



OROVILLE PLANNING COMMISSION/ HISTORICAL ADVISORY COMMITTEE

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**June 22, 2023
REGULAR MEETING
6:00 PM
AGENDA**

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
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

1. Commissioners: Glenn Arace, Marissa Hallen, Natalie Sheard, Warren Jensen, Vice Chairperson Wyatt Jenkins, Chairperson Carl Durling

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.

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

2. MINOR USE PERMIT UP23-09 FOR DIGITAL DISPLAY SIGN AT 2959 LOWER WYANDOTTE ROAD, THE OROVILLE SOUTHSIDE COMMUNITY CENTER APN 013-300-098

The Oroville Planning Commission will review and consider approving Use Permit No. UP23-09 for a new digital display sign as required in **OMC 17.20 Sign Regulations**.

RECOMMENDATION

Conduct a Public Hearing on the proposed project;

Adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);

Adopt the recommended Findings for Use Permit No. UP23-09;

Approve Use Permit UP23-09 and recommended Conditions of Approval;

Adopt Resolution No. P2023-11

3. BLISSFUSION - USE PERMIT UP 23-10 FOR OUTPATIENT SERVICES IN MXC

The Oroville Planning Commission will review and consider approving Minor Use Permit UP#23-10 for Outpatient Services at Blissfusion on 670 Oroville Dam Blvd East STE #101 (APN 035-050-046).

RECOMMENDATION

Conduct a Public Hearing on the proposed use;

Recommend Adoption of the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);

Adopt Use Permit #UP 23-10 including the recommended Findings and permit conditions, and

Adopt Resolution No. P2023-12 A RESOLUTION BY THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING MINOR USE PERMIT#23-10, FOR OUTPATIENT SERVICES AT BLISSFUSION ON 670 OROVILLE DAM BLVD EAST #101 (APN 035-050-046)

4. FEATHER RIVER RANCH SUBDIVISION, INCLUDING GENERAL PLAN AMENDMENT (GPA 23-01), ZONING CHANGE (ZC 23-01), VARIANCE VAR23-01, TENTATIVE SUBDIVISION MAP (TSM 22-01), AND AN OVERRIDE OF THE AIRPORT LAND USE COMMISSION INCONSISTENCY DETERMINATION.

The Oroville Planning Commission will review and consider recommending that the City Council approve General Plan Amendment GPA 23-01, Zoning Change ZC 23-01, Tentative Subdivision Map TSM 22-01, and the override of the Airport Land Use Commission inconsistency determination at a +-45 Acre parcel identified as APN 030-230-098 off 20th Street between Feather Avenue and Biggs Avenue.

RECOMMENDATION

Conduct a Public Hearing on the proposed project.

Adopt Resolution No. P2023-14 recommending that the City Council certify the adequacy of the Final EIR, make certain findings regarding environmental effects and mitigation measures, adopt a Statement of Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Program.

Adopt Resolution No. P2023-15 recommending that the City Council approve General Plan Amendment GPA 23-01, Zoning Change ZC 23-01, approve the Tentative Subdivision Map TSM 22-01, and make certain findings to that effect.

Adopt Resolution P2303-16 to approve Variance VAR23-01 to allow development at a density greater than that allowed in OMC 17.44.050 (AIA-O), subject to the relevant Council approvals, and make certain findings to that effect.

Adopt Resolution No. P2023-13 recommending that the City Council override the Airport Land Use Commission's determination of "not consistent" with the ALUCP and make certain findings to that effect.

5. CONSIDERATION OF ZONING CODE AMENDMENT (ZC) 23-02 ADDING SECTION 17.12.120 TO THE OROVILLE MUNICIPAL CODE (OMC) ESTABLISHING REGULATIONS FOR AL FRESCO DINING AND AMENDING SECTION 17.12.070 (PARKING), 17.32.010 (ALLOWED USES IN COMMERCIAL DISTRICTS), AND 17.34.020 (ALLOWED USSES IN MIXED-USE DISTRICTS)

The Planning Commission will consider recommending that the City Council adopt ZC 23-02, establishing regulations and standards for al fresco dining in commercial and mixed-use districts within the City. ZC 23-02 would add Section 17.12.120 to the Oroville Municipal Code (OMC), amend Section 17.12.070 pertaining to parking standards for businesses proposing al fresco dining areas and amend Sections 17.32.010 and 17.34.020 by adding al fresco dining areas as a Use-Specific Regulation in Commercial and Mixed-Use Districts.

RECOMMENDATION

Conduct a Public Hearing on the proposed Zoning Code Amendment.

Adopt Resolution No. 2023-17 Recommending that the City Council adopt an ordinance adding Section 17.12.120 to the OMC and amend Sections 17.12.070, 17.32.010, and 17.34.020.

REPORTS / DISCUSSIONS / CORRESPONDENCE

1. Commissioner Reports
2. Historical Advisory Commission Reports
3. Staff Reports

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on July 27, 2023 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 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.

