



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

October 28, 2021
REGULAR MEETING
6:00 PM
AGENDA

PUBLIC ACCESS AND PARTICIPATION

The Oroville City Council Chambers are open to the public. To view the meeting or provide comment, please see the options below. All comments emailed will be provided to the Council Members for their consideration.

To View or listen to the Meeting:

1. Watch our live feed <https://www.youtube.com/channel/UCAoRW34swYI85UBfYqT7IbQ/>
2. Join the meeting virtually via Zoom – Join Zoom Meeting
<https://zoom.us/j/99508232402?pwd=aThZc1BsUG9sWnhNYnlwZHZZdFFrQT09>
Meeting ID: 995 0823 2402
Passcode: 17351735
3. Join the meeting by telephone (audio only):
Telephone: 1-669-900-9128
Meeting ID: 995 0823 2402

To Provide Comment to the Board:

1. Email before the meeting by 2:00 PM your comments to publiccomment@cityoforoville.org
2. Attend and comment 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 two (2) 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, Michael Britton, Marissa Hallen, Natalie Sheard, 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.

CONSENT CALENDAR

Consent calendar items are adopted in one action by the Commission. Items that are removed will be discussed and voted on immediately after adoption of consent calendar items.

1. PROPOSED COUNTY WAREHOUSE BUILDING AT APN 031-161-065 NEXT TO EXISTING COUNTY WAREHOUSE AT 2081 2ND STREET

The Oroville Planning Commission will consider not objecting to construction of a 3,000 square foot warehouse on APN 031-161-065 on land currently zoned C-2 intensive commercial.

RECOMMENDATION:

Adopt Resolution No. P2021-21

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. USE PERMIT AND RECLAMATION PLAN AMENDMENT TO EXTEND THE RON HARMON MINE PERMIT UNTIL NOVEMBER 12, 2026.

The Oroville Planning Commission will review and consider approving a Use Permit No. UP 95-15 modification to extend the expiration date from November 12, 2021 to November 12, 2026.

RECOMMENDATION

Adopt the Class 1 Categorical Exemption for existing projects as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);

Conditionally Approve Use Permit UP95-15 modification and recommended modified Conditions of Approval;

Adopt Resolution No. P2021-15

3. MINOR USE PERMIT UP21-10 FOR A CHANGE IN ALCOHOL LICENSE AT VALLARTA GRILL, INCLUDING A FINDING OF PUBLIC CONVENIENCE OR NECESSITY

The Oroville Planning Commission will review and consider approving Minor Use Permit No. UP21-10 to allow the applicant to change Alcoholic Beverage Control (ABC) Licenses from a Type 41 to a Type 47.

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. UP21-10;

Approve Use Permit UP21-10 and recommended Conditions of Approval;

Approve a Letter of Public Convenience or Necessity, since it has been determined by ABC that an overconcentration exists;

Adopt Resolution No. P2021-18

4. GENERAL PLAN AMENDMENT AND REZONE OF PLUMAS AVE SCHOOL AT 440 PLUMAS AVE TO PUBLIC-QUASI PUBLIC

The Oroville Planning Commission will review and consider recommending that the City Council approve General Plan Amendment (GPA) 21-03 and Zoning Code Amendment (ZC) 21-07 for a parcel identified as 440 Plumas Ave (APN 031-172-082), the location of the Plumas Avenue School.

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);

Recommend that the City Council approve General Plan Amendment GPA 21-03

Recommend that the City Council approve Zoning Code Amendment ZC 21-07

Adopt Resolution No. P2021-20

5. ZC21-06 FENCES, WALLS, AND SCREENING MUNICIPAL CODE AMENDMENTS

The Oroville Planning Commission will review and consider recommending that the City Council revise OMC 17.12.020 relating to the City's regulations of fences, walls and screening.

RECOMMENDATION

Conduct a Public Hearing on the proposed code change;

Adopt Resolution No. P2021-19 Recommending that the City Council Approve the Specified Changes to OMC Section 17.12.020

REPORTS / DISCUSSIONS / CORRESPONDENCE

6. Commissioner Reports
7. Historical Advisory Commission Reports
8. Staff Reports
 1. **Potential Annual Award** - The Historic Advisory Commission may discuss the possibility of creating an annual award for an exemplary contribution by a citizen to the vitality of downtown, to Oroville's history, and/or for a purpose to be determined by the Commission. The award, if ultimately created, might be administered similarly to the Your Voice for Arts, and the Sam Norris Award. Staff will make a short presentation prior to the discussion.

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on November 17, 2021 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.