site.

2 The maximum total area shall not be lower than 25 square feet.

Table 17.20.120-2

## Allowed Signs in C-1, OF and MXD Districts

Permitted Sign Types	Max. Number of Signs	Max. Area	Max. Total Area for All Signs <sup>1</sup>	Max. Height	Lighting Allowed	Additional Requirements
Awning signs	No maximum	50% of awning area, or 40 sq. ft., whichever is less	Less than 20,000 sq. ft. of gross floor area on site: 1.5 sq. ft. for each linear foot of building frontage, or 300 sq. ft., whichever is less <sup>2</sup>	No maximum	Yes; internal illumination prohibited	§ <a href="#">17.20.070</a>
Banner signs	1 per frontage	40 sq. ft.		20 feet <sup>5</sup>	No	<a href="#">Shall not be used as permanent copy and be displayed for no more than 30 consecutive days.</a>  <a href="#">See Section 17.20.090 if the banner is for a special function</a>
Canopy signs	No maximum	5 sq. ft. per face	At least 20,000 sq. ft. of gross floor area on-site: 1.5 sq. ft. for each linear foot of building frontage, or 350 sq. ft., whichever is less <sup>3</sup>	20 feet <sup>5</sup>	Yes; internal illumination prohibited	—
Freestanding signs	1 per frontage	<del>Determined by total area</del>  <a href="#">See § 17.20.070</a>		<del>8-12</del> feet <sup>4</sup>	Yes	§ <a href="#">17.20.070</a>  § <a href="#">17.20.150</a>
Monument signs	1 per frontage	<del>Determined by total area</del>  <a href="#">50 sq. ft. per sign face</a>	40,000 to 80,000 sq. ft. of gross floor area: 1.5 sq. ft. for each linear foot of building frontage, or 400 sq. ft., whichever is less <sup>4</sup>	8 feet	Yes	§ <a href="#">17.20.070</a>  § <a href="#">17.20.150</a>
Projecting signs	1 per tenant on each frontage	50 sq. ft.		20 feet <sup>5</sup>	Yes	§ <a href="#">17.20.070</a>
Wall signs	<del>No maximum</del>	<a href="#">1.5 sq. ft. per building lineal foot of building</a>	80,000 to 140,000 sq. ft. of gross floor area:	20 feet <sup>5</sup>	Yes	§ <a href="#">17.20.070</a>

	<a href="#">1 per building frontage or tenant suite elevation facing a street or parking lot</a>	<a href="#">frontage not to exceed 10% of wall area</a>	1.5 sq. ft. for each linear foot of building frontage, or 450 sq. ft., whichever is less			<a href="#">§ 17.20.150</a>
Window signs	No maximum	25% of window area	140,000 to 200,000 sq. ft. of gross floor area: 1.5 sq. ft. for each linear foot of building frontage, or 500 sq. ft., whichever is less	No maximum	Yes	<a href="#">§ 17.20.070</a>

**Notes:**

- The maximum total area for all signs applies to all signs on a site, including signs for all tenants of a multi-tenant building. [This does not include freestanding signs, freeway-oriented freestanding signs, and monument signs, whose maximum area shall be as specified in Section 17.20.070 and not apply to the maximum total area for all signs on a site.](#)
- For a gross floor area less than 20,000 square feet, the maximum total area shall not be lower than 50 square feet.
- For a gross floor area of at least 20,000 square feet, the maximum total area shall not be lower than 75 square feet.
- ~~Freeway-oriented businesses, as well as s~~ Sites contiguous to Oroville Dam Boulevard [State Route 162](#), ~~as well as other C-1 and MXD properties may have one freestanding sign with~~ additional height as specified in Section [17.20.070](#).
- Maximum sign height of 20 feet may be exceeded, subject to the approval of the planning commission.

**Table 17.20.120-3**

**Allowed Signs in C-2, CH, CLM and MXC Districts**

Permitted Sign Types	Max. Number of Signs	Max. Area	Max. Total Area for All Signs <sup>1</sup>	Max. Height	Lighting Allowed	Additional Requirements
Awning signs	No maximum	50% of awning area, or 40 sq. ft., whichever is less	Less than 20,000 sq. ft. of gross floor	No maximum	Yes; internal illumination prohibited	<a href="#">§ 17.20.070</a>

Permitted Sign Types	Max. Number of Signs	Max. Area	Max. Total Area for All Signs <sup>1</sup>	Max. Height	Lighting Allowed	Additional Requirements
Banner signs	1 per frontage	40 sq. ft.	area: 1.5 sq. ft. per linear foot of building frontage, or 300 sq. ft., whichever is less <sup>2</sup>	20 feet <sup>6</sup>	No	<u>Shall not be used as permanent copy and be displayed for no more than 30 consecutive days.</u>  <u>See Section 17.20.090 if the banner is for a special function</u>
Canopy signs	No maximum	5 sq. ft. per face		20 feet <sup>6</sup>	Yes; internal illumination prohibited	—
Freestanding signs	1 per frontage	<del>Determined by total area</del> <u>See § 17.20.070</u>	20,000 to 40,000 sq. ft. of gross floor area: 1.5 sq. ft. per linear foot of building frontage, or 350 sq. ft., whichever is less <sup>3</sup>	<del>8-12</del> feet <sup>5</sup>	Yes	§ <a href="#">17.20.070</a>
<u>Freeway-oriented freestanding sign</u>	<u>1 per property</u>	<u>See § 17.20.070</u>		<u>See § 17.20.070</u>	<u>Yes</u>	<u>§ 17.20.070</u>
Marquee signs	1 per frontage	Determined by total area		10 feet	Yes	—
Monument signs	1 per frontage	<del>Determined by total area</del> <u>50 sq. ft. per sign face</u>		8 feet	Yes	§ <a href="#">17.20.070</a>
Projecting signs	1 per tenant on each frontage	50 sq. ft.	40,000 to 80,000 sq. ft. of gross floor area: 1.5 sq. ft. per linear foot of building frontage, or 400 sq. ft., whichever is less <sup>4</sup>	20 feet <sup>6</sup>	Yes	§ <a href="#">17.20.070</a>
Wall signs	<del>No maximum</del> <u>1 per building frontage or tenant suite elevation facing a street or parking lot</u>	<u>1.5 sq. ft. per building lineal foot of building frontage not to exceed 10% of wall area</u>		20 feet <sup>6</sup>	Yes	§ <a href="#">17.20.070</a>
Window signs	No maximum	25% of window area	80,000 to 140,000 square feet of gross floor area: 1.5 square feet per linear foot of building frontage, or 450 square feet, whichever is less 140,000 to 200,000 square feet of gross floor area: 1.5 square feet per linear foot of building	No maximum	Yes	§ <a href="#">17.20.070</a>



Permitted Sign Types	Max. Number of Signs	Max. Area	Max. Total Area for All Signs <sup>1</sup>	Max. Height	Lighting Allowed	Additional Requirements
			frontage, or 500 square feet, whichever is less			

**Notes:**

1 The maximum total area applies to all signs on a site, including signs for all tenants of a multi-tenant building. This does not include freestanding signs, freeway-oriented freestanding signs, and monument signs, whose maximum area shall be as specified in Section 17.20.070 and not apply to the maximum total area for all signs on a site.

2 For a gross floor area less than 20,000 square feet, the maximum total area shall not be lower than 50 square feet.

3 For a gross floor area between 20,000 and 40,000 square feet, the maximum total area shall not be lower than 75 square feet.

4 For a gross floor area more than 40,000 square feet, the maximum total area shall not be lower than 100 square feet.

5 ~~Freeway-oriented businesses, s~~ites contiguous to ~~Oroville Dam Boulevard~~ State Route, as well as other C-1 and MXD properties may have one freestanding sign with additional height as specified in Section 17.20.070.

6 Maximum sign height of 20 feet may be exceeded, subject to the approval of the planning commission.

**17.20.130 Requirements for industrial districts.**

**Table 17.20.130-1**

**Allowed Signs in Industrial Districts**

Permitted Sign Types	Max. Number of Signs	Max. Area	Max. Total Area for All Signs <sup>1</sup>	Max. Height	Lighting Allowed	Additional Requirements
Awning signs	No maximum	50% of awning area, or 40 sq. ft., whichever is less	Less than 20,000 sq. ft. of gross floor area	No maximum	Yes; internal illumination prohibited	§ <u>17.20.070</u>
Banner signs	1 per frontage	40 sq. ft.	1.5 sq. ft. per linear foot of building frontage, or 300 sq. ft., whichever is less <sup>2</sup>	20 feet <sup>6</sup>	No	<u>Shall not be used as permanent copy and be displayed for no more than 30 consecutive days.</u>

Permitted Sign Types	Max. Number of Signs	Max. Area	Max. Total Area for All Signs <sup>1</sup>	Max. Height	Lighting Allowed	Additional Requirements
						<a href="#">See Section 17.20.090 if the banner is for a special function</a>
Canopy signs	No maximum	5 sq. ft. per face		20 feet <sup>6</sup>	Yes; internal illumination prohibited	—
Freestanding signs	1 per frontage	Determined by total area  <a href="#">See § 17.20.070</a>	20,000 to 40,000 sq. ft. of gross floor area: 1.5 sq. ft. per linear foot of building frontage, or 350 sq. ft., whichever is less <sup>3</sup>	§ <a href="#">12</a> feet <sup>4</sup>	Yes	§ <a href="#">17.20.070</a>
Monument signs	1 per frontage	Determined by total area  <a href="#">50 sq. ft. per sign face</a>		8 feet	Yes	§ <a href="#">17.20.070</a>
Projecting signs	1 per tenant on each frontage	50 sq. ft.	40,000 to 80,000 sq. ft. of gross floor area: 1.5 sq. ft. per linear foot of building frontage, or 400 sq. ft., whichever is less <sup>4</sup>	20 feet <sup>5</sup>	Yes	§ <a href="#">17.20.070</a>
Wall signs	No maximum  <a href="#">1 per building frontage or tenant suite elevation facing a street or parking lot</a>	<a href="#">1.5 sq. ft. per building lineal foot of building frontage not to exceed</a> 10% of wall area		20 feet <sup>5</sup>	Yes	§ <a href="#">17.20.070</a>
Window signs	No maximum	25% of window area	80,000 to 140,000 square feet of gross floor area: 1.5 square feet per linear foot of building frontage, or 450 square feet, whichever is less 140,000 to 200,000 square feet of gross floor area: 1.5 square feet per linear foot of building frontage, or 500 square feet, whichever is less	No maximum	Yes	§ <a href="#">17.20.070</a>

**Notes:**

- 1 The maximum total area applies to all signs on a site, including signs for all tenants of a multi-tenant building. This does not include freestanding signs, freeway-oriented freestanding signs, and monument signs, whose maximum area shall be as specified in Section 17.20.070 and not apply to the maximum total area for all signs on a site.
- 2 For a gross floor area less than 20,000 square feet, the maximum total area shall not be lower than 50 square feet.
- 3 For a gross floor area of at least 20,000 square feet, the maximum total area shall not be lower than 75 square feet.
- 4 ~~Freeway-oriented businesses, s~~ Sites contiguous to Oroville Dam Boulevard State Route 162, ~~as well as other C-1 and MXD properties may have one freestanding sign with~~ additional height as specified in Section 17.20.070.
- 5 Maximum sign height of 20 feet may be exceeded, subject to the approval of the planning commission.

## 17.20.140 Requirements for special purpose districts.

Table 17.20.140-1

### Allowed Signs in PQ Districts

Permitted Sign Types	Max. Number of Signs	Max. Area	Max. Total Area for All Signs <sup>1</sup>	Max. Height	Lighting Allowed	Additional Requirements
Awning signs	No maximum	50% of awning area, or 25 sq. ft., whichever is less	1 square foot for each linear foot of building frontage, or 100 square feet, whichever is less <sup>2</sup>	No maximum	Yes; internal illumination prohibited	§ <a href="#">17.20.070</a>
Banner signs	1 per frontage	30 sq. ft.		20 feet <sup>3</sup>	No	<u>Shall not be used as permanent copy and be displayed for no more than 30 consecutive days.</u>  <u>See Section 17.20.090 if the banner is for a special function</u>

Permitted Sign Types	Max. Number of Signs	Max. Area	Max. Total Area for All Signs <sup>1</sup>	Max. Height	Lighting Allowed	Additional Requirements
Canopy signs	No maximum	4 sq. ft. per face		20 feet <sup>3</sup>	Yes; internal illumination prohibited	—
Monument signs	1 per frontage	Determined by total area  <u>50 sq. ft. per sign face</u>		6 feet	Yes	§ <a href="#">17.20.070</a>  § <a href="#">17.20.150</a>
Projecting signs	1 per tenant on each frontage	50 sq. ft.		20 feet <sup>3</sup>	Yes	§ <a href="#">17.20.070</a>
Wall signs	No maximum  <u>1 per building frontage or tenant suite elevation facing a street or parking lot</u>	<u>1 sq. ft. per building lineal foot of building frontage not to exceed 10% of wall area</u>		20 feet <sup>3</sup>	Yes	§ <a href="#">17.20.070</a>  § <a href="#">17.20.150</a>
Window signs	No maximum	25% of window area		No maximum	Yes	§ <a href="#">17.20.070</a>

**Notes:**

- 1 The maximum total area applies to all signs on a site, including signs for all tenants of a multi-tenant building. This does not include freestanding signs, freeway-oriented freestanding signs, and monument signs, whose maximum area shall be as specified in Section 17.20.070 and not apply to the maximum total area for all signs on a site.
- 2 The maximum total area shall not be lower than 25 square feet.
- 3 Maximum sign height of 20 feet may be exceeded, subject to the approval of the planning commission.



# City of Oroville

**Patrick Piatt**  
Director

## COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2401 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

### PLANNING COMMISSION STAFF REPORT

Thursday, July 25, 2024

<b>RE: Membership on the Development Review Committee</b>	
<b>SUMMARY:</b> The Oroville Planning Commission will consider naming two new Commissioners to be on the Development Review Committee (DRC).	
<b>RECOMMENDATION: Staff recommends the following actions:</b> 1. <b>Select new DRC members to replace Commissioners Smith and Hallen.</b>	
<b>APPLICANTS:</b>	None
<b>LOCATION</b> city-wide	<b>GENERAL PLAN:</b> NA <b>ZONING:</b> NA <b>FLOOD ZONE:</b> NA
<b>ENVIRONMENTAL DETERMINATION:</b> Not a project under CEQA .	
<b>REPORT PREPARED BY:</b>  _____ Kristina Heredia, Planner Community Development Department	<b>REVIEWED BY:</b>  _____ Patrick Piatt, Director Community Development Director

### DISCUSSION

Oroville Municipal Code 17.56.040 establishes the Development Review Committee and specifies that its membership includes two Planning Commissioners. It also specifies the rotation among Planning Commissioners.

The DRC meets the second Thursday of each month at 3:30 pm, but the time is flexible to meet the needs of its members.

Commissioner Terry Smith is the current DRC Chair, and Marissa Hallen is no longer on

the Planning Commission. It is time for two new DRC members to be chosen, with one becoming the DRC Chairperson.

Current Planning Commissioners on DRC:

- Terry Smith
- Marissa Hallen

Past Planning Commissioners on DRC:

- Carl Durling, Chairperson
- Warren Jensen
- Wyatt Jenkins, Vice Chairperson
- Terry Smith
- Natalie Sheard
- Glenn Arace

New Members to Planning Commission:

- John Zilich II
- Sor Thao

**FISCAL IMPACT**

None.

**PUBLIC NOTICE**

None required.

**Attachments:**

1. OMC 17.56.040

## 17.56.040 Development Review Committee

- A. **Required.** The Development Review Committee (DRC) shall be made up of 2 Planning Commissioners, one serving as chairperson and the other as a committee member, along with the Zoning Administrator, Chief Building Official, Fire Chief/Fire Marshal, Director of Public Works, Economic Development Manager, and Director of Parks and Trees, and if necessary, director of business assistance and housing, and the police chief shall make up the development review committee. The applicant and/or their representative are encouraged to attend the DRC meeting.

The Development Review Committee shall have one chairperson and one committee member represented by 2 Planning Commissioners. A Planning Commissioner shall serve for a period of 3 months or a quarter of the year as chairperson of the DRC, after which time the commissioner who was acting as a committee member shall replace the previous chairperson. A Planning Commissioner who was not previously assigned to the DRC will then fill the vacant committee member position. This rotation will give each Planning Commissioner an opportunity to conduct the Development Review Committee meetings as a chairperson.

DRC meetings are open to the public but are not formally noticed.

- B. **Optional Advisory Members.** The Development Review Committee may also include other advisory members to participate in an advisory role. These advisory members shall be qualified by reason of training or experience in land development, city planning, public art, or structural design.
- C. **Duties of the Committee.** The Development Review Committee shall be responsible to meet, discuss, evaluate, and review all discretionary development applications and the designs of structures and other site improvement projects for multifamily dwelling units, commercial or industrial uses, and any new construction, or a remodel project of 25% or greater, of a single-family dwelling unit within the historic area or DH-O as specified in Chapter 17.52 (Ord. 1749 § 4; Ord. 1787 § 2).